

**Audit, Accountability, and Governance
 Committee Meeting Agenda**

**Monday, May 18, 2026
 1:00 p.m. (EDT)**

By Teleconference
**Call-in Number: 321-234-5533
 Conference ID: 530 990 455#**

Agenda Items	
Call to Order	Rodney Cruise
Agenda	
<ul style="list-style-type: none"> • Public Comment 	Rodney Cruise
<ul style="list-style-type: none"> • Minutes, January 22, 2026 	Rodney Cruise
<ul style="list-style-type: none"> • Interim Financial Statements March 31, 2026 	Denise Swanson
<ul style="list-style-type: none"> • Required Communications & Financial Statements September 30, 2025 	Denise Swanson
Closing Remarks	

January 22, 2026, Minutes

SPACE FLORIDA

BE WHERE NEW IDEAS TAKE OFF™

Draft Minutes of a Regular Meeting of the Space Florida Audit, Accountability, & Governance Committee

A Regular meeting of the Space Florida Audit, Accountability, & Governance Committee was held on January 22, 2026. The meeting was called to order at 10:00 am (EST).

BOARD MEMBERS PRESENT:

Rodney Cruise (Chair)
Matt Bocchino
Kevin Daugherty
Secretary Alexis Lambert
Jonathan Satter

SPACE FLORIDA SENIOR MANAGEMENT PRESENT:

Rob Long
Denise Swanson
Kathleen MacMahon

Denise Swanson welcomed committee members and stated the meeting is being conducted in accordance with the Sunshine and Public Record Laws of Florida.

A quorum being present, Rodney Cruise, called the meeting to order.

There were no public comments.

Mr. Cruise presented and requested approval of the minutes of the November 6, 2025, Audit, Accountability, and Governance Committee Meeting.

Jonathan Satter made a motion to approve the minutes of November 6, 2025, Audit, Accountability, and Governance Committee meeting minutes, which was seconded by Secretary Alexis Lambert and passed unanimously.

The second item on the agenda presented by Mrs. Swanson was the 4th Quarter Interim Financial Statements for the twelve-month period ended September 30, 2025. The report titled “Total Compiled Statement of Revenues and Expenses for the period ended September 30, 2025, was included in the advance package.

Jonathan Satter made a motion to recommend the full board approve the issuance of the 4th Quarter Interim Financial Statements for the twelve-month period ended September 30, 2025, and that the positive change in net assets be allocated to the capital reserve fund, which was seconded by Secretary Alexis Lambert and passed unanimously.

An action was taken by Space Florida Management at the November 6, 2025, committee meeting to

SPACEFLORIDA

BE WHERE NEW IDEAS TAKE OFF™

provide a Cyber Security Briefing at the next scheduled committee meeting. Subsequent to that meeting at the November 13, 2025, Board meeting, the Chair made the same request. Management has added this as an agenda item for the Board meeting on February 2, 2026.

CLOSING REMARKS & ADJOURNMENT

Mr. Cruise requested any further questions or comments. There being none, Mr. Cruise thanked everyone for the discussion and involvement and adjourned the meeting at 10:08 am (EST).

DRAFT

Interim Financial Statements March 31, 2026

SPACEFLORIDA

BE WHERE NEW IDEAS TAKE OFF™

Total Compiled Statement of Revenues and Expenses
Period Ending March 31, 2026

Unaudited
In 000's

	Total Budget	Q1 Actual	Q2 Actual	Forecast	Total Actual and Forecast	Budget Remaining
Operating Revenues						
State Appropriated Revenue - OPS	\$ 16,500	\$ 4,125	\$ 4,125	\$ 8,250	\$ 16,500	\$ -
Other Revenue	\$ 3,111	\$ 1,242	\$ 1,003	\$ 1,167	\$ 3,413	\$ (301)
Total Operating Revenues	\$ 19,611	\$ 5,367	\$ 5,128	\$ 9,417	\$ 19,913	\$ (301)
Operating Expenses						
Salaries & Other Related Costs	\$ 10,839	\$ 2,245	\$ 2,243	\$ 4,899	\$ 9,387	\$ 1,452
Contract & Subcontract Services	\$ 1,985	\$ 310	\$ 394	\$ 1,281	\$ 1,985	\$ -
Utilities & Maintenance	\$ 4,276	\$ 771	\$ 799	\$ 2,712	\$ 4,282	\$ (6)
Travel & Entertainment	\$ 410	\$ 72	\$ 95	\$ 249	\$ 416	\$ (7)
Business Recruitment & Investment	\$ 513	\$ 32	\$ 170	\$ 320	\$ 523	\$ (10)
General & Administrative	\$ 1,590	\$ 492	\$ 490	\$ 710	\$ 1,691	\$ (101)
Total Operating Expenses (Excluding Depreciation)	\$ 19,611	\$ 3,921	\$ 4,191	\$ 10,171	\$ 18,283	\$ 1,328
Change in Net Assets Due to Operations	\$ -	\$ 1,446	\$ 937	\$ (754)	\$ 1,629	\$ (1,629)

Required Communications



SPACEFLORIDA
BE WHERE NEW IDEAS TAKE OFF™

REQUIRED COMMUNICATIONS

Year Ended September 30, 2025



CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.

7506 Lynx Way

Suite 201

Melbourne, FL 32940

321.255.0088

386.336.4189 (fax)

CRIadv.com

May 7, 2026

To the Board of Directors
Space Florida

We are pleased to present the results of our audit of the 2025 financial statements of Space Florida.

This report to the Board of Directors summarizes our audit, the report issued and various analyses and observations related to Space Florida's accounting and reporting. The document also contains the communications required by our professional standards.

Our audit was designed, primarily, to express an opinion on Space Florida's 2025 financial statements. We considered Space Florida's current and emerging needs, along with an assessment of risks that could materially affect the financial statements, and aligned our audit procedures accordingly. We conducted the audit with the objectivity and independence that you, the Board of Directors, expect. We received the full support and assistance of Space Florida personnel.

At Carr, Riggs & Ingram, L.L.C. (CRI), we are continually evaluating the quality of our professionals' work in order to deliver audit services of the highest quality that will meet or exceed your expectations. We encourage you to provide any feedback you believe is appropriate to ensure that we do not overlook a single detail as it relates to the quality of our services.

This information is intended solely for the use of the Board of Directors and management of Space Florida and is not intended to be, and should not be, used by anyone other than these specified parties.

We appreciate this opportunity to work with you. If you have any questions or comments, please contact me at 321.255.0088 or laviles@criadv.com.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lindsay Aviles', is written over a white background.

Lindsay J. Aviles, CPA
Partner
Carr, Riggs & Ingram, L.L.C.



As discussed with management during our planning process and communicated to the Board of Directors in our engagement letter to you dated January 7, 2025, our audit plan represented an approach responsive to the assessment of risk for Space Florida. Specifically, we planned and performed our audit to:

- Perform audit services, as requested by the Board and management, 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, in order to express an opinion on Space Florida's financial statements for the year ended September 30, 2025. Additionally, we have audited Space Florida's compliance with the types of compliance requirements described in Chapter 10.550, *Rules of the Auditor General* that could have a direct and material effect on each of Space Florida's major state projects for the year ended September 30, 2025.
- 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*; and Chapter 10.550, *Rules of the Auditor General* in order to express an opinion on compliance with requirements applicable to each major state project.
- Report on internal control over compliance with the types of compliance requirements described in the Florida Single Audit Act as promulgated in Chapter 10.550 Rules of the Auditor General;
- Communicate directly with the Board of Directors and management regarding the results of our procedures;
- Address with the Board of Directors and management any accounting and financial reporting issues;
- Anticipate and respond to concerns of the Board of Directors and management; and
- Other audit-related projects as they arise and upon request.



We have audited the financial statements of Space Florida for the year ended September 30, 2025, and have issued our report thereon dated May 7, 2026. Professional standards require that we communicate to you the following information related to our audit:

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
<p>Auditor's responsibility under Generally Accepted Auditing Standards, <i>Government Auditing Standards</i> and Chapter 10.550, Rules of the Auditor General.</p>	<p>As stated in our engagement letter dated January 7, 2025, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management, with your oversight, are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America (GAAP) and <i>Government Auditing Standards</i>. Our audit of the financial statements does not relieve you or management of your responsibilities.</p> <p>As part of our audit, we considered the internal control of Space Florida, and internal controls related to major state projects and issued an opinion on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have direct and material effect on each state project in accordance with the <i>Florida Single Audit Act</i>, and Chapter 10.550, <i>Rules of the Auditor General</i>. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control and compliance with laws and regulations.</p>
<p>Client's responsibility</p>	<p>Management, with oversight from those charged with governance, is responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the fair presentation in the financial statements of financial position, changes in net assets, and cash flows in conformity with the applicable framework. Management, with oversight from those charged with governance, is responsible for the design and implementation of programs and controls to prevent and detect fraud. Management is responsible for overseeing nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.</p>
<p>Planned scope and timing of the audit</p>	<p>Our initial audit plan was not significantly altered during our fieldwork.</p>



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
<p>Management judgments and accounting estimates</p> <p><i>The process used by management in forming particularly sensitive accounting estimates and the basis for the auditor's conclusion regarding the reasonableness of those estimates.</i></p>	<p>Please see the following section titled "<i>Accounting Policies, Judgments and Sensitive Estimates and Carr, Riggs, & Ingram L.L.C. Comments on Quality.</i>"</p>
<p>Potential effect on the financial statements of any significant risks and exposures</p> <p><i>Major risks and exposures facing Space Florida and how they are disclosed.</i></p>	<p>No such risks or exposures were noted.</p>
<p>Significant accounting policies, including critical accounting policies and alternative treatments within generally accepted accounting principles and the auditor's judgment about the quality of accounting principles</p> <ul style="list-style-type: none"> • <i>The initial selection of and changes in significant accounting policies or their application; methods used to account for significant unusual transactions; and effect of significant policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.</i> • <i>Alternative treatments within GAAP for accounting policies and practices related to material items, including recognition, measurement, presentation and disclosure alternatives, that have been discussed with client management during the current audit period, the ramifications of the use of such alternative disclosures and treatments, and the treatment preferred by the auditor.</i> 	<p>Significant accounting policies are described in Note 1 to the financial statements. We noted no transactions entered into by Space Florida during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.</p> <p>Significant accounting policies used by the Space Florida are described in Note 1 to the financial statements.</p> <p>New accounting policies were adopted during the fiscal year as a result of the following recently issued accounting pronouncement:</p> <ul style="list-style-type: none"> - GASB Statement No. 101, <i>Compensated Absences</i> - Statement No. 102, <i>Certain Risk Disclosures</i> <p>The adoption of GASB Statement No. 101 and No. 102 had no significant impacts on the financial statements.</p> <p>Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:</p> <p>Note 2, discloses the nature of Space Florida's investments are carried at cost as they are not purchased for the purpose of a financial return on investment.</p> <p>The disclosure of conduit debt in Note 7 to the financial statements describes the limited-obligation debts of Space Florida.</p> <p>The financial statements disclosures are neutral, consistent, and clear.</p>



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
<p>Significant difficulties encountered in the audit <i>Any significant difficulties, for example, unreasonable logistical constraints or lack of cooperation by management.</i></p>	<p>We encountered no significant difficulties in dealing with management in performing and completing our audit.</p>
<p>Disagreements with management <i>Disagreements, whether or not subsequently resolved, about matters significant to the financial statements or auditor's report. This does not include those that came about based on incomplete facts or preliminary information.</i></p>	<p>We are pleased to report no such disagreements arose during the course of our audit.</p>



