Sebring Airport Authority
Board Meeting Agenda
May 21, 2026

1:30 p.m. **Hendricks Field Center**
Sebring Airside Center

1. **OPENING ITEMS**
   a) **Call to Order**
   b) **Pledge of Allegiance and Invocation**
   c) **Roll Call**
   d) **Election of Officers**
   e) **Announcements**

Upcoming Meetings & Events

Date	Time	Meeting/Event	Location
05/25/2026	Executive Offices Closed – Memorial Day		
06/18/2026	1:30pm	SAA/CRA Board Meeting	Hendricks Field Center

2. **CONSENT AGENDA**
   a) Approve April 2026 Minutes and Invoices
   b) Approve Final 2024-2025 Audited SAA Financial Report

3. **MISCELLANEOUS**

4. **ACTION ITEMS**
   a) Vogel Seed & Fertilizer, LLC. – Commercial Lease Agreement – Buildings 919
   b) *Approve and Ratify the execution and delivery of:* MDM Services, Inc – Change Order #2 – Fuel Farm Improvement $11,717.35 – Increasing the contract amount from $787,492.55 to $799,209.90; *and all action as taken by Airport Staff with respect thereto*
   c) *Approve and Ratify the execution and delivery of:* Public Transportation Grant Agreement (FDOT) – Amendment #1 – Fuel Farm Improvements - $10,001.00; *and all action as taken by Airport Staff with respect thereto*
   d) RFQ #26-02 Selection Committee Ranking - Airfield Stormwater Improvement Projects: Professional Construction Phase Contract Administration and Construction Engineering and Inspection Services
   e) RFP #26-01 Selection Committee Ranking: Security Guard Services
   f) Resolution 26-06 Approving Budget Amendment S26-05

   CONTINGENT ACTION ITEMS

5. **MANAGEMENT REPORT**
   - Andrew Bennett

6. BOARD OF DIRECTORS' BUSINESS

- Nomination of Board Seat – Resignation of Terrill Morris
- Form 1 (due electronically by July 1st)
- Form 9 (due by June 30th)
- Florida Association of Special Districts (FASD) Ethics Training

7. CONCERNS OF THE PUBLIC

8. ADJOURNMENT

If a person decides to appeal any decision made by the Board at any meeting or hearing, he will need a verbatim record of the proceedings. The record must include the testimony and evidence upon which the appeal is to be based. Sebring Airport Authority also gives notice that the Chairman is authorized to cancel or postpone any scheduled meeting or hearing by directing the Executive Director to so inform all Board members and any other interested parties and the press. Sebring Airport Authority does not discriminate upon the basis of any individual's disability status. This non-discriminatory policy involves every aspect of the Board's functions, including one's access to, participation in, employment of, or treatment in its programs or activities. Anyone requiring reasonable accommodations as provided for in the Americans with Disabilities Act should contact Jami Olive, Sebring Airport Authority at 863-314-1317.

Note: **Note**: Additional staff items may be considered if they come in after the agenda deadline.

SEBRING AIRPORT AUTHORITY
BOARD MEETING
April 16, 2026

The Sebring Airport Authority Board of Directors held a scheduled Board Meeting on April 16,2026, at 1:30 p.m. in person and by telephone-technology conference call. A quorum was met with the following in attendance:

Stanley Wells	-	Chairman
D. Craig Johnson	-	Vice Chairman
Mark Andrews	-	Board Member
Pete McDevitt	-	Board Member

Also

Mike Willingham	-	Executive Director (by Teams)
Andrew Bennett	-	Deputy Director
Colleen Plonsky	-	Director of Finance
Jami Olive	-	Airport Services Manager
Bob Swaine	-	Swaine, Harris & Wohl, P.A.
Rex Thompson	-	Allied Universal
Keira Medina	-	Avcon, Inc.
Julie Fowler	-	CliftonLarsonAllen LLP
Grae Daigle	-	CliftonLarsonAllen LLP
Sara Beth Rodgers	-	Highlands County Economic Development
Blake Swafford	-	Hanson Professional Services Inc (by Teams)
Eric Menger	-	Hanson Professional Services Inc (by Teams)

1. OPENING ITEMS

A. Meeting was called to order at 1:30 p.m. by Chairman Stanley Wells.

B. Bob Swaine led the Invocation and led the Pledge.

C. Roll Call

Mark Andrews, D. Craig Johnson, Pete McDevitt, and Stanley Wells were present at the meeting. Carl Cool, Jason Dunkel and Terrill Morris were absent.

D. Announcements

Chairman Stanley Wells read the announcements that were presented, which was, the next board meeting will be held Thursday, May 21st at 1:30pm.

2. CONSENT AGENDA

Approve the Consent Agenda:

Chairman Stanley Wells asked if there was any public comment pertaining to the consent agenda items, with no comment asked.
There was a motion by Pete McDevitt to approve the Consent Agenda with a second by Mark Andrews. The motion was passed with ayes from Andrews, Johnson, McDevitt, and Wells.

3. MISCELLANEOUS

4. ACTION ITEMS

Chairman Stanley Wells asked if there was any public comment pertaining to the action items, with no comment asked.

a.) Lockwood Aviation Lease Agreement – Building 200, Hangar Bay A

This item was presented by Andrew Bennett. There was a brief discussion. There was a motion by Pete McDevitt to approve the item as presented, with a second by Mark Andrews. The motion was passed with ayes from Andrews, Johnson, McDevitt, and Wells.

b.) Public Transportation Grant Agreement – Amendment of Agreement – Partial Parallel Taxiway D – Time Extension

This item was presented by Andrew Bennett. There was a brief discussion. There was a motion by Mark Andrews to approve the item as presented, with a second by D. Craig Johnson. The motion was passed with ayes from Andrews, Johnson, McDevitt, and Wells.

c.) Public Transportation Grant Agreement – Amendment of Agreement – Taxiway A Rehabilitation – Increased by $375,000

This item was presented by Andrew Bennett. There was a brief discussion. There was a motion by Pete McDevitt to approve the item as presented, with a second by Mark Andrews. The motion was passed with ayes from Andrews, Johnson, McDevitt, and Wells.

CONTINGENT ACTION ITEMS

No items were presented.

5. EXECUTIVE DIRECTOR'S REPORT

Deputy Director Andrew Bennett introduced Julie Fowler with CliftonLarsonAllen, who gave a presentation on the final Audited SAA Financial Report. There was a brief discussion with questions and answers from the board members.

Deputy Director Bennett then presented the Executive Director's report.

Deputy Director Bennett has received an invitation to participate in a panel at the Florida's Inaugural AAM Symposium with FDOT on May 11^{th} & 12^{th}.

Deputy Director Bennett gave an update on a few of the ongoing projects at the airport. The Fuel Farm Improvement project has started. He gave a brief description on the installation and fuel capacities. Board Member Mark Andrews asked if there was any new development on the fuel farm expansion at

the APBR, Deputy Bennett said not at this time. There is an Invitation to Negotiate for development opportunities for a proposed Commerce Park. This has been on the airports Master Plan for many years. The Taxiway Delta project is at 50% completion.
The board was also updated on the operation activities for January 1st through April 15th. We are currently 16% higher in overall operations versus this time in 2025. We have had 5,533 military operations thus far.

6. DIRECTOR'S BUSINESS

Chairman Wells reminded everyone to please complete their Ethics training, Form 1 is due by July 1st which is an online submittal, and Form 9 is due by June 30th.

Chairman Wells asked for nominations for the two expiring board seats. Board member Mark Andrews made a motion to nominate Craig Johnson and Steven Brown for the seat now held by Craig Johnson. He also made a motion to nominate Pete McDevitt and Gary Germaine for the seat now held by Pete McDevitt. Pete McDevitt made a motion for the nominations to be closed, with a second from Craig Johnson. The motion was passed with aye votes by Andrews, Johnson, McDevitt, and Wells.

The board took a brief pause at 1:57pm and everyone in attendance of the meeting was invited to attend a Ribbon Cutting Ceremony for Webster Turn Drive Rehabilitation. All board members went with Deputy Director Andrew Medina and SAA employee Luis Pratts to the Webster Turn Drive entrance.

They returned at 2:11pm and the meeting resumed.

7. CONCERNS OF THE PUBLIC

No items were presented.

8. ADJOURNMENT

Chairman adjourned meeting at 2:12 pm.

Mike Willingham, Executive Director

May 21, 2026
Approved by Board

April 2026 Paid List

Date	SAA/FBO Paid Invoices	Amount	Description
4/2/2026	Ascent Aviation Group	$23,515.88	FBO: Jet-A Fuel @ APBR
4/2/2026	Sage Payment Solutions	$4,597.82	SAA: Paya Exchange Credit Card Fees - April 2026
4/3/2026	Ascent Aviation Group	$21,835.96	FBO: Jet-A Fuel @ APBR
4/3/2026	Ascent Aviation Group	$34,863.86	FBO: 100LL AvGas @ KSEF
4/6/2026	Ascent Aviation Group	$32,703.44	FBO: Jet-A Fuel @ KSEF
4/6/2026	Ascent Aviation Group	$69,805.76	FBO: Jet-A Fuel @ APBR (3 Deliveries)
4/7/2026	Ascent Aviation Group	$35,804.01	FBO: Jet-A Fuel @ KSEF
4/7/2026	Grandson's Services, LLC	$3,755.00	SAA: Relocation Service Expense for Maintenance Items from T-Hangars to Building 735
4/8/2026	Air & Electrical Services, Inc	$154.45	SAA: Service Call - A/C Repair Bldg. 22 - Replaced Bad Thermostat/Zone System.
4/8/2026	All About Lawns, Inc.	$5,792.50	SAA: Repair - Labor/Materials to Irrigation on Webster Turn Drive - Reimbursed by Project Contractor
4/8/2026	Artistic Towing & Repair Inc.	$600.00	FBO: Towing of Jet-A Fuel Truck from APBR to SAA for Race Week
4/8/2026	Atkins North America, Inc.	$63,656.19	SAA: February 2026 General On-Call Consulting Services
4/8/2026	Central Contractors	$1,196.60	SAA: Service Call to Install Three Submetering Devices in Bldg. 22. Includes Materials & Labor for Repairs
4/8/2026	Cintas	$224.56	SAA/FBO: Weekly Services Mats, Soap, GermX, Urinal Mats, Sanis Screen
4/8/2026	Cintas	$130.00	SAA/FBO: Monthly Agreement for AED System
4/8/2026	Cole Auto Supply, Inc	$2,015.50	FBO: Purchased Oil for Resale
4/8/2026	Copy Life Inc	$232.50	SAA/FBO: March 2026 Copies
4/8/2026	CrawfordTech Government Solutions LLC	$744.80	SAA/CRA: February 2026 Board Packet Transcripts (ADA Compliance)
4/8/2026	Creative Printing	$95.00	FBO: Printing of Business Cards (1000) for FBO/Sebring Flight Center
4/8/2026	Department of Management Svcs.	$338.57	SAA/FBO: February 2026 Audio/Long Distance
4/8/2026	Federal Express Corporation	$77.01	SAA: Express Shipping Charges
4/8/2026	Gibson Aviation Services Inc.	$976.68	FBO: Parts for Jet Truck and Avgas Truck @ KSEF - Pumps, Handles
4/8/2026	My COI, LLC	$4,680.00	SAA: Annual Software Agreement for Insurance COI Tracking, Support, and Compliance Management
4/8/2026	Paul C Valladares Jr	$270.00	SAA/FBO: April 2026 Plant Services
4/8/2026	Rapid Systems	$143.95	SAA/FBO: April 2026 Monthly Internet for Control Tower
4/13/2026	Ascent Aviation Group	$35,836.48	FBO: Jet-A Fuel @ KSEF
4/14/2026	Bugs Bee-Ware Ext., Inc.	$976.00	SAA: Insecticide and Weed Control Application
4/14/2026	Cintas	$424.63	SAA/FBO: Weekly Services - Mats, Soap, GermX, Urinal Mats, Sanis Screen; Monthly Service of 3x5 Red Carpet Cleaning (6)
4/14/2026	CliftonLarsonAllen	$17,038.00	SAA: Audit Services FY 2025-2026 / CRA: Final Bill - Audit of Community Redevelopment Agency
4/14/2026	Lumen	$1,227.84	SAA/FBO: April 2026 Fiber Optic Service
4/14/2026	TechHouse:Intergrated	$37.21	SAA: General IT Support - Remote Login to Address Contact Service Issue
4/14/2026	The News Sun	$261.00	SAA: Ad/Publication: RFQ#26-02 Airfield Stormwater - Run Date: 04/03/2026
4/20/2026	Verizon Wireless	$1,222.20	SAA/FBO: Monthly Mobile Service March 2026
4/21/2026	Big Messages LLC	$177.89	SAA/FBO: After Hours Telephone Answering Services - May 2026
4/21/2026	Cintas	$224.56	SAA/FBO: Weekly Services - Mats, Soap, GermX, Urinal Mats, Sanis Screen
4/21/2026	Cintas Corporation No. 2 dba	$77.38	FBO: First Aid Cabinet Replenishment
4/21/2026	Florida Waste Solutions LLC	$1,202.16	SAA/FBO: Monthly Waste Collection Service
4/21/2026	Highlands News-Sun	$317.00	SAA: Subscription Renewal for 52 Weeks - Printed Newspaper: Highlands News-Sun
4/21/2026	Leaf Capital Funding, LLC	$629.53	SAA/FBO: Lease of Copy Machines/Printers
4/21/2026	Mosaix Software Inc.	$1,315.00	FBO: AvMan Series Software May 2026
4/21/2026	Stantec Consulting Services, Inc.	$1,320.00	CRA: Consulting Services: Fiscal Year 24-25 Report Update
4/21/2026	TechHouse:Intergrated	$2,360.73	SAA/FBO: Monthly Recurring Software Fees
4/21/2026	Yarbrough Tire & Service, Inc.	$1,989.95	SAA: A/C System Repair to Maintenance Truck - 2017 Ford F-250
4/22/2026	MDM Services, Inc.	$135,802.50	SAA: Jan/Feb 2026 Fuel Farm Expansion - Grant Reimbursed
4/22/2026	MDM Services, Inc.	$146,195.50	SAA: Feb 2026 Fuel Farm Expansion - Grant Reimbursed
4/27/2026	Ascent Aviation Group	$42,384.93	FBO: Jet-A Fuel @ KSEF
4/28/2026	Air & Electrical Services, Inc	$5,315.52	SAA: AC Service Call/Repair Bldg. 22 Tecnam - Replace Existing Zone Control Board Including 4 New Thermostats.
4/28/2026	Atkins North America, Inc.	$59,987.00	SAA: March 2026 KSEF Taxiway A Rehab/Design - Grant Reimbursed
4/28/2026	Brannock Berman & Seider	$13,390.72	SAA: March 2026 Legal Services - Spring Lake Improvement District
4/28/2026	Bryant Miller Olive P.A.	$75.00	SAA: March 2026 Legal Services - Spring Lake Improvement District