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
<p>Other findings or issues <i>Matters significant to oversight of the financial reporting practices by those charged with governance.</i></p>	<p>None noted.</p>
<p>Matters arising from the audit that were discussed with, or the subject of correspondence with, management <i>Conditions that might affect risk or discussions regarding accounting practices or application of auditing standards.</i></p>	<p>None noted.</p>
<p>Corrected and uncorrected misstatements <i>All significant audit adjustments arising from the audit, whether or not recorded by Space Florida, that could individually or in the aggregate have a significant effect on the financial statements. We should also inform the Board of Directors about uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented, that were determined by management to be immaterial, both individually and in the aggregate, to the financial statements taken as a whole.</i></p>	<p>See "Summary of Audit Adjustments" section.</p>
<p>Major issues discussed with management prior to retention <i>Any major accounting, auditing or reporting issues discussed with management in connection with our initial or recurring retention.</i></p>	<p>Discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.</p>
<p>Consultations with other accountants <i>When management has consulted with other accountants about significant accounting or auditing matters.</i></p>	<p>To our knowledge, there were no such consultations with other accountants.</p>
<p>Written representations <i>A description of the written representations the auditor requested (or a copy of the representation letter).</i></p>	<p>See "Draft Management Representation Letter" section.</p>
<p>Fraud and illegal acts <i>Fraud involving senior management or those responsible for internal controls, or causing a material misstatement of the financial statements, where the auditor determines there is evidence that such fraud may exist. Any illegal acts coming to the auditor's attention involving senior management and any other illegal acts, unless clearly inconsequential.</i></p>	<p>We are unaware of any fraud or illegal acts involving management or causing material misstatement of the financial statements.</p>



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
<p>Other information in documents containing audited financial statements</p> <p><i>The external auditor's responsibility for information in a document containing audited financial statements, as well as any procedures performed and the results.</i></p>	<p>Our responsibility related to documents (including annual reports, websites, etc.) containing the financial statements is to read the other information to consider whether:</p> <ul style="list-style-type: none"> • Such information is materially inconsistent with the financial statements; and • We believe such information represents a material misstatement of fact.
<p>Significant unusual accounting transactions</p> <p><i>Auditor communication with governance to include auditor's views on policies and practices management used, as well as the auditor's understanding of the business purpose.</i></p>	<p>No significant unusual accounting transactions were noted during the year.</p>
<p>Required Supplementary Information</p> <p><i>The auditor's responsibility for required supplementary information accompanying the financial statements, as well as any procedures performed and the results.</i></p>	<p>We applied certain limited procedures to the required supplementary information (RSI) that supplements the financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.</p>
<p>Supplementary Information in relation to the financial statements as a whole</p> <p><i>The auditor's responsibility for supplementary information accompanying the financial statements, as well as any procedures performed and the results.</i></p>	<p>We made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.</p>
<p>Other information accompanying the financial statements. <i>The auditor's responsibility for other accompanying the financial statements.</i></p>	<p>We were not engaged to report on the other information, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.</p>

Accounting Policies, Judgements and Sensitive Estimates and Carr, Riggs & Ingram, L.L.C. Comments on Quality



We are required to communicate our judgments about the quality, not just the acceptability, of Space Florida’s accounting principles as applied in its financial reporting. We are also required to communicate critical accounting policies and sensitive accounting estimates. The Board of Directors and management may wish to monitor throughout the year the process used to compute and record these accounting estimates. The table below summarizes our communications regarding these matters.

AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Investments	Investments are valued at cost, as permitted by Section 150: <i>Investments</i> , of the GASB Codification, as the investments are not held for the primary purpose of income or profit, therefore they do not meet the requirements as defined by GASBS 72 <i>Fair Value Measurement</i> to be valued at fair value. Space Florida is allowed to invest in common stock and warrants under Florida Statute 331.305.	X	Space Florida evaluates investments annually for impairment based upon financial data provided by the companies.	We evaluated the key factors and assumptions used to develop the allocation of expenses in determining that they are reasonable in relation to the financial statements taken as a whole.
Allowance for Doubtful Accounts	Space Florida provides for an allowance for doubtful accounts based on its history of past write-offs and collections and current credit conditions of customers. Space Florida follows the provisions of ASC 310, <i>Receivables</i> , when reporting receivables and the related allowance.	X	Space Florida relies on historical trends for the estimation of the allowance amount, based on a detailed management review of receivable balances.	Space Florida’s policies are in accordance with all applicable accounting guidelines.

Accounting Policies, Judgements and Sensitive Estimates and Carr, Riggs & Ingram, L.L.C. Comments on Quality



AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Capital Assets	Capital assets are depreciated over their estimated useful lives. Space Florida follows the provisions of Section 1400: <i>Reporting Capital Assets</i> , of the GASB Codification when reporting depreciation of its capital assets.	X	Management's estimate of the useful lives of capital assets is based on the historical lives of similar assets and market prices.	We evaluated the key factors and assumptions used to develop the useful lives in determining that they are reasonable in relation to the financial statements taken as a whole.
Loans receivable	Space Florida reports loans receivable net of allowances for uncollectible amounts based on its history of past write-offs and collections and current credit conditions of customers.	X	Management reviews each loan and based on the timeliness of payments estimates an allowance.	Space Florida's policies are in accordance with all applicable accounting guidelines.
Compensated Absences	Liabilities for compensated absences is attributable to services already rendered are accrued as employees earn the rights to those benefits. Space Florida follows the provisions of Section C60: <i>Compensated Absences</i> , of the GASB Codification when reporting these liabilities.	X	Space Florida estimated the accrued liability for compensated absences using leave balances accrued at the end of the fiscal year multiplied by the pay rate in effect for each employee as of the end of the fiscal year.	Space Florida's policies are in accordance with all applicable accounting guidelines.

Accounting Policies, Judgements and Sensitive Estimates and Carr, Riggs & Ingram, L.L.C. Comments on Quality



AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	COMMENTS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Lease Receivables and Related Deferred Inflows of Resources	Lease receivables are initially measured at the net present value of lease payments expected to be received during the lease term, reduced by any provision for estimated uncollectible amounts. Space Florida follows the provisions of Section L20: <i>Leases</i> , of the GASB Codification when reporting the net present value on leases.	X	Management's estimate of the lease receivables are based the net present value calculated based on the lease terms.	We evaluated the key factors and assumptions used to develop the estimated net present values in determining that they are reasonable in relation to the financial statements as a whole.
Lease Liability and Amortization of Right-to-Use Assets	Space Florida amortizes right-to-use assets using the straight line method and has utilized the incremental borrowing rate to determine the lease liability and the fair value of the underlying assets.	X	Space Florida amortizes right-to-use assets over the shorter period of the lease term or the useful life of the asset which is based on the experience with similar assets and guidance provided by GASB Statement No. 87, <i>Leases</i> . Similarly, using past experience with similar assets and the guidance provided by GASB Statement No. 87, <i>Leases</i> , Space Florida has utilized a risk-free rate to determine the measurement of the lease liability, interest payments and fair value of the underlying asset.	We evaluated the key factors and assumptions used to develop the estimated useful lives, discount rate and fair value of assets in determining that they are reasonable in relation to the financial statements taken as a whole.



During the course of our audit, we accumulate differences between amounts recorded by Space Florida and amounts that we believe are required to be recorded under GAAP reporting guidelines. Those adjustments are either recorded (corrected) by Space Florida or passed (uncorrected). Uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even if, in the auditor's judgment, such uncorrected misstatements are immaterial to the financial statements under audit.

There were no adjustments, either corrected or uncorrected, as a result of our audit procedures.

QUALITATIVE MATERIALITY CONSIDERATIONS

In evaluating the materiality of audit differences when they do arise, we consider both quantitative and qualitative factors, for example:

- Whether the difference arises from an item capable of precise measurement or whether it arises from an estimate, and, if so, the degree of imprecision inherent in the estimate.
- Whether the difference masks a change in earnings or other trends.
- Whether the difference changes a net decrease in assets to addition, or vice versa.
- Whether the difference concerns an area of Space Florida's operating environment that has been identified as playing a significant role in the Space Florida's operations or viability.
- Whether the difference affects compliance with regulatory requirements.
- Whether the difference has the effect of increasing management's compensation – for example, by satisfying requirements for the award of bonuses or other forms of incentive compensation.
- Whether the difference involves concealment of an unlawful transaction.



May 7, 2026

Carr, Riggs & Ingram, L.L.C.
7506 Lynx Way
Suite 201
Melbourne, FL 32940

This representation letter is provided in connection with your audit of the financial statements of Space Florida, which comprise the financial position as of September 30, 2025 and the changes in financial position and, where applicable, cash flows for the year then ended, and the related notes to the financial statements, (collectively, the “financial statements”), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of May 7, 2026 the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated January 7, 2025, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility 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.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that in accordance with U.S. GAAP.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
- 7) There have been no events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements or in the schedule of findings and questioned costs.
- 8) We identified no unrecorded misstatements in the financial statements.



- 9) We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning litigation, claims, or assessments.
- 10) Guarantees, whether written or oral, under which Space Florida is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 11) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters [and all audit or relevant monitoring reports, if any, received from funding sources].
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within Space Florida from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of Space Florida or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of state financial assistance.
- 13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 14) We have no knowledge of any fraud or suspected fraud that affects Space Florida and involves—
 - Management,
 - Employees who have significant roles in internal control, or
 - Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting Space Florida's financial statements communicated by employees, former employees, regulators, or others.
- 16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
- 17) We have disclosed to you the names of Space Florida's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

- 18) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 19) We have a process to track the status of audit findings and recommendations.
- 20) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
- 21) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.



- 22) Space Florida has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position.
- 23) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 24) We have appropriately identified, recorded, and disclosed all leases in accordance with GASBS No. 87.
- 25) We have appropriately disclosed or recognized conduit debt obligations and/or certain arrangements associated with conduit debt obligations in accordance with GASBS No. 91. We believe sale leaseback transactions entered into are not liabilities of Space Florida and are within the scope of existing GAAP and are properly disclosed as conduit debt.
- 26) We have appropriately identified, recorded, and disclosed subscription-based information technology arrangements in accordance with GASBS No. 96.
- 27) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
- 28) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 29) As part of your audit, you assisted with preparation of the financial statements and disclosures, the schedule of travel, entertainment and incidental expenses, and the schedule of expenditures of state financial assistance. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating Denise Swanson, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures, schedule of travel, entertainment and incidental expenses and schedule of expenditures of state financial assistance.
- 30) Space Florida has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 31) Space Florida has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 32) Capital assets received by Space Florida in exchange for future occupancy are an exchange transaction and qualify as a lease under GAAP. The recognition of revenue and deferred inflows is properly valued based on the substance of the transaction. The useful life of the capital assets received approximates that of the contractual occupancy term.
- 33) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
- 34) The financial statements properly classify all funds and activities in accordance with GASBS No. 34, as amended.



- 35) All funds that meet the quantitative criteria in GASBS Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 36) Components of net position (net investment in capital assets; restricted; and unrestricted) are properly classified and, if applicable, approved.
- 37) Investments are properly valued. We do not believe that the stocks and warrants should be impaired, other than what has been adjusted. We have evaluated all of the investments held at September 30, 2025 for impairment. All impairments have been recorded and properly disclosed in the financial statements.
- 38) Provisions for uncollectible receivables have been properly identified, recorded, and disclosed.
- 39) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 40) Revenues are appropriately classified in the statement of activities within program revenues, general revenues.
- 41) Deposits and investment securities are properly classified as to risk and are properly disclosed.
- 42) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 43) We have appropriately disclosed Space Florida's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 44) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 45) With respect to the Schedule of Travel, Entertainment, and Incidental Expenses.
 - a) We acknowledge our responsibility for presenting the Schedule of Travel, Entertainments, and Incidental Expenses in accordance with accounting principles generally accepted in the United States of America, and we believe the Schedule of Travel, Entertainment, and Incidental Expenses, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the Schedule of Travel, Entertainment, and Incidental Expenses have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the Schedule of Travel, Entertainment, and Incidental Expenses is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 46) With respect to state programs:
 - a) We are responsible for understanding and complying with and have complied with, the requirements of Chapter 10.550, *Rules of the Auditor General* (Florida Single Audit Act) including



requirements relating to preparation of the schedule of expenditures of state financial assistance.