April 2026 Paid List

Date	SAA/FBO Paid Invoices	Amount	Description
4/28/2026	C & C Plumbing, Inc.	$224.75	SAA: Service Call Bldg. 22 - Leak from Sloan Flush Valve. Replaced Inside Cap & Diaphragm Kit in Flush Valve
4/28/2026	Cintas	$224.56	SAA/FBO: Weekly Services - Mats, Soap, GermX, Urinal Mats, Sanis Screen
4/28/2026	CliftonLarsonAllen	$539.58	SAA: Monthly Lease and Software Fees
4/28/2026	Clyde Johnson Contracting & Roofing, Inc.	$18,219.00	SAA: Emergency Repair of Roof Leaks Buildings 916, 918; Balance Owed for Installing Doors, Panels, and Fabrication Work in Buildings 916, 917, and 918.
4/28/2026	Clyde Johnson Contracting & Roofing, Inc.	$2,375.00	SAA: Hangar #72-108 Reinstalled Web Wall (Previously Used for Maintenance Hangar)
4/28/2026	Craig D Curtis	$70.00	SAA: Re-Keyed 2 Locks on Hangar 72-108
4/28/2026	CrawfordTech Government Solutions LLC	$371.60	SAA/CRA: March 2026 Board Packet and Budget Amendment Transcripts (ADA Compliance)
4/28/2026	Department of Management Svcs.	$338.53	SAA/FBO: March 2026 Audio Long Distance
4/28/2026	Shutts & Bowen, LLP	$462.00	SAA: March 2026 Legal Services - Haywood Taylor
4/28/2026	The News Sun	$312.80	SAA: Ad/Publication ITN#26-03 Re: Commercial Development Opportunities
4/29/2026	Ascent Aviation Group	$41,817.97	FBO: Jet-A Fuel @ KSEF
	Total Paid:	**$842,954.56**	

April 2026 P-Cards

Purchase Date	Vendor Name	Amount	GL: Description
3/31/2026	VAL SEVEN SEBRING RACE	$411.84	SAA: Hotel Room - Webster Turn Rehab Project - Resident Project Representative
3/31/2026	VAL SEVEN SEBRING RACE	$514.80	SAA: Hotel Room - Stormwater Flowage Monitoring System - Project Representative (Engineer)
4/2/2026	FLORIDA STATE UNIV	$150.00	SAA: Training - Public Records Management (Director of Finance)
4/3/2026	AMAZON MKTPL B72NH2JQ2	$50.18	FBO/SAA: Trash Bags
4/4/2026	WAWA 5370	$74.30	FBO: Fuel for Courtesy Car
4/5/2026	STARLINK INTERNET	$540.00	SAA/FBO: Monthly Back-Up Satellite Internet Service - Terminal Building
4/5/2026	Google YouTube TV	$94.25	SAA: Monthly Subscription for Terminal Building Waiting Area
4/5/2026	VMO VIMEO.COM	$144.00	SAA: Subscription - Online Video Platform Used for Website
4/6/2026	IN-SITU INC	$4,760.75	SAA: Equipment for Stormwater Data Collection and Reporting System
4/7/2026	GRAINGER	$1,353.94	FBO: Purchased Wheel Chocks for Aircraft Parking
4/7/2026	WAWA 5373	$63.36	SAA: Fuel in Operations Vehicle
4/7/2026	INN ON THE LAKES	$126.00	SAA: Hotel Room - Stormwater Flowage Monitoring System - Project Representative (Engineer)
4/8/2026	WAWA 5370	$32.73	FBO: Fuel for Courtesy Car
4/8/2026	WAWA 5371	$44.88	FBO: Fuel for Courtesy Car
4/8/2026	WAWA 5371	$55.94	FBO: Fuel for Courtesy Car
4/8/2026	NAPA AUTO PARTS 161	$708.49	FBO: Repair - Alternator and Batteries for Jet-Fuel Truck 5000-2 at APBR
4/8/2026	WAWA 5370	$91.00	SAA: Fuel for Maintenance Truck
4/8/2026	THE HOME DEPOT #6340	$374.08	SAA: Air Fittings for Air Compressor, Wetdry Vac, Keypad Door Lock for Maintenance Hangar 71 and Building 735
4/8/2026	FLORIDA STATE UNIV	$150.00	SAA: Training - Public Records Management (Accounting Coordinator)
4/9/2026	LORIDA IGNITION	$595.41	FBO: Alternator and Starter Rebuild for Jet Truck
4/9/2026	Adobe Inc	$269.84	SAA: Monthly Subscriptions
4/10/2026	INN ON THE LAKES	$504.00	SAA: Hotel Room - Webster Turn Rehab Project - Resident Project Representative
4/10/2026	AMAZON MKTPL BC4XL0HG0	$37.18	SAA: Tab Dividers for 3 Ring Binders, Business Card Holder
4/11/2026	AMAZON MKTPL B76FM1L81	$270.32	FBO: Money Envelopes for Cash, Coffee Bar Replenishment - Coffee, Mints
4/11/2026	WM SUPERCENTER #814	$34.52	SAA: Kitchen Supplies - Dishwasher Pods and Sponge
4/12/2026	TRTAX & ACCTG-PROFE	$326.00	SAA: Monthly Subscription Fixed Asset Software
4/13/2026	LOOPNET	$198.00	SAA: Online Realty Listing Service Company
4/14/2026	AMAZON MKTPL B75TS4QP1	$19.00	FBO: Office Supplies - Writing Instruments
4/14/2026	WAWA 5370	$131.01	FBO: Fuel for Courtesy Car and Golf Carts
4/14/2026	WAWA 5373	$68.05	SAA: Fuel in Operations Vehicle
4/15/2026	NAPA AUTO PARTS SEBRING	$23.49	FBO: Oil Filter and Coolant for 2017 Ford Explorer
4/15/2026	AMAZON MKTPL B76BL4S81	$39.97	FBO: Replacement Clipboards and Writing Utensils for APBR Usage
4/16/2026	NIC -FDLE CCHINET	$25.00	SAA: Employment Background Check (State)
4/16/2026	AMAZON MKTPL BS4LY2AX2	$253.40	FBO: Coffee Bar Replenishment - Sugar, Creamer, Mints, Stir-Sticks. FBO/SAA: Paper Towels, Multifold Paper Towels
4/17/2026	AMAZON MKTPL BY9T66O41	$24.98	FBO: Display Board for APBR Squadron Designations
4/17/2026	CIRCLE K 07515	$68.01	FBO: Fuel for Courtesy Car
4/17/2026	OPENAI CHATGPT SUBSCR	$200.00	SAA: Professional Monthly AI Software Subscription
4/17/2026	SENTRYLINK	$19.95	SAA: Employment Background Check (National)
4/17/2026	ENTERPRISE RENT-A-CAR	$246.94	SAA: Van Rental for Board Meeting - Webster Turn Drive Rehab Project - Ribbon Cutting
4/17/2026	TST LOW AND SLOW SMOKE H	$35.00	SAA: Out-of-Town Travel Meal Expense - Deputy Director
4/18/2026	VAL SEVEN SEBRING RACE	$424.73	SAA: Hotel Room - Stormwater Flowage Monitoring System - Project Representative
4/20/2026	WAWA 5370	$50.69	FBO: Fuel for Courtesy Car
4/20/2026	APSAVIATION.COM	$465.86	FBO: Operating Supplies- Millipore Testing Kits and HydroKit Fuel Tester
4/22/2026	WAWA 5370	$33.00	FBO: Fuel for Courtesy Car
4/22/2026	NIC -DEP FDEP PAYMENT	$500.00	SAA: Permit Fee: Multi Sector Generic Permit Regarding Stormwater Discharge