- b) We acknowledge our responsibility for preparing and presenting the schedule of expenditures of state financial assistance (SESFA) and related notes in accordance with the requirements of the Florida Single Audit Act, and we believe the SESFA, including its form and content, is fairly presented in accordance with the Florida Single Audit Act. The methods of measurement or presentation of the SESFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement or presentation of the SESFA.
- c) We have identified and disclosed to you all of our government programs and related activities subject to the Florida Single Audit Act compliance audit, and have included in the SESFA, expenditures made during the audit period for all awards provided by state agencies in the form of state awards, state cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance and state financial assistance.
- d) We are responsible for understanding and complying with, and have complied with, the requirements of state statutes, regulations, and the terms and conditions of state financial assistance related to each of our state programs and have identified and disclosed to you the requirements of state statutes, regulations, and the terms and conditions of state awards that are considered to have a direct and material effect on each major program.
- e) We are responsible for establishing, designing, implementing, and maintaining, and have established, designed, implemented, and maintained, effective internal control over compliance for state financial assistance that provides reasonable assurance that we are managing our state projects in compliance with state statutes, regulations, and the terms and conditions of state financial assistance that could have a material effect on our state projects. We believe the internal control system is adequate and is functioning as intended.
- f) We have made available to you all state awards (including amendments, if any) and any other correspondence with state agencies or pass-through entities relevant to state programs and related activities.
- g) We have received no requests from a state agency to audit one or more specific projects as a major project.
- h) We have complied with the direct and material compliance requirements (except for noncompliance disclosed to you), including when applicable, those set forth in the Chapter 10.550 *Rules of the Florida Auditor General*, relating to state financial assistance and have identified and disclosed to you all amounts questioned and all known noncompliance with the requirements of state projects.
- i) We have disclosed any communications from grantors and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.
- j) We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.



- k) Amounts claimed or used for matching were determined in accordance with relevant guidelines in the *Florida Single Audit Act*.
 - l) We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.
 - m) We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to compliance requirements, including information related to state project financial reports and claims for advance and reimbursements.
 - n) We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.
 - o) There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditor's report.
 - p) No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the date as of which compliance was audited.
 - q) State program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.
 - r) The copies of state program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective state agency or pass-through entity, as applicable.
 - s) We have monitored subrecipients, as necessary, to determine that they have expended pass-through assistance in accordance with applicable laws and regulations and have met the requirements of Chapter 10.550, *Rules of the Auditor General*.
 - t) We have taken appropriate action, including issuing management decisions, on a timely basis after recipient of subrecipients' auditor's reports that identified noncompliance with laws, regulations, or the provisions of contracts or grant agreements and have ensured that subrecipients have taken the appropriate and timely corrective action on findings.
 - u) We have considered the results of subrecipient audits and have made any necessary adjustments to our books and records. We have charged costs to state awards in accordance with applicable cost principles.
 - v) We have charged the cost of state projects in accordance with applicable cost principals.
 - w) We are responsible for taking corrective action on each audit finding of the compliance audit and have developed a corrective action plan that meets the requirements of Chapter 10.550, *Rules of the Auditor General*.
 - x) We have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.
- 47) Space Florida is in compliance with Florida Statute 218.415, *Local Government Investment Policies*, in all respects.
- a) We are responsible for complying with Florida Statute 218.415, *Local Government Investment Policies*, in all respects.



- b) We are responsible for establishing and maintaining effective internal control over compliance.
 - c) We have performed an evaluation of the Space Florida’s compliance with Florida Statute 218.415, *Local Government Investment Policies*.
 - d) All relevant matters are reflected in the measurement or evaluation of Space Florida’s compliance with the specified requirements.
 - e) We are responsible for selecting the specified requirements and for determining that the specified requirements are suitable, will be available to intended users, and are appropriate for our purposes.
 - f) We have disclosed any known events subsequent to the period of Space Florida’s compliance with the specified requirements that would have a material effect on its compliance with the specific requirements or its assertion about such compliance.
 - g) We believe the significant assumptions used in making and material estimates are reasonable.
 - h) As agreed upon in the terms of our agreement, we have provided you with all relevant information and access to information and personnel in connection with your examination of compliance with Florida Statute 218.415, *Local Government Investment Policies*.
 - i) Our interpretation of Florida Statute 218.415, *Local Government Investment Policies* is as follows:
 - a) The individual within the Space Florida’s responsible for making investment decisions has completed 8 hours of required continuing education and is in compliance with Florida Statutes 218.415(14).
 - j) We have disclosed to you all known matters that may contradict Space Florida's compliance with the specified requirements and we have disclosed to you all communications from regulatory agencies, internal auditors, other independent accountants or consultants, and others regarding possible noncompliance with Florida Statute 218.415, *Local Government Investment Policies*, including communications received between September 30, 2025 and the date of the examination report.
- 48) We have responded fully to all inquiries made to us by you during the engagement.

Signature: _____

Signature: _____

Title: _____

Title: _____

Financial Statements September 30, 2025



SPACEFLORIDA
BE WHERE NEW IDEAS TAKE OFF™

**(A Component Unit Of
The State Of Florida)**

FINANCIAL STATEMENTS

For the Year Ended September 30, 2025

Space Florida
Table of Contents
For the year ended September 30, 2025



INTRODUCTORY SECTION

Title Page.....	1
Table of Contents	2

FINANCIAL SECTION

Independent Auditor’s Report.....	3
Management’s Discussion and Analysis	7

Basic Financial Statements

Statement of Net Position	16
Statement of Revenues, Expenses and Changes in Net Position	18
Statement of Cash Flows	19
Notes to the Financial Statements	21

Supplementary Information

Schedule of Travel, Business Meals and Incidental Expenses	43
--	----

REPORTS ON INTERNAL CONTROL AND COMPLIANCE MATTERS

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 <i>Government Auditing Standard</i>	45
Independent Auditor’s Report on Compliance for Each Major State Project and on Internal Control over Compliance Required by Chapter 10.550, Rules of the Florida Auditor General	47
Schedule of Findings and Questioned Costs	50
Schedule of Expenditures of State Financial Assistance	52
Independent Auditor’s Management Letter.....	54
Independent Accountant’s Report on Compliance with Local Government Investment Policies	58



CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.

7506 Lynx Way

Suite 201

Melbourne, FL 32940

321.255.0088

386.336.4189 (fax)

CRIadv.com

INDEPENDENT AUDITOR'S REPORT

The Board of Directors
Space Florida
Exploration Park, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Space Florida, a component unit of the State of Florida, as of and for the year ended September 30, 2025 and the related notes to the financial statements which collectively comprise the entity'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 Space Florida as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof 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 Space Florida 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 opinion.

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Space Florida's basic financial statements. The accompanying schedule of expenditures of state financial assistance, as required by Chapter 10.550, Rules of the Florida Auditor General, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state financial assistance is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 7, 2026, on our consideration of Space Florida'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 Space Florida'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 Space Florida's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

Melbourne, Florida
May 7, 2026

THIS PAGE IS INTENTIONALLY LEFT BLANK.

Space Florida Management's Discussion and Analysis

As management of Space Florida, we offer readers of Space Florida's financial statements this narrative overview and analysis of the financial activities of Space Florida for the years ended September 30, 2025 and 2024.

Effective September 1, 2006, Pursuant to Chapter 2006-60, Laws of Florida, a law enacted by the Florida Legislature during its 2006 Regular Session, Space Florida was created as an independent special district and subdivision of the State. Space Florida serves as the State's principal government aerospace entity, responsible for aerospace related infrastructure development, industry recruitment and education/research in partnership with federal agencies and private industry; for providing leadership for development of space transportation infrastructure; and for implementation of space commercialization and development programs.

Space Florida is the state's aerospace finance and development authority and utilizes various funding sources to operate programs that retain, attract and expand new business to Florida, and to promote Florida as the global and interplanetary hub for aerospace commerce. Space Florida is responsible for accelerating the growth of the aerospace related industry within Florida's economic goals through targeted aerospace business retention, expansion, and diversification efforts in addition to providing leadership in innovative educational, research and development and workforce development programs and space related infrastructure development projects. A key competitive advantage for Florida in the market is the multiple year relationships it creates with entities that choose Florida for their base of growth.

Financial Highlights

- The assets of Space Florida exceeded its liabilities and deferred inflows of resources for the years ended September 30, 2025 and 2024 by \$151,288,340 and \$129,951,356 (net position), respectively.
- Space Florida's total net position increased by \$21,336,984 and decreased by \$8,843,484 for the years ended September 30, 2025 and 2024, respectively.
- Space Florida's state appropriated revenue for operations for the years ended September 30, 2025 and 2024 was \$22,900,000 and \$15,506,855, respectively.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to Space Florida's basic financial statements. Space Florida's basic financial statements are comprised of two components: financial statements and notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The basic financial statements report information using the full accrual accounting methods as utilized by similar business activities in the public sector. The financial statements include a Statement of Net position, a Statement of Revenues, Expenses and Changes in Net Position and a Statement of Cash Flows.

Space Florida Management's Discussion and Analysis

The Statement of Net Position presents information on all of Space Florida's assets and liabilities, with the difference between the two reported as net position. Over time, changes in net position may serve as an indicator of the financial status of Space Florida.

The Statement of Revenues, Expenses and Changes in Net Position presents information showing how Space Florida's net position changed for the years ended September 30, 2025 and 2024. 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.

The Statement of Cash Flows presents changes in cash and cash equivalents from operational, financing, and investing activities. This statement presents cash receipt and disbursement information without consideration of the earnings event when an obligation arises or depreciation of capital assets.

The basic financial statements can be found on pages 16-20 of this report.

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements and thus are an integral part of these financial statements. The notes to the financial statements can be found on pages 21-39 of this report.

In addition to the basic financial statements and accompanying notes, this report also presents other supplementary information. This supplementary information can be found on page 41 of this report.

Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of an entity's financial status. Assets exceeded liabilities as of September 30, 2025 and 2024 by \$151,288,340 and \$129,951,356, respectively. The net position balance increased by \$21,336,984 and decreased by \$8,843,484 for the years ended September 30, 2025 and 2024, respectively.

Space Florida
Management's Discussion and Analysis

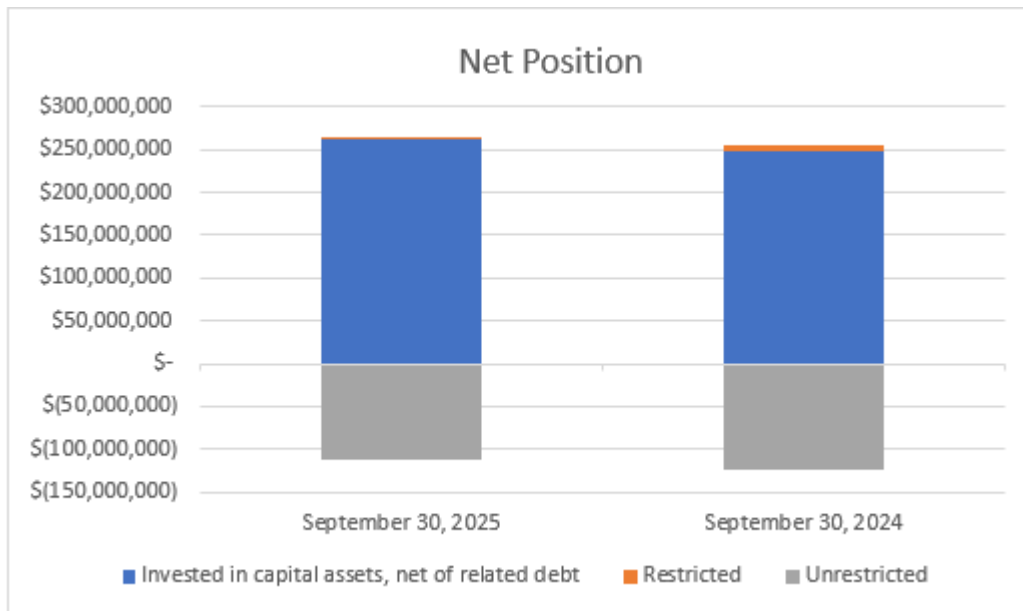
The following table reflects the condensed Statement of Net Position.

Space Florida Net Position

	9/30/2025	9/30/2024
Cash	\$ 38,077,929	\$ 57,766,723
Receivables	80,212,532	19,363,074
Investments, net	4,799,800	4,549,800
Lease receivables	60,672,300	33,360,056
Other current assets	1,799,041	1,982,733
Capital assets, net	332,068,171	297,406,595
Other assets	6,516,506	2,280,969
Total assets	524,146,279	416,709,950
Accounts payable	83,957,117	23,997,141
Payable from restricted assets	1,680,565	13,130,416
Lease liabilities	69,198,399	49,351,581
Other liabilities	4,977,058	9,561,505
Total liabilities	159,813,139	96,040,643
Deferred inflows related to leases	213,044,800	190,717,951
Net position:		
Net investment in capital assets	262,869,772	248,055,014
Restricted	608,938	6,182,201
Unrestricted	(112,190,370)	(124,285,859)
Total net position	\$ 151,288,340	\$ 129,951,356

The largest portion of Space Florida's net position as of September 30, 2025 (174 percent) and September 30, 2024 (191 percent) reflects its investment in capital assets (e.g., buildings, equipment, construction in progress, right-to-use asset, and subscription-based information technology arrangements "SBITA"), less any related outstanding debt used to acquire those assets. As of September 30, 2025 and September 30, 2024, Space Florida was able to report positive balances in two categories of net position. The negative balance in unrestricted is the result of implementation of GASB No. 87, Leases. Prepaid expenses related to donated assets accounted for under previous guidance were removed with the implementation of GASB No. 87. The deficit net position will be recovered as Space Florida recognizes the revenue currently in deferred inflows.

Space Florida Management's Discussion and Analysis



The following table shows condensed revenue and expense data.

Space Florida Changes in Net Position

	For the year ended September 30, 2025	For the year ended September 30, 2024
Operating revenues:		
Fees and charges for services	\$ 39,260,657	\$ 30,759,929
State appropriated funding	22,900,000	15,506,855
Grant revenue - operating	82,982,485	32,947,131
Total operating revenue	145,143,142	79,213,915
Non-operating revenues:		
Other	2,525,589	1,766,654
Total non-operating revenues	2,525,589	1,766,654
Total revenues	147,668,731	80,980,569
Operating expenses:		
Business development activities	98,054,653	47,320,138
General, administrative, and depreciation	26,161,133	27,085,904
Total operating expenses	124,215,786	74,406,042
Non-operating expenses		
Total non-operating expenses	2,115,961	15,418,011
Total expenses	126,331,747	89,824,053
Change in net position	21,336,984	(8,843,484)
Net position – beginning	129,951,356	138,794,840
Net position – ending	\$ 151,288,340	\$ 129,951,356

Space Florida Management's Discussion and Analysis

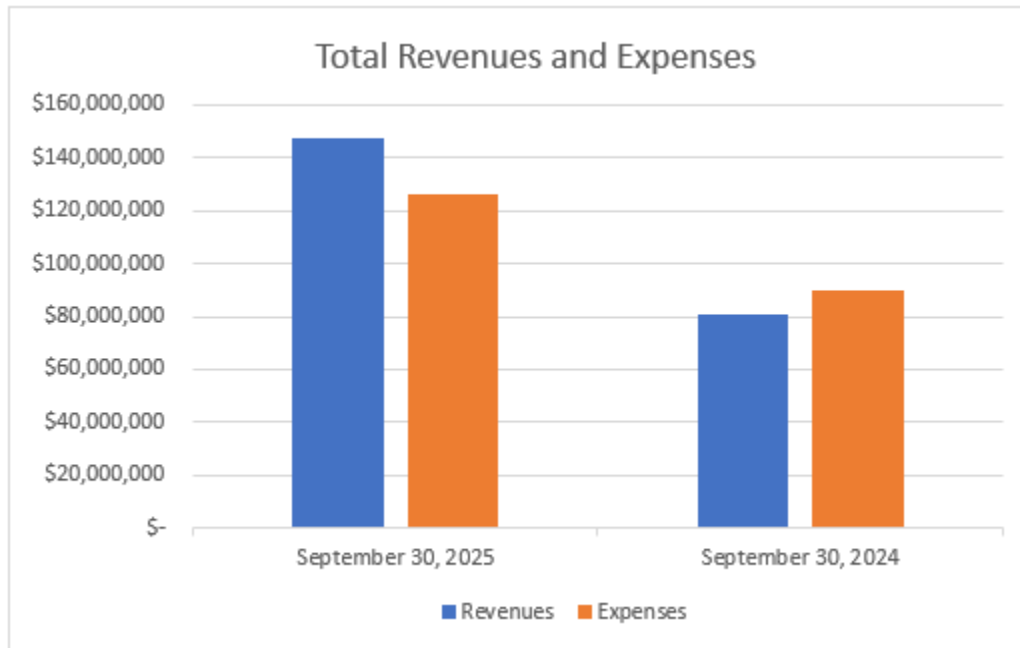
Contributing to the Changes in Net Position. For the year ended September 30, 2025, the increase in net position consisted of \$20,927,356 net increase from operating activity with a \$409,628 net increase from non-operating activity that included \$2,525,589 in interest income, \$2,093,863 in interest expense, and \$22,098 in loss on the disposal of capital assets. For the year ended September 30, 2024, the decrease in net position consisted of \$4,807,873 net increase from operating activity with a \$13,651,357 net decrease from non-operating activity that included \$1,766,654 in interest income, \$1,363,849 in interest expense, \$11,677,888 loss on the disposal of capital assets and \$2,376,274 in impairment loss.

Operating revenues totaled \$145,143,142 and \$79,213,915 for the years ended September 30, 2025 and 2024, respectively. Of this amount, 16 percent and 20 percent, respectively, were from State appropriated funding. 57 percent and 42 percent, respectively, were from Other grant revenue - operating with the remaining being generated from fees and charges for services. In addition, Space Florida reported non-operating revenues of \$2,525,589 and \$1,766,654 for the years ended September 30, 2025 and 2024, respectively.

Operating expenses were \$124,215,786 and \$74,406,042 for the years ended September 30, 2025, and 2024, respectively. Of those totals, 8 percent and 15 percent, respectively, were related to general operations, which consist of support for the execution of Space Florida's responsibilities as a state-created entity, facilities management and policy-related responsibilities. In addition and related to the ownership and management of the operation of the facilities, depreciation and amortization totaled \$15,900,381 and \$15,642,108 for the years ended September 30, 2025 and 2024, respectively. Amortization was related to new GASB No. 87 lease standards and SBITA.

As directed by statute, Space Florida is also responsible for fostering the growth and development of a sustainable and world-leading aerospace industry in the State and thus is responsible for accelerating the growth and diversification of aerospace-related economic development throughout the State. Space Florida is partnering with other State entities to accomplish these directives. For the years ended September 30, 2025 and 2024, Space Florida expended 79 percent and 64 percent, respectively, of its operating expenditures to create and direct activities and programs that retain, attract and help expand aerospace businesses in Florida.

Space Florida Management's Discussion and Analysis



Capital Asset and Debt Administration

Capital assets. Space Florida's investment in capital assets as of September 30, 2025 and 2024, amounted to \$262,869,772 and \$248,055,014 (net of accumulated depreciation and debt), respectively. This investment in capital assets includes land, buildings, improvements, construction in progress, and equipment (including GASB 87 and 96 RTU assets). The balance in construction in progress as of September 30, 2025 consist primarily of a construction project.

Rights and Access. Space Florida has agreements with the Cape Canaveral Air Force Station Center for the right to use Space Launch Complex 46 for the development of multi-use vertical launch capabilities related to governmental, educational and commercial initiatives. Space Florida has an enhanced use lease agreement with NASA'S John F. Kennedy Space Center for 199 acres to develop a mixed-use multi-tenant technology and commerce park referred to as "Exploration Park" and a 30-year master property agreement for the Shuttle Landing Facility. Additional information can be found in Note 8 on pages 32-37 of this report.

Long-term debt. Space Florida entered into a loan agreement with a bank in the amount of \$17,500,000 in fiscal year 2014. The note was scheduled to mature on January 30, 2015, however, the note was converted on January 30, 2015, to a 3-year repayment term, amortized over a 20-year term. The interest rate is equal to the Note Rate that was in effect on the date immediately preceding the Conversion Date. Subsequent amendments were executed extending the maturity date with the same terms. In fiscal year 2020, Space Florida renegotiated the terms of the loan with a new maturity date of July 1, 2027, and an interest rate of 3.021% per annum. Payments of principal and interest are due quarterly beginning on October 1, 2020. The note was paid in full in November 2023.

**Space Florida
Management's Discussion and Analysis**

**Space Florida Investment In Capital Assets
(net of depreciation)**

	9/30/2025	9/30/2024
Buildings and improvements	\$ 224,641,052	\$ 233,929,359
Furniture, fixtures, vehicles, and equipment	3,680,101	690,689
Construction in progress	39,253,328	15,993,950
Right-to-use lease assets	64,419,593	46,669,591
Subscription-based information technology arrangement asset	74,097	123,006
Right-to-use lease assets liability	(69,198,399)	(49,351,581)
Total	\$ 262,869,772	\$ 248,055,014

Additional information on Space Florida capital assets can be found in Note 5 on page 30 and Note 6, that includes lease liability, on page 31 of this report.

Requests for Information

This financial report is designed to provide a general overview of Space Florida's finances for all those with an interest in Space Florida's financial operations. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Space Florida, 505 Odyssey Way, Suite 300, Exploration Park, FL 32953.

THIS PAGE IS INTENTIONALLY LEFT BLANK.

BASIC FINANCIAL STATEMENTS

Space Florida
Statement of Net Position

September 30, 2025

ASSETS	
Current assets	
Cash:	
Unrestricted	\$ 35,788,426
Restricted	2,289,503
Accounts receivable, net	524,915
Due from other governments	79,687,617
Accrued interest receivable on loans receivable, net	43,470
Lease receivable	1,332,071
Loans receivable, net	245,385
Other current assets	1,510,186
Total current assets	121,421,573
 Noncurrent assets	
Accrued interest receivable on lease receivable	1,525,891
Lease receivable	59,340,229
Loans receivable, noncurrent, net	4,990,615
Investments, net	4,799,800
Capital assets:	
Construction in progress	39,253,328
Buildings and improvements, net	224,641,052
Furniture, fixtures, vehicles, and equipment, net	3,680,101
Right-to-use lease assets, net	64,419,593
Subscription-based information technology arrangement asset, net	74,097
Total noncurrent assets	402,724,706
Total assets	\$ 524,146,279

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

Space Florida
Statement of Net Position (Continued)

<i>September 30,</i>	2025
LIABILITIES	
Current liabilities	
Accounts payable and accrued expenses	\$ 83,957,117
Salaries payable	265,925
Unearned revenue	527,339
Compensated absences	356,090
Deposits	160,732
Lease liability, current portion	623,372
Payable from restricted assets	
Contracts payable	330,011
Custodial liability	(559,368)
Customer advances	1,909,922
Total current liabilities	87,571,140
Noncurrent liabilities	
Accrued interest	3,357,948
Compensated absences	309,024
Lease liability, less current portion	68,575,027
Total noncurrent liabilities	72,241,999
Total liabilities	159,813,139
DEFERRED INFLOWS	
Deferred inflows related to leases	213,044,800
NET POSITION	
Net investment in capital assets	262,869,772
Restricted for:	
Special purpose	608,938
Unrestricted	(112,190,370)
Total net position	\$ 151,288,340