April 2026 P-Cards

Purchase Date	Vendor Name	Amount	GL: Description
4/22/2026	RENAISSANCE DAYTONA BE	$196.88	SAA: Out-of-Town Lodging - Deputy Director - Guest Speaker for Inaugural Florida Advanced Air Mobility Symposium
4/23/2026	APEX OFFICE PRODUCTS INC	($9.40)	SAA: Refund for Office Supplies - Permanent Markers
4/24/2026	VBS VONAGE BUSINESS	$449.52	SAA/FBO: Monthly Phone Service
4/24/2026	AMAZON MKTPL BS6WH1T51	$360.71	FBO: Coffee Bar Replenishment - Coffee, Copy Paper, FBO/SAA: Trash Bags, Toilet Tissue
4/27/2026	CIRCLE K 07515	$93.21	FBO: Fuel for Courtesy Car
4/27/2026	Griffins Cleaners	$59.27	SAA: Dry Cleaning of Uniform Dress Shirts
4/27/2026	CIRCLE K 07515	$105.00	SAA: Fuel for Maintenance Truck
4/27/2026	ALLEN ENTERPRISES INC	$551.00	SAA: Replacement Airfield Lighting Components
4/28/2026	WAWA 5373	$61.00	SAA: Fuel in Operations Vehicle
4/28/2026	AMAZON MKTPL BV5DF5OU2	$151.12	SAA: Office Supplies - Post-Its, Sheet Protectors, Notebooks, Binders
4/29/2026	WAWA 5370	$36.85	FBO: Fuel for Courtesy Car
4/29/2026	WAWA 5370	$54.00	FBO: Fuel for Courtesy Car
4/29/2026	WAWA 5370	$62.09	FBO: Fuel for Courtesy Car
4/29/2026	Mailchimp	$26.50	SAA: Email Marketing Tool
5/1/2026	WAWA 5370	$110.78	FBO: Fuel for Courtesy Car and Golf Carts
5/1/2026	AMAZON MKTPL BS2KO2UP0	$22.40	FBO: Initial Stamp for Paperwork
5/1/2026	WWW.EBRIDGE.COM	$175.00	SAA: Monthly Fee for Record Retention
5/2/2026	AMAZON MKTPL BJ2HC2OL0	$28.09	SAA: Office Supplies - Planner, Mouse & Keyboard Rest
	Total:	**$17,725.93**	

Accounts Payable Aged Invoice Report
Open Invoices - Aged by Invoice Date - As of 5/12/2026
Sebring Airport Authority (SAA)

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
A&ESERV Air & Electrical Services, Inc									
26-1722	4/30/2026	5/25/2026	$18,110.12	$18,110.12	$0.00	$0.00	$0.00	$0.00	SAA: Service Call - Installed 3 A/C Units @ SiteOne - Building 916
	Vendor A&ESERV Totals		$18,110.12	$18,110.12	$0.00	$0.00	$0.00	$0.00	
ALLABOU All About Lawns, Inc.									
1227000	5/6/2026	5/6/2026	$550.00	$550.00	$0.00	$0.00	$0.00	$0.00	SAA: Repair - Labor and Materials for Broken Irrigation Near Flagpole
	Vendor ALLABOU Totals		$550.00	$550.00	$0.00	$0.00	$0.00	$0.00	
ALLIED Universal Protection Service, LLC									
18413019 APR	4/30/2026	5/30/2026	$14,479.57	$14,479.57	$0.00	$0.00	$0.00	$0.00	SAA: April 2026 Security Services
	Vendor ALLIED Totals:		$14,479.57	$14,479.57	$0.00	$0.00	$0.00	$0.00	
ATKINS Atkins North America, Inc.									
2064332 OC	3/31/2026	5/30/2026	$69,612.02	$0.00	$69,612.02	$0.00	$0.00	$0.00	SAA: March 2026 General On-Call Consulting Services
	Vendor ATKINS Totals:		$69,612.02	$0.00	$69,612.02	$0.00	$0.00	$0.00	
AVCON Avcon, Inc.									
133383 TW D	3/31/2026	5/31/2026	$40,922.00	$0.00	$40,922.00	$0.00	$0.00	$0.00	SAA: March 2026 Taxiway D - Construction Administrative Services - Grant Reimbursed
	Vendor AVCON Totals:		$40,922.00	$0.00	$40,922.00	$0.00	$0.00	$0.00	
BEVO BEVO Security Solutions									
202859	4/23/2026	5/23/2026	$300.00	$300.00	$0.00	$0.00	$0.00	$0.00	SAA: Service Call - Security Camera Troubleshooting. Rebooted Server and Updated Software
	Vendor BEVO Totals:		$300.00	$300.00	$0.00	$0.00	$0.00	$0.00	
BUGS Bugs Bee-Ware Ext., Inc.									
318990	5/11/2026	5/25/2026	$330.00	$330.00	$0.00	$0.00	$0.00	$0.00	SAA: Palm Tree Health & Maintenance - Terminal Building: (6) Palm Tree Injections
	Vendor BUGS Totals:		$330.00	$330.00	$0.00	$0.00	$0.00	$0.00	
CIVILSU CivilSurv Design Group, Inc.									
442-001001-34-WT	4/30/2026	5/30/2026	$809.60	$809.60	$0.00	$0.00	$0.00	$0.00	SAA: Professional Services Webster Turn Drive Reconstruction - Grant Reimbursed
	Vendor CIVILSU Totals:		$809.60	$809.60	$0.00	$0.00	$0.00	$0.00	
DIANARI Diana Ries Designs, Inc.									
14908 APRIL	4/30/2026	5/30/2026	$1,202.00	$1,202.00	$0.00	$0.00	$0.00	$0.00	SAA: April 2026 Website Updates, Social Media Advertising & Updates, Creative PR & Marketing Programs
	Vendor DIANARI Totals:		$1,202.00	$1,202.00	$0.00	$0.00	$0.00	$0.00	
HANSON Hanson Professional Services Inc									
ARIV1023155	4/30/2026	5/30/2026	$3,500.00	$3,500.00	$0.00	$0.00	$0.00	$0.00	SAA: KSEF Design Services - Independent Fee Estimate for Taxiway C & B3 - FAA Design Grant Application
	Vendor HANSON Totals:		$3,500.00	$3,500.00	$0.00	$0.00	$0.00	$0.00	

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
JACKS Jack's Lawn Service									
2579 DIVERS	5/1/2026	5/31/2026	$425.00	$425.00	$0.00	$0.00	$0.00	$0.00	SAA: May Lawn & Landscape Care
2580 MAY	5/1/2026	5/31/2026	$8,325.00	$8,325.00	$0.00	$0.00	$0.00	$0.00	SAA: May Lawn Care Diversified CPC
2581 BLDG 735	5/1/2026	5/31/2026	$150.00	$150.00	$0.00	$0.00	$0.00	$0.00	SAA: May Lawn Care Building 735
	Vendor JACKS Totals:		$8,900.00	$8,900.00	$0.00	$0.00	$0.00	$0.00	
LEW Leedy Electric West									
28999	3/3/2026	6/6/2026	$1,566.76	$0.00	$0.00	$1,566.76	$0.00	$0.00	SAA: Major Maintenance on 25kW Generac Generator. Technician, Materials, and Travel
29000	3/31/2026	6/6/2026	$2,326.55	$0.00	$2,326.55	$0.00	$0.00	$0.00	SAA: Major Maintenance on 300kW Generac Generator @ Terminal Building. Technician, Materials, and Travel
	Vendor LEW Totals:		$3,893.31	$0.00	$2,326.55	$1,566.76	$0.00	$0.00	
RS&H RS&H, Inc									
10075369004-2 ENERGY	3/31/2026	4/30/2026	$7,496.11	$0.00	$7,496.11	$0.00	$0.00	$0.00	SAA: Professional Services - SEF Energy Baselining Thru 03.31.26
10075369005-1	3/31/2026	5/26/2026	$18,080.00	$0.00	$18,080.00	$0.00	$0.00	$0.00	SAA: Professional Services - SEF General Services Related to Stormwater Drainage Planning
	Vendor RS&H Totals:		$25,576.11	$0.00	$25,576.11	$0.00	$0.00	$0.00	
SWAINE Swaine, Harris & Wohl, P.A.									
169327-OC	4/30/2026	5/30/2026	$3,985.54	$3,985.54	$0.00	$0.00	$0.00	$0.00	SAA: April 2026 Legal Services - General On-Call Services
	Vendor SWAINE Totals:		$3,985.54	$3,985.54	$0.00	$0.00	$0.00	$0.00	
	Report Totals:		**$192,170.27**	**$52,166.83**	**$138,436.68**	**$1,566.76**	**$0.00**	**$0.00**	