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

Space Florida

Statement of Revenues, Expenses, and Changes in Net Position

<i>For the year ended September 30,</i>	2025
Operating revenues	
Fees and charges for services	\$ 39,260,657
State appropriated funding	22,900,000
Other grant revenue - operating	82,982,485
Total operating revenues	145,143,142
Operating expenses	
Business development	98,054,653
General and administrative	10,260,752
Depreciation and amortization	15,900,381
Total operating expenses	124,215,786
Income from operations	20,927,356
Non-operating revenues (expenses)	
Interest income	2,525,589
Interest expense	(2,093,863)
Loss on disposal of capital assets	(22,098)
Total non-operating revenues (expenses)	409,628
Change in net position	21,336,984
Net position, beginning of year	129,951,356
Net position, end of year	\$ 151,288,340

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

**Space Florida
Statement of Cash Flows**

For the year ended September 30,

2025

Cash flows from operating activities:

Cash received from customers and users	\$ (8,696,914)
Cash paid to suppliers for goods and services	(17,037,347)
Cash payments to employees for services	(8,381,076)
Operating grant receipts	45,261,496
Net cash provided by operating activities	11,146,159

Cash flows from capital and related financing activities:

Proceeds from custodial debt	61,925,468
Payments on construction of custodial project	(62,798,125)
Net cash used in capital and related financing activities	(872,657)

Cash flows from investing activities:

Interest received	2,525,589
Interest paid	(2,093,863)
Purchase and construction of capital assets	(30,144,022)
Purchase of investments	(250,000)
Net cash used in investing activities	(29,962,296)

Net increase (decrease) in cash **(19,688,794)**

Cash, beginning of year **57,766,723**

Cash, end of year **\$ 38,077,929**

Cash for the purposes of this statement consists of the following:

<i>September 30,</i>	2025
Cash	\$ 35,788,426
Restricted cash	2,289,503
Total cash	\$ 38,077,929

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

Space Florida
Statement of Cash Flows (Continued)

For the year ended September 30, **2025**

**Reconciliation of income from operations to net cash
provided by operating activities:**

Income from operations	\$ 20,927,356
Adjustment to reconcile income from operations to net cash provided by operating activities	
Depreciation and amortization expense	15,900,381
Bad debt expense	(306,201)
(Increase) decrease in assets:	
Accounts receivable	(195,746)
Due from other governments	(60,620,989)
Accrued interest receivable	(377,877)
Loans receivable	(3,800,000)
Other assets	399,510
Lease receivables	(27,312,244)
Increase (decrease) in liabilities:	
Accounts payable and accrued expenses	59,959,976
Compensated absences	212,109
Salaries payable	80,063
Contracts payable	330,011
Unearned revenue	(5,716,765)
Deposits	(25,611)
Customer advances	(10,907,205)
Accrued interest payable	865,757
Lease liabilities	(593,215)
Deferred inflows related to leases	22,326,849
Total adjustments	(9,781,197)
Net cash provided by operating activities	\$ 11,146,159

Summary of noncash capital financing activities **2025**

Right-to-use asset acquired through operating lease	\$ 20,440,033
---	----------------------

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

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Space Florida is an independent special district, a body politic and corporate, and a component unit of the State of Florida, which was created pursuant to the Space Florida Act, Sections 331.301-331.371, Florida Statutes, as amended. Space Florida's purpose is to foster the growth and development of a sustainable and world-leading aerospace industry in the State of Florida. Space Florida accomplishes its purpose by promoting aerospace business development, facilitating business financing, spaceport operations, research and development, workforce development, and innovative education programs. Space Florida is not considered an "agency" of the State for budgeting, as defined in Florida Statutes 216.011 and 287.012.

Space Florida is governed by a 12 member independent board of directors that consists of the Governor who shall serve ex officio, or who may appoint a designee to serve as the chair and a voting member of the board, the Secretary of Transportation, five members appointed by the Governor, one member appointed by the President of the Senate, one member appointed by the Speaker of the House of Representatives, and a representative of each of the following entities, who shall serve as an ex officio, nonvoting member of the board, appointed by the Governor: the Jacksonville Aviation Authority, the Titusville-Cocoa Airport Authority and an employee or official of a port district or port authority as defined in s. 315.3081(1), Florida Statutes.

Space Florida has the authority to purchase or construct facilities, to set rates, fees and charges for the use of facilities and to undertake joint financing with municipalities or private sector entities for projects. Space Florida also has the power to issue bonds and other instruments of indebtedness. The full faith and credit of the State of Florida does not secure any bonds issued by Space Florida.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Space Florida's financial statements are reported using the economic resources measurement focus, which is concerned with the inflow and outflow of resources that affect an entity. The Statement of Net Position reflects those resources available to meet current obligations and to be used in the delivery of goods and services in subsequent periods. The Statement of Revenues, Expenses and Changes in Net Position summarize those resources received and those consumed during the current period. The statement distinguishes between operating and non-operating revenues and expenses. Operating revenues generally result from leases, administrative fees and operating grants. Operating expenses include the costs for space business development activities, educational research development and workforce activities, operations, administrative expenses, and depreciation and amortization. All revenues and expenses not meeting the definition of operating are reported as non-operating revenues and expenses.

Space Florida accounts for all of its activities within one enterprise fund.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates

The process of preparing financial statements in conformity with U.S. generally accepted accounting principles requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Upon settlement, actual results may differ from those estimates.

Cash

Consists of cash on hand and demand deposits that are restricted and unrestricted.

Investments

Investments are valued at cost, as permitted by Governmental Accounting Standards Board Statement (GASBS) 62 *Codification of Account and Financial Report Guidance*, as the investments are not held for the primary purpose of income or profit and therefore do not meet the requirements as defined by GASBS No 72 *Fair Value Measurement* to be measured at fair value. Space Florida is allowed to invest in common stock and warrants under Florida Statute 331.305. Management has reviewed the investments and recognized an impairment of \$2,830,849 (see custodial credit risk in Note 2) as of September 30, 2025.

Accounts Receivable

The receivables are funds due to Space Florida from customers. Space Florida charges interest based on contract terms. No allowance was recorded at September 30, 2025 based on management's estimate of the collectability of outstanding accounts receivable balances.

Leases Receivable

Space Florida has multiple commercial lease agreements for buildings and land. Space Florida's commercial lease receivables are measured at the present value of lease payments expected to be received during the lease terms at the treasury bill rate of a period similar to the remaining lease periods at the date of adoption. Subsequently, the lease receivables are reduced by the principal portion of lease payments received over the life of the lease terms. Most lease payments include increases of a minimum percentage or escalate with CPI or fair value adjustments.

Loans Receivable

Loans receivable consist of loans due from several companies (see Note 4). Management reviews each loan and based on timeliness of payments estimates an allowance.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Assets

Other assets consist of deposits and prepaid expenses. Prepaid expenses reflect costs applicable to future accounting periods and is recorded as prepaid items in the financial statements.

Restricted Assets

Restricted assets consist primarily of cash received and unexpended in connection with specific private-funded projects.

Capital Assets

Capital assets are defined as assets with an initial cost of more than \$1,000 and an estimated useful life in excess of one year. Capital assets are recorded at cost when purchased or at acquisition value at the date of donation. Additions, improvements and expenditures for repairs and maintenance that extend the lives of assets are capitalized. Other expenditures for repairs and maintenance are charged to expense as incurred. The carrying amount and accumulated depreciation of assets that are sold or retired are removed from the accounts in the year of disposal and any resulting gain or loss is included in results of operations.

Depreciation is provided using the straight-line method over the useful lives of the various classes of depreciable assets. The estimated useful lives of the building improvements is 27 years, and furniture, fixtures, vehicles and equipment range from 2 to 27 years.

Deferred Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Space Florida has one (1) item that qualifies for reporting as a deferred inflows of resources. The deferred inflows related to leases are associated with amounts owed to Space Florida, as lessor, by entities leasing Space Florida's capital assets.

Accrued Compensated Absences

Space Florida's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from service. Both unused vacation benefits and unused sick leave are eligible to be used while still employed by Space Florida. The liability for such leave is reported as incurred in the financial statements to the extent that the leave is attributable to employees' services already rendered and is more likely than not to be used and paid for while employed or paid for at the end of employment.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accrued Compensated Absences (continued)

For the purpose of measuring the liability, Space Florida assumes that leave is used on a last-in-first-out (LIFO) basis, with leave earned during the current year used before leave accumulated in prior years. The liability for compensated absences includes salary-related benefits, where applicable.

Unearned Revenues

Unearned revenues include amounts invoiced or collected before the revenue recognition criteria are met and includes advanced payments received from grantor agencies that are unearned and recognized over the periods to which the payments relate.

Deposits

Deposits consist of amounts held for tenants of leased facilities.

Custodial Liability

The custodial liability consists of funds held for an unrelated company.

Customer Advances

Customer advances consist of assets provided to Space Florida before the related expenses are incurred.

Long-term Obligations

In the proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the proprietary fund statement of net position. In accordance with GASB Codification 130: *Interest Costs – Imputation*, debt issuance costs are expensed in the periods incurred except for prepaid insurance costs.

Net Position

Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of debt, or other liabilities that are attributable to the acquisition, construction or improvement of those assets. Net position is restricted when constraints placed on funds are either externally imposed or are imposed by constitutional provisions or enabling legislation. Internally imposed designations of resources are not presented as restricted net position. At September 30, 2025, restricted net position consists primarily of cash received and unexpended in connection with specific State-funded projects and unearned revenue. When both restricted and unrestricted resources are available for use, generally it is Space Florida's policy to use restricted resources first, then unrestricted resources as needed.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recently Issued and Implemented Accounting Pronouncements

GASB Statement No. 101, *Compensated Absences*, The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. This Statement differs from the prior standards in that governments should recognize a liability for (1) all forms of compensated absences, not just vacation leave, sick leave, and similar types of leave; (2) leave that may be carried forward and used and paid for while still employed, in addition to leave that may be carried forward and paid for at the end of employment; (3) leave that is more likely than not (instead of probable) to be used, paid, or settled; and (4) parental leave, military leave, jury duty leave, and other types of compensated absences that depend upon the occurrence of a sporadic event that affects a relatively small proportion of employees, but not until the leave commences. The potential effect of implementing this Statement is to encompass compensated absences for which long-term liabilities previously were not recognized, including sick leave, which policy allows to be carried forward and used and paid for while still employed but not paid for at the end of employment. There were no significant impacts of implementing this Statement. The statement requires retrospective application; however, the change to the opening balances was de minimus.

GASB Statement No. 102, *Certain Risk Disclosures*, this statement was issued December 2023 to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement defines a concentration as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

This statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. Statement No. 102 did not have a significant impact on the financial statements.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recently Issued and Implemented Accounting Pronouncements (continued)

The Governmental Accounting Standards Board has issued statements that will become effective in future years. These statements are as follows:

GASB Statement No. 103, Financial Reporting Model Improvements, this statement was issued April 2024 to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

This establishes new accounting and financial reporting requirements—or modifies existing requirements—related to Management's discussion and analysis (MD&A); unusual or infrequent items; presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. This statement will supersede and amend portions of GASB Statements No. 34 and 37. This statement further amends portions of GASB Statements No. 14, 41, 42, 44, 49, 56, 58, 61, 62 and 69. Related guidance will also be superseded or amended upon implementation. Statement No. 103 will be effective for the fiscal year ending September 30, 2026.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*, this statement was issued September 2024 to provide users of government financial statements with essential information about certain types of capital assets. This requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement No. 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription Based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. This statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset. Statement No. 104 will be effective for the fiscal year ending September 30, 2026.

Space Florida is evaluating the requirements of the above statements and the impact on reporting.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, May 7, 2026, see Note 13. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

Note 2: CASH AND INVESTMENTS

At September 30, 2025, the carrying amount of Space Florida’s deposits was \$38,077,929 and the bank balances were \$38,672,924. These deposits consist of demand accounts that are covered by the Federal Depository Insurance Corporation (FDIC) up to \$250,000. Monies invested in amounts greater than FDIC limits are secured by collateral held by Space Florida’s agent, pursuant to the Florida Security for Public Deposits Act (the “Act”). The Act requires that Space Florida maintain deposits only in “qualified public depositories.” All qualified public depositories must deposit with the State Treasurer eligible collateral in such amounts as required by the Act. Should a default or insolvency occur, the State Treasurer would implement procedures for payment of losses according to the validated claims of Space Florida. Therefore, Space Florida’s deposits are considered to be fully insured.

Florida Statute 331.309 authorizes Space Florida to select as a depository any qualified public depository as defined in Florida Statute 280.02. Space Florida may also deposit funds with the State Treasury.

Cash consists of the following:

<i>September 30,</i>	2025
Demand deposits	\$ 38,077,929
Classified as:	
Cash	\$ 35,788,426
Restricted cash	2,289,503
Total	\$ 38,077,929

Credit risk

Florida Statute 331.348 authorizes Space Florida to invest in funds backed by the federal and local governments, or any investment authorized in Florida Statute 17.57.

Interest rate risk

Space Florida’s investment policy and Florida Statutes do not limit the maturities of investments to reduce the interest rate risk.

Space Florida
Notes to the Financial Statements

Note 2: CASH AND INVESTMENTS (Continued)

Foreign currency risk

Space Florida is not exposed to foreign currency risk. All of the holdings of Space Florida are denominated in US Dollars.

Concentration of credit risk

Space Florida's investment policy and Florida Statute 331.348 do not limit the concentration of types of investments.

Investments

At September 30, 2025, Space Florida had the following cost method investments, net of impairment:

<u>September 30,</u>	<u>2025</u>
Investment 1 - 513,838 shares of class A common stock *	\$ 1,966,800
Investment 2 - 5,910 shares of series A-2 preferred stock	63,000
Investment 3 - 630,000 shares of class A common stock *	2,520,000
Investment 4 - 9,183,020 shares of preferred stock	-
Investment 5 - No. of shares undetermined of warrants*	250,000
<u>Total</u>	<u>\$ 4,799,800</u>

* greater than 5% of total investments

Investment 3 common stock is net of an impairment of \$1,380,000 at September 30, 2025. Investment 4 preferred stock is net of impairment of \$1,450,849 at September 30, 2025.

Custodial credit risk

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty, Space Florida will not be able to recover the value of the investments that are in the possession of an outside party. Space Florida does not have a formal policy for custodial credit risk. Space Florida's investments of \$4,799,800 as of September 30, 2025 are for securities uninsured, unregistered and are held by the individual companies that have issued the stock. Space Florida incurred an impairment loss of \$0 during the year ended September 30, 2025.

Note 3: DUE FROM OTHER GOVERNMENTS

Due from other governments is comprised of \$79,687,617 of State appropriations and grants for capital improvements at September 30, 2025.

Space Florida
Notes to the Financial Statements

Note 4: LOANS RECEIVABLE

Space Florida entered into several loan agreements with a company (Company 1) totaling \$1,036,925 through June 30, 2011 charging 1% interest per annum. During February 2012, the previous loans were refinanced and an additional \$399,076 was loaned to the Company. The loan is secured by collateral in an engine. Interest only payments are due monthly beginning March 2013 and a balloon payment was due in 2022. The Company has requested an extension of their loan beyond the maturity date. During the year ended September 30, 2025, interest payments were made in accordance with the terms of the agreement. Management estimates to collect the entirety of the note and accrued interest as of September 30, 2025.

During October 2018, Space Florida entered into a promissory note agreement with a company (Company 5). The terms of the note include an original principal balance of \$400,000, interest accrues at 2% per annum, and requires 20 quarterly interest only payments with a balloon payment of the remaining balance upon maturity during October 2026. The note is secured by certain personal property of Company 5. Management has estimated a portion of the note receivable will most likely not be collected and recorded an allowance of \$200,000 as of September 30, 2025.

During November 2024, Space Florida entered into a promissory note agreement with a company (Company 5). The terms of the note include an original principal balance of \$400,000, interest accrues at 8% per annum, and requires interest accrued and outstanding principal balance payments due last day of each calendar quarter. Management has estimated a portion of the note receivable will most likely not be collected and recorded an allowance of \$200,000 as of September 30, 2025.

During June 2025, Space Florida entered into a promissory note agreement with a company (Company 2). The terms of the note include an original principal balance of \$3,400,000, interest accrues at 5% per annum, and requires monthly interest and principal payments with a balloon payment of the remaining balance upon 72 months after start of the note. Management estimates to collect the entirety of the note and accrued interest as of September 30, 2025.

Loans receivable are as follows:

<i>September 30,</i>	2025		
Name	Long-term Principal	Accrued Interest	Current Portion
Company 1	\$ 1,436,001	\$ 27,441	\$ -
Company 2	3,354,614	29,750	45,385
Company 5	400,000	-	400,000
Less allowance	(200,000)	(13,721)	(200,000)
Totals	\$ 4,990,615	\$ 43,470	\$ 245,385

Space Florida
Notes to the Financial Statements

Note 5: CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance September 30, 2024	Increases	Decreases	Balance September 30, 2025
Capital assets, not being depreciated				
Construction in progress	\$ 15,993,950	\$ 23,769,962	\$ (510,584)	\$ 39,253,328
Total capital assets not being depreciated	15,993,950	23,769,962	(510,584)	39,253,328
Capital assets, being depreciated:				
Buildings and improvements	340,489,590	3,477,283	(108,803)	343,858,070
Furniture, fixtures, vehicles, and equipment	4,825,997	3,407,361	(264,063)	7,969,295
Right-to-use lease assets:				
Leased assets	51,096,271	20,440,033	(64,305)	71,471,999
Subscription based technology arrangements	155,403	-	-	155,403
Total capital assets being depreciated/ amortized	396,567,261	27,324,677	(437,171)	423,454,767
Less accumulated depreciation for:				
Buildings and improvements	(106,560,231)	(12,744,592)	87,805	(119,217,018)
Furniture, fixtures, vehicles, and equipment	(4,135,308)	(416,849)	262,963	(4,289,194)
Right-to-use lease assets:				
Leases assets	(4,426,680)	(2,690,031)	64,305	(7,052,406)
Subscription based technology arrangements	(32,397)	(48,909)	-	(81,306)
Total accumulated depreciation and amortization	(115,154,616)	(15,900,381)	415,073	(130,639,924)
Total capital assets, being depreciated and amortized, net	281,412,645	11,424,296	(22,098)	292,814,843
Capital assets, net	\$ 297,406,595	\$ 35,194,258	\$ (532,682)	\$ 332,068,171

Space Florida
Notes to the Financial Statements

Note 6: LONG-TERM DEBT

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

	Balance September 30, 2024	Additions	Reductions	Balance September 30, 2025	Due Within One Year
Compensated absences*	\$ 453,005	\$ 212,109	\$ -	\$ 665,114	\$ 356,090
Lease liability	49,351,581	20,440,033	(593,215)	69,198,399	623,372
Total	\$ 49,804,586	\$ 20,652,142	\$ (593,215)	\$ 69,863,513	\$ 979,462

*Change is shown net.

Note 7: CONDUIT DEBT

As defined by GASBC Section C65, conduit debt obligations are certain limited obligation debt instruments issued by a state or local governmental entity for the express purpose of providing capital financing for a specific third party that is not a part of the issuer's financial reporting entity. Although the conduit debt obligations bear the name of the governmental entity, the entity has no obligation to repay the conduit debt beyond the resources provided by a lease or loan to the third-party. Space Florida has concluded that conduit debt does not create a liability for the governmental entity and, therefore, is not reflected on the entity's basic financial statements.

Space Florida has participated in the issuance of conduit debt projects that are not reflected on the statement of net position of its basic financial statements. The conduit debt transactions discussed below are limited obligation debts of Space Florida and are payable solely from the pledged revenues described in the respective debt agreements. Neither the faith nor credit, nor the taxing power of Space Florida, the State of Florida nor any subdivision thereof is pledged for the payment of the debts.

During December 2014, Space Florida entered into a multi-phase agreement with a company to provide with financing related to the sale and leaseback of personal and real property for up to \$250,000,000. As of September 30, 2025, the outstanding balance on Space Florida assisted financing was \$281,490,778. The debt will be repaid with proceeds from the lease of the personal property. The loan is collateralized by the lease.

During September 2020, Space Florida entered into an agreement with a company with operations in Orlando to provide financing relating to the leasing of personal property for up to \$75,000,000. The remaining payments under the lease agreement were \$69,815,095 at September 30, 2025. The debt will be repaid by fees charges by the lessee for usage of the equipment and is secured by the personal property.

Note 7: CONDUIT DEBT (Continued)

During March 2022, Space Florida entered into agreements with a company (the “Guarantor”) to provide conduit debt for up to \$70,000,000 related to the construction and lease back of property to the Guarantor. In October 2023, Space Florida entered into agreements with the Guarantor to assist in conduit debt financing related to the sale and lease back of personal property for an additional amount up to \$12,400,000. The conduit debt will be repaid by assignment to the debt holder of the fees charges to the Guarantor for usage of the equipment and is secured by the personal property of the Guarantor. The proceeds of the conduit debt are to be used for the construction of the property and the construction project is being managed by Space Florida. As part of the agreement, at September 30, 2025, Space Florida holds \$535,008 of cash from the conduit debt, \$479,866 of which is for the payment of construction costs.

During June 2023, Space Florida entered into a multi-phase agreement with a company to provide conduit debt financing related to the sale and leaseback of personal and real property for up to \$201,400,000. As of September 30, 2025, the outstanding balance on Space Florida assisted financing was \$201,400,000. The conduit debt will be repaid with proceeds from the lease of the personal property. The loan is collateralized by the lease.

During May 2023, Space Florida entered into an agreement with a company with operations in Orlando to provide conduit debt financing relating to the leasing of personal property for up to \$75,000,000. The remaining payments under the lease agreement were \$58,509,827 at September 30, 2025. The conduit debt will be repaid by fees charges by the lessee for usage of the equipment and is secured by the personal property.

Note 8: LEASES

Space Florida has entered into various lease transactions for the purpose of economic development at various locations throughout the State of Florida. Space Florida enters into these lease transactions as lessee with the intent to sublease the right of use asset to another unrelated entity. A general description of Space Florida’s leasing arrangements is as follows:

Engineering & Technology Center

Space Florida is the lessee of the Engineering & Technology Center (EETC) under an agreement entered into on November 7, 2012, with the Melbourne Airport Authority for the right and intent to sublease facilities. The term of the lease is for 360 months with an option to extend this lease for up to 4 additional terms of 5 years. The lease began in August 2014. The lease contains rent escalations based upon a 5 year trailing Consumer Price Index (CPI) calculation. Future monthly rent payments range from \$18,247 to \$18,272 and are estimated using the 5 year trailing CPI as of the date of adoption of GASBS No. 87, *Leases*. At September 30, 2025 the lease liability is \$1,782,655.

Note 8: LEASES (Continued)

Engineering & Technology Center (Continued)

Space Florida is the lessor and subleases the EETC to an unrelated company under an agreement entered into on September 18, 2014 for period of 20 years. The tenant is responsible for maintenance, operations, and improvements of the facilities. The lease contains rent escalations based upon a 5 year trailing Consumer Price Index (CPI) calculation. Future rent receipts range from \$18,247 to \$18,272 and are estimated using the 5 year trailing CPI as of the date of adoption of GASBS No. 87, *Leases*. The lease receivable at September 30, 2025 is \$1,782,655 and the deferred inflow is \$1,713,494.

Commercial Crew and Cargo Processing Facility

Space Florida is the lessor and subleases the Commercial Crew and Cargo Processing Facility “C3PF” f/k/a/ Orbiter Processing Facility 3 “OPF-3,” Space Shuttle Main Engine Processing Facility, K6-0696 building, and the processing Control Center under an agreement entered into on April 1, 2015. The lease terminates in December 31, 2021 with an option to extend for up to two additional terms of three years, but shall not extend beyond the user permit term expiration date of June 1, 2027. The lease contains rent escalations based upon the fair market value of the leased property as determined by NASA or an independent appraisal. The lease requires quarterly payments and future rent receipts are \$37,157 per quarter effective October 1, 2025. At September 30, 2025, the lease receivable is \$276,285 and the deferred inflow is \$255,919.