Accounts Payable Aged Invoice Report
Open Invoices - Aged by Invoice Date - As of 5/12/2026
Sebring Airport Authority (FBO)

Vendor Number/ Invoice Number	Invoice Date	Due Date	Invoice Balance	Current	30 Days	60 Days	90 Days	120 Days	
ASCENT Ascent Aviation Group									
1195091	4/15/2026	5/30/2026	$41,071.29	$41,071.29	$0.00	$0.00	$0.00	$0.00	FBO: Jet-A Fuel @ APBR
1197226	5/1/2026	6/8/2026	$36,215.07	$36,215.07	$0.00	$0.00	$0.00	$0.00	FBO: Jet-A Fuel @ APBR
1198288	4/30/2026	5/18/2026	$37,114.86	$37,114.86	$0.00	$0.00	$0.00	$0.00	FBO: Jet-A Fuel @ KSEF
1198618	5/1/2026	6/13/2026	$36,915.42	$36,915.42	$0.00	$0.00	$0.00	$0.00	FBO: Jet-A Fuel @ APBR
1199310	5/1/2026	5/21/2026	$1,090.00	$1,090.00	$0.00	$0.00	$0.00	$0.00	FBO: Jet-A Fuel Additive Drum @ KSEF
1200259	5/7/2026	5/27/2026	$37,331.68	$37,331.68	$0.00	$0.00	$0.00	$0.00	FBO: Jet-A Fuel @ KSEF
1200718	5/9/2026	5/29/2026	$37,218.28	$37,218.28	$0.00	$0.00	$0.00	$0.00	FBO: Jet-A Fuel @ KSEF
	Vendor ASCENT Totals:		$226,956.60	$226,956.60	$0.00	$0.00	$0.00	$0.00	
		Report Totals:	$226,956.60	$226,956.60	$0.00	$0.00	$0.00	$0.00	

SEBRING AIRPORT AUTHORITY

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED SEPTEMBER 30, 2025

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CliftonLarsonAllen LLP
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INDEPENDENT AUDITORS' REPORT

Board of Directors
Sebring Airport Authority
Sebring, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Sebring Airport Authority (the Authority), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of September 30, 2025, and the changes in financial position and its 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 (GAAS) 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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority'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.

Auditors' 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 auditors' 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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority'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.

Board of Directors
Sebring Airport Authority

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of revenues, expenses, and changes in net position – CRA fund and the schedule of expenditures of state financial assistance, as required by Chapter 10.550, *Local Governmental Entity Audits*, Rules of Auditor General of the State of Florida, are presented for purposes of additional analysis and are 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 GAAS. In our opinion, the schedule of revenues, expenses, and changes in net position – CRA fund and the schedule of expenditures of state financial assistance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Lakeland, Florida
March 26, 2026

SEBRING AIRPORT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED SEPTEMBER 30, 2025
(UNAUDITED)

As management of the Sebring Airport Authority (the Authority), we offer the readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended September 30, 2025. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements.

Financial Highlights

- The assets plus deferred outflows of resources of the Authority exceeded its liabilities plus deferred inflows of resources as of September 30, 2025, by $47,237,229 (net position).
- The Authority's total assets net of depreciation as of September 30, 2025, were $57,354,924.
- The Authority's total operating revenue was $6,080,555 primarily consisting of industrial and test track rentals of $3,205,755 and Fixed Base Operations sales in the amount of $1,978,786.
- The Authority's total operating expenses came to $9,348,728. General operating expense (including insurance, supplies, utilities, repairs and maintenance, and taxes) came to $2,990,874. Other primary expenses consisted of $1,640,610 in personnel costs, $341,545 in contractual services, $1,001,686 in professional services, and $3,374,013 in depreciation. The net operating loss was $3,268,173.
- Total nonoperating revenue, (expenses), and capital grants were $1,830,915 resulting in a decrease in net position of $1,437,258.

Overview of Financial Statements

The financial statements included in the annual report are those of a special-purpose government engaged in a business-type activity. The following statements are included:

- Statement of Net Position — reports the Authority's assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position at the end of the fiscal year and provides information about the nature and amounts of investment of resources and obligations to creditors.
- Statement of Revenue, Expenses, and Changes in Net Position — reports the results of activity over the course of the fiscal year. It details the costs associated with operating the Authority and how those costs were funded. It also provides an explanation of the change in net position from the previous fiscal year-end to the current fiscal year-end.
- Statement of Cash Flows — reports the Authority's cash flows in and out from operating activities, noncapital financing activities, capital and related financing activities, and investing activities. It details the sources of the Authority's cash, what it was used for, and the change in cash over the course of the fiscal year.
- The basic financial statements also include notes that provide required disclosures and other information necessary to gather the full meaning of the material presented in the statements.

Overview of Financial Statements (Continued)

The analysis of net position, revenue, and expenses are detailed and provide a comprehensive portrayal of financial conditions and related trends. The analysis includes all assets and liabilities using the accrual basis of accounting.

Accrual accounting is similar to the accounting used by most private sector companies. Accrual accounting recognizes revenue and expenses when earned regardless of when cash is received or paid.

Our analysis presents the Authority's net position, which can be thought of as the difference between what the Authority owns (assets) and what the Authority owes (liabilities). The net position analysis will allow the reader to measure the health or financial position of the Authority.

Over time, significant changes in the Authority's net position are an indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any Authority, the reader must also consider other nonfinancial factors such as fluctuations in the local economy, fluctuations in fuel prices, and the physical condition of the Authority's capital assets.

At September 30, 2025, total assets were $57,354,924. Total current assets were $4,413,392. Total noncurrent assets were $52,941,532.

In addition, total liabilities at September 30, 2025 were $5,861,516. Total current liabilities were $1,501,049 and liabilities payable from restricted assets (tenant deposits) and total long-term (noncurrent) liabilities were $4,360,467.

Net Position

The difference between an organization's assets and deferred outflows of resources and its liabilities and deferred inflows of resources equals its net position. The Authority's net position is classified as follows:

Net Investment in Capital Assets — Capital assets, net of accumulated depreciation and reduced by debt attributable to the acquisition of those assets.

Restricted Net Position — Net position that can be spent only for specific purposes because of constraints imposed by external providers (such as grantors, bondholders, and higher levels of government), or imposed by constitutional provisions or enabling legislation.

Unrestricted Net Position — Net position that is not invested in capital assets or subject to restrictions.

Condensed Financial Information

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position:

	2025	2024
ASSETS		
Current Assets - Unrestricted	$ 3,948,150	$ 5,030,941
Current Assets - Restricted	465,242	482,554
Net Capital Assets	49,384,512	50,764,593
Other Noncurrent Assets	3,557,020	4,210,312
Total Assets	57,354,924	60,488,400
DEFERRED OUTFLOWS OF RESOURCES	367,993	479,025
LIABILITIES		
Current Liabilities	1,501,049	906,790
Noncurrent Liabilities	4,360,467	6,153,970
Total Liabilities	5,861,516	7,060,760
DEFERRED INFLOWS OF RESOURCES	4,624,172	5,232,178
NET POSITION		
Net Investment in Capital Assets	45,797,488	46,045,249
Restricted	647,577	314,706
Unrestricted	792,164	2,314,532
Total Net Position	$ 47,237,229	$ 48,674,487

Current assets decreased $1,100,103 from the prior fiscal year. Net capital assets decreased by $1,380,081 primarily due depreciation expense in excess of purchase of capital assets purchased. Of the total decrease in current assets, restricted cash decreased $17,302 due to the decrease in customer deposits.

Current liabilities increased $594,259 from the prior year primarily due to a increase in payables related to projects in process at year-end.

At September 30, 2025, the Authority had $2,933,739 in direct borrowings and leases related to capital assets. That debt finances the purchases of equipment as well as construction and improvement projects. The Authority also records $1,050,212 in net pension liability related to the Authority's participation in the Florida Retirement System.

Net position decreased by $1,437,258, primarily due to a $1,574,371 decline in fixed-base operations operating revenue. This decrease was driven largely by a $1,422,251 year-over-year reduction in military Jet A fuel sales.

Condensed Financial Information (Continued)

Revenues, Expenses, and Changes in Net Position

	2025	2024
OPERATING REVENUE		
Industrial and Test Track Rental Revenue	$ 3,205,755	$ 3,019,108
Fixed Based Operations	1,978,786	3,553,157
Other Revenue	896,014	957,502
Total Operating Revenue	6,080,555	7,529,767
OPERATING EXPENSES		
Personnel Services	1,640,610	1,633,072
Contractual Services	341,545	378,148
Professional Services	1,001,686	979,555
General Operating Expenses	2,990,874	4,219,167
Depreciation Expense	3,374,013	2,932,410
Total Operating Expenses	9,348,728	10,142,352
NET OPERATING LOSS	(3,268,173)	(2,612,585)
NONOPERATING REVENUES (EXPENSES)		
Interest Revenue (Expense), Net	212,620	322,996
Capital Grants and Contributions	1,584,538	5,901,213
Other Nonoperating Revenue	33,757	89,973
Total Nonoperating Revenues (Expenses)	1,830,915	6,314,182
CHANGES IN NET POSITION	(1,437,258)	3,701,597
Net Position - Beginning of Year	48,674,487	44,972,890
NET POSITION - END OF YEAR	$ 47,237,229	$ 48,674,487

Overall operating revenue decreased by $1,449,212. Industrial and test track rental revenue increased $186,647 for the current year. Revenue from fixed based operations decreased $1,574,371 for the current year due to decreased activity at the airport for military and general aviation activity.

Operating expenses before depreciation decreased by $793,624. The decrease was due largely to decreases in the cost of fuel related to decreased fuel sales noted above.

In fiscal year 2025, total operating revenue was $6,080,555 while total operating expenses, including depreciation, was $9,348,728. This resulted in a $3,268,173 operating loss. Net nonoperating revenues, including capital grants, were $1,830,915 resulting in a negative change in net position of $1,473,258.

Capital Assets

The Authority's capital assets as of September 30, 2025, amounted to $49,384,512 (net of accumulated depreciation) compared to $50,764,593 for the prior year. This investment in capital assets includes land, buildings, infrastructure, vehicles, machinery and equipment, furniture and fixtures, and construction in progress. Major capital asset events during the fiscal year include the following:

- High Mast Lighting
- Webster Turn Haywood to Boeing

Capital Assets (Net of Depreciation):

	2025	2024
Total Capital Assets Not Being Depreciated	$ 2,758,597	$ 1,089,088
Total Capital Assets Being Depreciated and Amortized	91,760,155	91,471,935
Accumulated Depreciation and Amortization	(45,134,240)	(41,796,430)
Total Capital Assets, Net	$ 49,384,512	$ 50,764,593

Additions information on the Authority's capital assets can be found in Note 3 to the financial statements.

Long-Term Debt

At September 30, 2025, the Authority had total debt outstanding of $2,993,739 compared to $4,435,741 in the prior year. The decrease in total outstanding debt is attributable to the payments on existing debt.

Long-Term Debt:

	2025	2024
Notes Payable - Direct Borrowing and Leases	$ 2,929,692	$ 2,906,433
Line of Credit - Secured	-	1,519,686
Leases Payable	4,047	9,622
Total	$ 2,933,739	$ 4,435,741

Please refer to Notes 8 and 9 of the financial statements for a complete presentation of all long-term debt and line of credit liabilities. The above table does not present information for compensated absences, net pension liability, or other postemployment benefit liabilities.

Economic Factors and Next Year's Budgets and Rates

The Sebring Airport Authority 2026 Annual Budget was approved by Resolution 25-10 on September 18, 2025. The Sebring Regional Airport and Industrial Park Community Redevelopment Agency (CRA) is reported as a blended component unit of Sebring Airport Authority. Its Annual Budget was approved by Resolution 25-02 on September 18, 2025. The detailed budgets are available for review upon request.

Projects that are in the pipeline are as follows:

- Apron Reconstruction Project Phase II was completed in March 2024. This project was funded by the FAA and FDOT in the amount of $4,400,000. We have $8,000,000 programed in the FDOT Work Program for FY28/29 for the third and final phase.

- Webster Turn full depth reconstruction is fully designed and permitted. The Interlocal Agreement with the County has been fully executed - necessary as the County is the recipient of FDOT grant funding totaling $595,308 and has allocated $186,000 in FY25/26 local project funds. In addition to the FDOT grant, the project was awarded a $2,113,560 Florida Job Growth Infrastructure Grant from Florida Commerce in May 2025. Project was awarded to Dickerson Infrastructure, Inc. for $2,292,389 and is currently 70% completed with substantial completion anticipated for mid-March 2026.

- An Economic Development Administration (EDA) grant totaling $1,830,207 (80%) was received to replace critical sections of master stormwater drainage infrastructure from WWII. Project was awarded to Quality Enterprises USA, Inc. for $2,125,623 and was completed in Fall 2024.

- Design plans and technical specifications for expanding our Fuel Farm system to replace our existing 1,000-gallon tank with a new 12,000-gallon tank, that will accommodate a sustainable replacement for 100 Low Leaded octane aviation fuel, and install an additional 12,000-gallon companion tank for our existing Jet-A fuel system are complete.100% Funding for this expansion has been received from the FAA via the Infrastructure Investment and Jobs Act Airport Infrastructure Grant allocations and FDOT aviation grant program. Project was awarded to MDM Services, Inc. for $787,493 and construction is underway – completion is scheduled for March 2026.

- FAA Infrastructure Investment and Jobs Act Airport Infrastructure Grant totaling $256,500 and Florida Department of Transportation grant totaling $28,500 was received to complete the design and permitting of Taxiway Delta - design and permitting are 100% complete. Grants from the FAA Airport Improvement Program (Discretionary) and FDOT totaling $2,551,976 were secured, covering 100% of the construction costs. Project was awarded to E.O. Koch Construction, Co. for $2,249,536. Construction began in January 2026 and is scheduled for completion by May 2026.

Economic Factors and Next Year's Budgets and Rates (Continued)

- The Florida Department of Transportation awarded a $676,038 grant for the installation of seven (7) 70-foot High Mast lights across the terminal apron area and two (2) 35-foot Mast Lights at the fuel farm. The terminal apron area and fuel farm lack adequate lighting, with minimal coverage provided by lights from adjacent airside buildings. This poses significant security and operational concerns, as the area remains dark at night, including along the AOA fencing/gates and around stationary aircraft. The new lighting will enhance security and safety during nighttime operations. This project was 100% completed in September 2025.

- FAA Infrastructure Investment and Jobs Act Airport Infrastructure Grant totaling $333,878 and Florida Department of Transportation grant totaling $40,000 was received to complete the design and permitting of Taxiway Alpha Reconstruction. AtkinsRealis was selected to carry out the design and permitting work, which is currently 60% complete.