Exploration Park

Exploration Park Phase 1

Space Florida is the lessee of land from NASA’s John F. Kennedy Space Center for the development of a mixed-use, multi-tenant technology and commerce park referred to as “Exploration Park” under an enhanced use agreement entered into on January 1, 2009. The initial lease term is 30 years with an optional 30 year renewal period. The park is intended to host diverse aerospace-related activities for commercial, civil and military tenants. No cash lease payments are required under the lease agreement until January 1, 2032, however Space Florida recognizes and accrues the related interest expense. Once lease payments begin, the rent expense shall escalate on the anniversary using the consumer price index or, if greater, shall be 5% of gross revenues derived from subleases in Phase 1. Future rent payments, after cash payments begin, range from \$56,102 to \$1,678,359 per year. The lease liability at September 30, 2025 is \$21,563,349.

Note 8: LEASES (Continued)

Exploration Park (Continued)

Space Life Sciences Lab at Exploration Park

Space Florida is the lessee of land from NASA's John F. Kennedy Space Center under a use agreement entered into on February 8, 2001 with an initial term of 30 years and an optional 30 year renewal period. On the leased land, Space Florida constructed and owns the Space Life Sciences Lab (SLSL) at Exploration Park. Space Florida leases space within the SLSL to various tenants, and the use agreement with NASA requires Space Florida to make regular lease payments if NASA is not the primary tenant. During the year ended September 30, 2025, NASA was not the primary tenant and Space Florida does not anticipate NASA to become the primary tenant and has included these lease payment obligations in the consolidated lease disclosures. The lease requires quarterly payments of \$77,750. The lease liability at September 30, 2025 is \$1,870,718.

Space Florida is the lessor and subleases office and laboratory space within the SLSL to a university under an agreement entered into on July 22, 2024. The initial lease term is 3 years with additional negotiable renewal periods. The lease requires regular monthly payments ranging from \$8,333 to \$16,667. At September 30, 2025 the lease receivable is \$296,805 and the deferred inflow is \$248,195.

Space Florida leases other office and laboratory space within the SLSL to various tenants under short term or cancelable lease agreements.

Exploration Park Phase 1 Building D-F

Space Florida is the lessor of land and a building to a company under an agreement entered into on April 25, 2017. The terms of the agreement include a contribution of the building constructed by the tenant to Space Florida in exchange for the right to lease the building back and a reduction of future land lease payments. The lease began upon occupancy of the building by the tenant on April 1, 2019 with a term of 20 years and renewal options for up to an additional 15 years via three 5 year lease renewal periods. The agreement also requires payment of quarterly common area maintenance fees and a prepayment for quarterly projected utility usage which are excluded from future rent receivables. The lease requires monthly payments of \$43,537. At September 30, 2025 the lease receivable is \$6,190,818 and the deferred inflow is \$5,961,604.

Exploration Park Phase 2 Site A

Space Florida is the lessee of land from NASA's John F. Kennedy Space Center under a use agreement entered into on December 31, 2015. The lease began upon the completion of certain improvements by Space Florida on September 30, 2018 and terminates September 2075. There are no cash lease payments required until October 1, 2042; however, Space Florida recognizes and accrues the related interest expense. Once cash lease payments begin the rental rate shall escalate on the anniversary using the consumer price index or, if greater, shall be 5% of gross revenues derived from subleases in Phase 2. Future rent payments, after cash payments begin, range from \$306,194 to \$412,894 per year. The lease liability at September 30, 2025 is \$6,865,161.

Note 8: LEASES (Continued)

Exploration Park Phase 2 Site A (Continued)

Space Florida is the lessor of land within Exploration Park Phase 2 Site A to a company under an agreement entered into on December 28, 2019. The lease terminates September 2078. The terms of the agreement include a contribution from the tenant as more fully described below in exchange for leasing the land back to the tenant. The contribution will offset all future lease payments and no cash payments are due. Lease payments are recognized monthly with the remaining balance recognized as a deferred inflow. At September 30, 2025, the lease receivable is \$6,865,161 and the deferred inflow is \$6,383,395.

Space Florida is the lessor of buildings and ancillary support structures within Exploration Park Phase 2 Site A to a company under an agreement entered into on December 28, 2019. The terms of the agreement include a contribution of the buildings and ancillary support structures constructed by the tenant to Space Florida in exchange for leasing the building back to the tenant. The contribution will offset all future lease payments. Lease payments are recognized monthly with the remaining balance recognized as a deferred inflow. The lease term is 50 years expiring December 2070. At September 30, 2025, the deferred inflow is \$43,926,833.

Exploration Park Phase 2 Site B

Space Florida is the lessee of buildings and ancillary support structures within Exploration Park Phase 2 Site B to a company under an agreement entered into on February 28, 2020. The terms of the agreement also include an embedded lease-leaseback through the assignment of a lease, excluding future lease payments, from the tenant to Space Florida in exchange for leasing it back to the tenant. Additionally the terms of the lease include a contribution of buildings and ancillary support structures constructed by the tenant to Space Florida in exchange for leasing the building and ancillary support structures back to the tenant. The contribution will offset all future lease payments and no cash payments are due. Lease payments are recognized monthly with the remaining balance recognized as a deferred inflow. The lease term is 50 years expiring November 2068. At September 30, 2025, the deferred inflow is \$110,877,205.

Exploration Park Phase 3

Space Florida is the lessee of land from NASA's John F. Kennedy Space Center under a use agreement entered into on January 7, 2023 with an initial term of 45 years and an optional 10 year renewal period. Space Florida leases the land to various tenants, and the use agreement with NASA requires Space Florida to make regular lease payments if NASA is not the primary tenant. During the year ended September 30, 2025, NASA was not the primary tenant and Space Florida does not anticipate NASA to become the primary tenant and has included these lease payment obligations in the consolidated lease disclosures. The lease requires yearly payments ranging from \$443,928 to \$1,871,184. The lease liability at September 30, 2025, is \$16,850,455.

Note 8: LEASES (Continued)

Exploration Park Phase 3 (continued)

Space Florida is the lessor of land within Exploration Park Phase 3 to a company under an agreement entered into on January 7, 2023. The lease terminates December 2068 with one option to extend for an additional 10 years. The terms of the agreement include a contribution from the tenant as more fully described below in exchange for leasing the land back to the tenant. The contribution will offset all future lease payments and no cash payments are due. Lease payments are recognized monthly with the remaining balance recognized as a deferred inflow. At September 30, 2025, the lease receivable is \$16,850,455 and the deferred inflow is \$16,395,192.

Launch Complex 20

Space Florida is the lessor of land, buildings, and infrastructure collectively referred to as Launch Complex 20 (SLC-20) to a company under an agreement entered into on October 11, 2021. The initial lease term is through March 31, 2026 with 3, consecutive 5 year renewal periods. The terms of the agreement require monthly payments of \$41,667. At September 30, 2025, the lease receivable is \$249,455 and the deferred inflow is \$173,494.

Launch Landing Facility

Space Florida is the lessor of land at the LLF with rights to construct or allow others to construct facilities. Space Florida entered into a site occupant lease agreement on January 13, 2023, with a tenant to lease approximately 31 acres of land with the purpose to design and construct a facility. The lease began six months after the occupancy date, June 20, 2025. The tenant occupancy date is December 20, 2024. The base term is 20 years with four separate five (5) year option renewal terms. The agreement requires payment of quarterly common area maintenance fees and a prepayment for quarterly projected utility usage which are excluded from future rent receivables. The lease requires monthly payments of \$40,666 and will be adjusted three (3) percent annually. At September 30, 2025, the lease receivable is \$7,909,069 and the deferred inflow is \$7,777,250.

Embry-Riddle Research Park

Space Florida is the lessee of a three-story building containing approximately 67,912 square feet of space under an agreement entered into on May 15, 2024. The agreement was a Build-to-Suit (BTS) lease agreement with Embry-Riddle Aeronautical University for the right and intent to sublease the facility. The lease commencement date was established on January 1, 2025. The term of the lease is for 180 months after the lease commencement date. Future monthly rent payments for years 1-5 are \$90,333, which includes a rent abatement during that time. For years 6-15 future monthly rent is \$180,556 and will be adjusted three (3) percent annually. At September 30, 2025, the lease liability is \$20,251,597.

Note 8: LEASES (Continued)

Embry-Riddle Research Park (continued)

Space Florida is the lessor and subleases a three-story building to an unrelated company under an agreement entered into on June 7, 2024. The lease commencement date is January 1, 2025. The lease term is 180 months. The tenant is responsible for maintenance, operations, and improvements of the facilities. Future monthly rent payments for years 1-5 are \$90,333, which includes a rent abatement during that time. For years 6-15 future monthly rent is \$180,556 and will be adjusted three (3) percent annually. The lease receivable at September 30, 2025 is \$20,251,597 and the deferred inflow is \$19,332,219.

Other short-term agreements

Space Florida has additional agreements with NASA and the Air Force which are cancelable or contain terms of less than 12 months. These short-term agreements consist of short-term leases, access licenses, and rights to use various assets including Launch Complex 20, Launch Complex 46, the Shuttle Landing Facility, and other smaller facilities or parcels of land. These agreements are expensed as incurred.

Accrued interest

As noted above, Space Florida is the lessee for certain leases for which there are no current cash lease payments required. During the time the lease payments are not required, Space Florida recognizes and accrues the interest expense related to these leases. At September 30, 2025, accrued interest is \$3,357,948.

Space Florida
Notes to the Financial Statements

Note 8: LEASES (Continued)

Accrued interest (Continued)

The following is a schedule of future minimum lease payments from lease agreements at September 30:

<i>For the years ending September 30,</i>	Principal	Interest	Total Future Minimum Lease Payments
2026	\$ 623,372	\$ 997,861	\$ 1,621,233
2027	636,938	983,886	1,620,824
2028	645,196	969,601	1,614,797
2029	659,294	955,009	1,614,303
2030	1,490,997	923,911	2,414,908
2031 - 2035	9,485,496	3,493,367	12,978,863
2036 - 2040	10,378,141	4,978,846	15,356,987
2041 - 2045	92,071	5,458,658	5,550,729
2046 - 2050	309,816	10,964,053	11,273,869
2051 - 2055	3,728,484	8,802,226	12,530,710
2056 - 2060	5,406,457	8,552,905	13,959,362
2061 - 2065	8,521,779	7,061,563	15,583,342
2066 - 2070	12,391,576	3,317,509	15,709,085
2071 - 2075	8,414,334	1,845,013	10,259,347
2076 - 2080	6,414,448	291,196	6,705,644
Total	\$ 69,198,399	\$ 59,595,604	\$ 128,794,003

Note 9: RETIREMENT PLAN

Effective September 1, 2006, Space Florida established a Simplified Employee Pension Plan (the "Plan"). The Plan eliminates the taxation required for the social security element of the Federal Insurance Contributions Act (FICA) for all participants and for Space Florida.

All employees of Space Florida are eligible to participate in the Plan immediately. Participants vest at 100% upon entering the Plan and retirement eligibility is set at age 65.

The Plan is non-contributory for employees and, therefore, all contributions are the obligation of Space Florida. Contributions to the Plan for the year ended September 30, 2025 was \$1,298,401 and represented 15% of total eligible employee gross compensation for each period.

Note 10: COMMITMENTS AND CONTINGENCIES

Commitments

Contract commitments at September 30, 2025 were \$79,673,600 and related to the design and construction for various launch sites and capital assets and certain other consulting agreements.

Economic Dependency

Space Florida received approximately 73% of its total revenues from State legislative appropriations and grants during the year ended September 30, 2025.

State Appropriated Funds & Federal Contracts

Amounts received from State and Federal agencies are subject to audit and adjustment at the discretion of these entities. If expenditures are disallowed as a result of these audits, the claims for reimbursement to the agency would become a liability of Space Florida.

Note 11: RISK MANAGEMENT

Space Florida purchases commercial insurance for worker's compensation, health and property insurance for their major capital assets. Therefore all risks of loss are fully insured up to policy maximums.

Note 12: RELATED PARTY TRANSACTIONS

Titusville-Cocoa Airport Authority (TCAA) is a related organization of Space Florida through TCAA's representation on the board as an ex officio, nonvoting member. TCAA has a sub recipient agreement with Space Florida as part of a Spaceport Improvement Program grant from the Florida Department of Transportation. During the fiscal year ended September 30, 2025, TCAA received \$148 from this sub recipient agreement.

Note 13: SUBSEQUENT EVENTS

Space Florida management has been notified by Space Force the use permit at Launch Complex 46 will not be renewed. Space Florida is currently reviewing the assets and working to vacate the premises by June 30, 2026. Space Florida has assets with net book value of \$4,831,191 at the launch complex. A portion of those assets are expected to be abandoned in place.

THIS PAGE IS INTENTIONALLY LEFT BLANK.

SUPPLEMENTARY INFORMATION

THIS PAGE IS INTENTIONALLY LEFT BLANK.

Space Florida
Schedule of Travel, Business Meals and Incidental Expenses

<i>For the year ended September 30,</i>	2025	2024
Domestic:		
Travel and incidental ⁽¹⁾	\$ 223,784	\$ 253,643
Conference fees	36,257	48,455
Business meals	13,112	40,237
Total domestic	273,153	342,335
Foreign:		
Travel and incidental ⁽¹⁾	85,294	53,717
Business meals	4,134	437
Total foreign	89,428	54,154
Total	\$ 362,581	\$ 396,489

⁽¹⁾ Incidental expenses consist of telephone charges and gratuities.

THIS PAGE IS INTENTIONALLY LEFT BLANK.



CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
7506 Lynx Way
Suite 201
Melbourne, FL 32940

321.255.0088
386.336.4189 (fax)
CRladv.com

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*

The Board of Directors
Space 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 Space Florida, as of and for the year ended September 30, 2025 and the related notes to the financial statements, which collectively comprise Space Florida’s basic financial statements, and have issued our report thereon dated May 7, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Space Florida’s internal control over financial reporting (internal control) to determine the 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 Space Florida’s internal control. Accordingly, we do not express an opinion on the effectiveness of Space Florida’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.

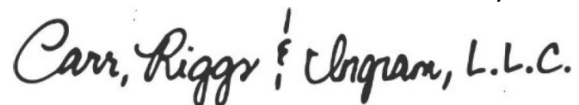
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not 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 Space Florida'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 statement. 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.

A handwritten signature in black ink that reads "Carr, Riggs & Ingram, L.L.C." in a cursive script.

Melbourne, Florida

May 7, 2026



CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
7506 Lynx Way
Suite 201
Melbourne, FL 32940

321.255.0088
386.336.4189 (fax)
CRLadv.com

INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR STATE PROJECT AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY CHAPTER 10.550, RULES OF THE FLORIDA AUDITOR GENERAL

The Board of Directors
Space Florida

Report on Compliance for Each Major State Project

Opinion on Each Major State Project

We have audited Space Florida’s compliance with the types of compliance requirements described in *Chapter 10.550, Rules of the Auditor General* that could have a direct and material effect on each of Space Florida’s major state projects for the year ended September 30, 2025. Space Florida’s major state projects are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, Space Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state projects for the year ended September 30, 2025.

Basis for Opinion on Each Major State Project

We conducted our audit of compliance 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 the audit requirements of Chapter 10.550, *Rules of the Auditor General*. Our responsibilities under those standards and Chapter 10.550 are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Space Florida and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major state project. Our audit does not provide a legal determination of Space Florida’s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the

requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Space Florida's state projects.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Space Florida's compliance based on our audit. 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, *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*, will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Space Florida's compliance with the requirements of each major state project as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Space Florida's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Space Florida's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Chapter 10.550, *Rules of the Auditor General*, but not for the purpose of expressing an opinion on the effectiveness of Space Florida's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a state project on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such

that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a state project will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Chapter 10.550, *Rules of the Auditor General*. Accordingly, this report is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

Melbourne, Florida

May 7, 2026

Space Florida
Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2025

Section I-Summary of Auditor's Results

Financial Statements

- | | |
|--|-------------|
| 1. Type of auditor's report issued: | Unmodified |
| 2. Internal control over major financial reporting: | |
| a. Material weakness identified? | No |
| b. Significant deficiencies identified not considered to be material weaknesses? | None noted. |
| c. Noncompliance material to the financial statements noted? | No |

State Projects

- | | | | | | | | |
|--|----------------------------------|----------------------|--------|-------------------------------|--------|----------------------------------|--|
| 1. Type of auditor's report issued on compliance for major state projects | Unmodified | | | | | | |
| 2. Internal control over major state projects: | | | | | | | |
| a. Material weakness identified? | No | | | | | | |
| b. Significant deficiency identified? | None noted. | | | | | | |
| 3. Any audit findings disclosed that are required to be reported in accordance with Chapter 10.550? | No | | | | | | |
| 4. Identification of major state projects: | | | | | | | |
| <table style="border: none;"> <tr> <td style="text-align: center;"><u>CSFA Number</u></td> <td style="text-align: center;"><u>State Program</u></td> </tr> <tr> <td style="text-align: center;">55.037</td> <td style="text-align: center;">Spaceport Improvement Program</td> </tr> <tr> <td style="text-align: center;">40.040</td> <td style="text-align: center;">Economic Development Partnership</td> </tr> </table> | <u>CSFA Number</u> | <u>State Program</u> | 55.037 | Spaceport Improvement Program | 40.040 | Economic Development Partnership | |
| <u>CSFA Number</u> | <u>State Program</u> | | | | | | |
| 55.037 | Spaceport Improvement Program | | | | | | |
| 40.040 | Economic Development Partnership | | | | | | |
| 5. Dollar threshold used to distinguish between type A and B projects : | \$3,186,375 | | | | | | |

Space Florida
Schedule of Findings and Questioned Costs (continued)
For the Year Ended September 30, 2025

Section II—Financial Statement Findings

No matters were reported.

Section III—State Project Findings and Questioned Costs

No matters were reported.

Section IV—Prior Findings and Questioned for State Projects

No matters were reported.

Space Florida

Schedule of Expenditures of State Financial Assistance
For the Year Ended September 30, 2025

State Agency Pass-through entity, State Project	CSFA Number	Contract/Grant Number	Expenditures	Transfer to Subrecipients
Florida Department of Economic Opportunity				
Direct Projects				
Economic Development Partnership, Israel	40.040	SB25-002 (S0249)	\$ 400,000	\$ -
Economic Development Partnership, Operations	40.040	SB25-008 (S0247)	16,500,000	-
Economic Development Partnership, Financing	40.040	SB25-003 (S0248)	6,000,000	-
Total Florida Department of Economic Opportunity			22,900,000	-
Florida Department of Transportation				
Direct Projects				
Spaceport Improvement Program	55.037	FM#436863-1-94-04	3,440,495	-
Spaceport Improvement Program	55.037	FM#435257-1-14-04	310,015	81,648
Spaceport Improvement Program	55.037	FM#435257-1-14-04	635,295	-
Spaceport Improvement Program	55.037	FM#435257-1-14-05	10,941	-
Spaceport Improvement Program	55.037	FM#436863-1-94-09	2,927,952	2,927,952
Spaceport Improvement Program	55.037	FM#437070-1-94-04	1,312,717	-
Spaceport Improvement Program	55.037	FM#437070-1-94-05	491,450	491,450
Spaceport Improvement Program	55.037	FM#435322-1-94-09	9,250,000	9,250,000
Spaceport Improvement Program	55.037	FM#436863-1-94-12	9,521,174	9,521,174
Spaceport Improvement Program	55.037	FM#435257-1-14-06	1,293,150	-
Spaceport Improvement Program	55.037	FM#437070-1-94-06	148	148
Spaceport Improvement Program	55.037	FM#436863-1-94-13	5,844,880	5,844,880
Spaceport Improvement Program	55.037	FM#435257-1-14-06	839,618	-
Spaceport Improvement Program	55.037	FM#436863-1-94-16	2,242	-
Spaceport Improvement Program	55.037	FM#437069-1-94-06	2,170,399	2,170,399
Spaceport Improvement Program	55.037	FM#435322-1-94-12	45,225,541	45,225,541
Spaceport Improvement Program	55.037	FM#436863-1-94-17	36,480	36,480
Total Florida Department of Transportation			83,312,497	75,549,672
Total Expenditures of State Financial Assistance			\$ 106,212,497	\$ 75,549,672

Note A - Significant Accounting Policies:

The Schedule of Expenditures of State Assistance is a summary of Space Florida's state assistance programs presented on the accrual basis of accounting in accordance with generally accepted accounting principles.

Grant monies received and disbursed by Space Florida are for specific purposes and are subject to review by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Based upon experience, Space Florida does not believe that such disallowance, if any, would have a material effect on the financial position of Space Florida.

THIS PAGE IS INTENTIONALLY LEFT BLANK.



CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.

7506 Lynx Way
Suite 201
Melbourne, FL 32940

321.255.0088
386.336.4189 (fax)
CRIadv.com

INDEPENDENT AUDITOR’S MANAGEMENT LETTER

The Board of Directors
Space Florida

Report on the Financial Statements

We have audited the financial statements of Space Florida as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 7, 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 Standards*, Independent Auditor’s Report on Compliance for Each Major State Project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant’s Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated May 7, 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 annual financial audit report. No recommendations were made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4, Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed

in this management letter, unless disclosed in the notes to the financial statements. The legal authority of Space Florida is disclosed in the footnotes. There are no component units.

Financial Condition and Management

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

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

Section 10.5534(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.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6-8, Rules of the Auditor General, Space Florida reported the information below. This information has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Space Florida reported:

- a. The total number of Space Florida employees compensated in the last pay period of the Space Florida's fiscal year as: **67**

- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of Space Florida's fiscal year as: **0**

- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency. **\$ 8,946,060**

- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency. **\$ 3,000**

- e. Each construction project with a total cost of at least \$65,000 approved by Space Florida that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such projects as: **None**

f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if Space Florida amends a final adopted budget under Section 189.016(6), Florida Statutes.

Space Florida operates as an enterprise fund and does not adopt a legal budget, therefore no reporting is required by Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, Space Florida reported:

a. The millage rate or rates imposed by Space Florida. **None**

b. The total amount of ad valorem taxes collected by or on behalf of Space Florida. **None**

c. The total amount of outstanding bonds issued by Space Florida and the terms of such bonds as: **None**

Information required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General: Space Florida has not imposed any special assessments and therefore no reporting is required by Section 218.39(3)(c), Florida Statutes.

Property Assessed Clean Energy (PACE) Programs

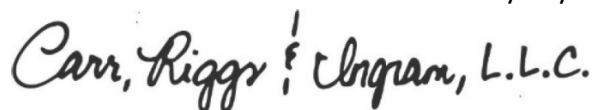
As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, Space Florida did not operate a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, within Space Florida's geographical boundaries during the fiscal year under audit.

Additional Matters

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

Purpose of this Letter

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



Melbourne, Florida

May 7, 2026

THIS PAGE IS INTENTIONALLY LEFT BLANK.



CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.

7506 Lynx Way
Suite 201
Melbourne, FL 32940

321.255.0088
386.336.4189 (fax)
CRLadv.com

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH LOCAL GOVERNMENT INVESTMENT POLICIES

The Board of Directors
Space Florida

We have examined Space Florida's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2025. Management of Space Florida is responsible for Space Florida's compliance with the specified requirements. Our responsibility is to express an opinion on Space Florida's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether Space Florida complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether Space Florida complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

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

In our opinion, Space Florida complied, in all material respects, with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2025, in all material respects.

This report is intended solely for the information and use of management and the State of Florida Auditor General 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 "Carr, Riggs & Ingram, L.L.C." in a cursive script.

Melbourne, Florida
May 7, 2026