- A Rural Infrastructure Fund Grant totaling $300,000 was received from Florida Commerce to develop design plans for 1.17 miles of roadway improvements to Carroll Shelby Drive – design is 100% complete.

- The State of Florida Department of Commerce awarded a $3,044,630 Community Development Block Grant Disaster Recovery (CDBG-DR) to replace airfield stormwater infrastructure at SEF through the Rebuild Florida Infrastructure Repair Program. The project will upgrade the airport's drainage system by replacing damaged structures, repairing pipes, and adding culverts to reduce flooding and protect runways and taxiways. Administrative, engineering, and construction activities are included to restore safety and enhance long-term resilience.

- Pre-applications have been submitted to the FAA for design and permitting of Taxiway Charlie, funded by the Infrastructure Investment and Jobs Act Airport Infrastructure Grant program, and construction of Taxiway Alpha, funded by the Airport Improvement Program (Discretionary).

- We continue to collaborate with our tenant partners on their projects. They are briefly outlined as follows:

  - SAA advertised RFP 24-04 Aircraft Hangar Development with one (1) proposal was received from Corle Building Systems, Inc. Corle Building Systems, Inc. intends to construct all sitework and vertical construction which will consist of 8 box hangars measuring 70' x 70' and 4 box hangars measuring 100' x 100' with approximately 18 guest parking spaces within the project site. The Developer proposes to offer the hangars either for sale as a condominium unit or for lease. The project is located on the South Hangar Site situated on approximately 6.6 acres. A long-term ground lease for this development was approved by the Authority in December 2025.

  - DUC Propellers is planning a new facility on Airport to manufacture and distribute helicopter rotor blades and propellers for Powered Lift (vertical takeoff and landing) aircraft. The Authority Board is expected to review a long-term ground lease and project development agreement in February 2026.

Economic Factors and Next Year's Budgets and Rates (Continued)

- The aerospace program at the Airport is expanding to meet high demand, increasing enrollment from 50 to 100-125 students, and introducing a Diesel Maintenance Technology program. The new facility will include workshop labs, computer labs, and classrooms equipped with the latest technology. This workforce development expansion aims to prepare students for successful careers in aviation, engineering, and transportation-related industries.

- Advanced Air Mobility (AAM) in the United States is rapidly evolving, with the FAA leading efforts to develop infrastructure and regulatory frameworks for this new aviation ecosystem. The Sebring Airport Authority has submitted a Pen and Ink update to its FAA approved Airport Layout Plan to incorporate AAM and vertiport facilities, including a takeoff/landing pad, parking areas for Powered Lift vehicles, and up to four (4) recharging stations. This project received conditional approval from the FAA in May 2025 and is listed by FDOT as a Phase 1A airport for Florida's initial AAM rollout in the Central Florida I-4 Corridor. SEF is among the early airports selected for near-term AAM operations and readiness planning, with a published AAM plan flagged by FDOT.

Significant economic factors affecting the Authority are as follows:

1. As in the past, we continue to feel optimistic about military fuel sales. We are moving forward with planning upgrades and replacing our existing 5,000-gallon fuel tank with a 12,000-gallon tank to take advantage of wider use of the Bombing Range by additional branches of military. Our 5,000-gallon refueler has been completely refurbished and is dedicated to the Range. We have leased another 5,000-gallon refueler in order to maintain service levels at the Airport.

2. SAA staff continue to work on updating all our leases to reflect current market rates as they come due. For instance, this includes the new rates for T-hangar and Commercial Hangar leases.

Requests for Information

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

Colleen Plonsky
Director of Finance
Sebring Airport Authority
128 Authority Lane
Sebring, FL 33870

BASIC FINANCIAL STATEMENTS

SEBRING AIRPORT AUTHORITY
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

ASSETS		
Current Assets:		
Cash and Cash Equivalents - Unrestricted	$	1,569,475
Cash and Cash Equivalents - Restricted		465,242
Accounts Receivable - Trade		45,419
Grants Receivable		808,808
Leases Receivable		1,426,886
Prepaid Items		10,349
Inventory		87,213
Total Current Assets		4,413,392
Noncurrent Assets:		
Leases Receivable		3,557,020
Capital Assets Not Being Depreciated		2,758,597
Capital Assets - Net of Depreciation and Amortization		46,625,915
Total Noncurrent Assets		52,941,532
Total Assets		57,354,924
DEFERRED OUTFLOWS OF RESOURCES		
Pension Related Items		367,993
LIABILITIES		
Current Liabilities:		
Accounts Payable		1,012,018
Accrued Expenses		129,299
Notes, Loans, and Leases Payable - Current		273,129
Compensated Absences		50,500
Unearned Revenue		36,103
Total Current Liabilities		1,501,049
Noncurrent Liabilities:		
Notes, Loans, and Leases Payable - Noncurrent		2,660,610
Compensated Absences		71,089
Net Pension Liability		1,050,212
Total OPEB Liability		113,314
Rent Deposits		465,242
Total Noncurrent Liabilities		4,360,467
Total Liabilities		5,861,516
DEFERRED INFLOWS OF RESOURCES		
Lease Related Items		4,398,863
Pension Related Items		225,309
Total Deferred Inflows of Resources		4,624,172
NET POSITION		
Net Investment in Capital Assets		45,797,488
Restricted for Community Redevelopment		647,577
Unrestricted		792,164
Total Net Position	$	47,237,229

See accompanying Notes to Financial Statements.

SEBRING AIRPORT AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED SEPTEMBER 30, 2025

OPERATING REVENUE	
Industrial Rentals	$ 2,759,288
Test Track Rentals	446,467
Fixed Base Operations	1,978,786
Fire Protection Fees	132,232
CRA Incremental Tax Revenue	434,383
Miscellaneous Revenue	329,399
Total Operating Revenue	6,080,555
OPERATING EXPENSES	
Personal Services	1,640,610
Contractual Services	341,545
Professional Services	1,001,686
General Operating	2,990,874
Total Operating Expenses	5,974,715
OPERATING INCOME BEFORE DEPRECIATION	105,840
Depreciation	(3,374,013)
NET OPERATING LOSS	(3,268,173)
NONOPERATING REVENUE (EXPENSE)	
Interest Income	458,849
Interest Expense	(246,229)
Miscellaneous Revenue	33,757
Total Nonoperating Revenue	246,377
LOSS BEFORE CAPITAL GRANTS AND CONTRIBUTIONS	(3,021,796)
Capital Grants and Contributions	1,584,538
CHANGES IN NET POSITION	(1,437,258)
Net Position - Beginning of Year	48,674,487
NET POSITION - END OF YEAR	$ 47,237,229

See accompanying Notes to Financial Statements.

SEBRING AIRPORT AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED SEPTEMBER 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from Customers	$ 3,372,389
CRA Incremental Tax Receipts	434,383
Other Receipts	329,399
Payments to Suppliers	(4,231,725)
Payments to Employees	(1,598,393)
Net Cash Used by Operating Activities	(1,693,947)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Miscellaneous	33,757
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and Construction of Capital Assets	(1,350,886)
Proceeds from Borrowings	480,812
Principal Payments on Borrowings	(2,250,676)
Principal Payments on Leases	(5,575)
Interest Payments on Borrowings	(244,944)
Receipts from Leasing Activities	1,924,362
Capital Grants Received	2,741,054
Net Cash Provided by Capital and Related Financing Activities	1,294,147
CASH FLOWS FROM INVESTING ACTIVITIES	
Investment Income	458,849
NET INCREASE IN CASH AND CASH EQUIVALENTS	92,806
Cash and Cash Equivalents - Beginning of Year	1,941,911
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 2,034,717

See accompanying Notes to Financial Statements.

SEBRING AIRPORT AUTHORITY
STATEMENT OF CASH FLOWS (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2025

RECONCILIATION OF NET OPERATING LOSS TO CASH USED BY OPERATING ACTIVITIES	
Net Operating Loss	$ (3,268,173)
Adjustments to Reconcile Net Operating Loss to Net Cash Used by Operating Activities	
Depreciation	3,374,013
(Increase) Decrease in Assets and Deferred Outflows of Resources:	
Accounts Receivable - Trade	129,009
Prepaid Items	7,815
Inventory	(6,401)
Deferred Outflows Related to Pensions	111,032
Increase (Decrease) in Liabilities and Deferred Inflows of Resources:	
Accounts Payable	99,065
Accrued Expenses	21,164
Compensated Absences	15,955
Rent Deposits	(17,312)
Unearned Revenue	(616)
Net Pension Liability	(209,933)
Deferred Inflows Related to Leases	(2,055,465)
Deferred Inflows Related to Pensions	82,359
Total OPEB Liability	23,541
Net Cash Used by Operating Activities	$ (1,693,947)
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO STATEMENT OF NET POSITION	
Unrestricted Cash and Cash Equivalents	$ 1,569,475
Restricted Cash and Cash Equivalents	465,242
Total Cash and Cash Equivalents	$ 2,034,717
SUPPLEMENTAL DISCLOSURE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES	
Capital Related Accounts Payable	$ 653,285

See accompanying Notes to Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Sebring Airport Authority (the Authority) was created by the legislature of the state of Florida by Chapter 67-2070 (1967), for the purpose of planning, developing, and maintaining a comprehensive airport and industrial complex, and constitutes a public instrumentality. The Authority is governed by a board of seven members, and its operations consist of leasing industrial properties and airport operations.

The financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to governmental units and present only the financial position of Sebring Airport Authority, a dependent special district of the City of Sebring, Florida (the City), and not of the City as a whole. The Authority has been classified as a dependent special district of the City of Sebring, Florida, as determined by the Florida Department of Community Affairs effective October 1, 1990, for annual financial reporting purposes of Section 218.32, Florida Statutes.

As defined by accounting principles generally accepted in the United States of America established by the Governmental Accounting Standards Board (GASB), the financial reporting entity consists of the primary government, as well as all component units, which are legally separate organizations for which elected officials of the primary government are financially accountable. Financial accountability is defined as:

1. Appointment of a voting majority of the component unit’s board, and either a) the ability to impose the will of the primary government, or b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government; or
2. Fiscal dependency on the primary government.

Blended component units are separate legal entities that meet the component unit criteria described above and whose governing body is the same or substantially the same as the Authority Board and (1) there is a financial benefit or burden relationship between the primary government and the component unit, or (2) management of the primary government has operational responsibility for the component unit. A blended component unit provides services entirely, or almost entirely, to the primary government. The component units’ funds are blended into those of the primary government by appropriate activity type to compose the primary government presentation.

The Sebring Regional Airport and Industrial Park Community Redevelopment Agency (CRA), established by County ordinance on December 17, 1996 is a legally separate entity, however, since the Authority’s Board of Directors also serves as the CRA’s Board, there is a financial benefit relationship and operational responsibility, and the CRA provides services entirely to the Authority, it is reported as a blended component unit.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Accounting and Measurement Focus

The Authority operates as a single enterprise fund under the fund accounting framework of governmental accounting. Within this framework, an enterprise fund accounts for operations in a manner similar to private business enterprises where the intent of the governing body is that costs (expenses, including depreciation) of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. The enterprise fund is accounted for on a cost of services or “capital maintenance” measurement focus. This means all assets and liabilities (whether current or noncurrent) associated with its activity are included on its statement of net position. Reported fund equity (total net position) is segregated into unrestricted, restricted, and net investment in capital assets components. The statement of revenues, expenses, and changes in net position presents increases and decreases in net position.

Basis of Accounting

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. The Authority, an enterprise fund, is maintained on an accrual basis with revenues being recognized when earned and expenses recognized when incurred. Operating revenues are those revenues that are generated from the primary operations of the Authority. All other revenues are reported as nonoperating revenues. Operating expenses are those expenses that are essential to the primary operations of the Authority. All other expenses are reported as nonoperating expenses.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Restricted Assets

Certain assets are classified as restricted assets in the accompanying statement of net position when constraints are placed on their use by external parties or by law. Assets classified as restricted include cash and cash equivalents that represent customer deposits. When both restricted and unrestricted resources are available for use, it is the Authority’s policy to use restricted resources first, then unrestricted resources as they are needed.

Inventory

Inventory consists mainly of aviation fuel and is valued at the lower of cost or market determined on a first-in, first-out (FIFO) basis.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Authority has deferred outflows for expected versus actual experience, changes in assumptions, projected versus actual earnings, changes in the proportion and differences between the Authority's contributions and proportionate share of contributions, and the Authority's contributions subsequent to the measurement date, relating to the Florida Retirement System Pension Plan and the Retiree Health Insurance Subsidy Program. Those amounts will be recognized as increases in pension expense in future years.

In addition to liabilities, the statement of net position includes 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. The Authority has multiple items that qualify for reporting in this category, including leases and differences between expected and actual experience, changes in assumptions, projected versus actual earnings, and changes in proportion and differences between the Authority's contributions and proportionate share of contributions, relating to the Florida Retirement System Pension Plan and the Retiree Health Insurance Subsidy Program. Those amounts will be recognized as reductions in pension expense in future years.

Capital Assets

Capital assets are defined by the Authority as having a minimum established cost of $1,000 and an estimated useful life in excess of one year. Property and equipment purchased or acquired is carried at historical cost. Donated or contributed assets are recorded at estimated acquisition value. Additions, improvements, and capital outlays that significantly extend the useful life of an asset, and public domain (infrastructure) fixed assets consisting of roads and curbs, runways and wastewater systems are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

Right-to-use lease assets are initially measured at the present value of payments expected to be made during the lease term, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Buildings	40 Years
Infrastructure	25 to 40 Years
Improvements	15 to 30 Years
Vehicles	5 to 15 Years
Equipment	3 to 10 Years

Grants

Grants which finance current operations and capital expenditures are recorded as nonoperating revenue and capital contributions, respectively, when earned.

Unearned Revenue

Unearned revenue has been recorded for rent received from tenants in advance.

Compensated Absences

The liability for compensated absences reported in the proprietary fund statements consists of leave that has not been used that is attributable to services already rendered, accumulates and is more-likely-than-not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave.

Other Postemployment Benefits (OPEB)

In the statement of net position, liabilities are recognized for the Authority's total OPEB liability as determined by an actuarial review of the healthcare coverage purchased by retirees to continue participation in the Authority's health plan. OPEB expense is recognized immediately for changes in the OPEB liability resulting from current year service cost, interest on the total OPEB liability, and changes of benefit terms or actuarial assumptions.

Pensions

In the statement of net position, liabilities are recognized for the Authority's proportionate share of each pension plan's net pension liability. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Florida Retirement System Pension Plan (FRS) and the Health Insurance Subsidy (HIS) and additions to/deductions from FRS's and HIS's fiduciary net position have been determined on the same basis as they are reported by the FRS and HIS plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents consist of unrestricted and restricted funds. Restricted funds represent: (1) funds received at the end of the year to cover payables related to various grant projects; and (2) lease deposits. Cash and cash equivalents as of September 30, 2025, was as follows:

Unrestricted Cash	$ 1,569,475
Restricted Cash - Lease Deposits	465,242
Total Cash and Cash Equivalents	$ 2,034,717
Classified as:	
Petty Cash and Demand Deposits	$ 2,000,188
Local Government Surplus Trust Funds	34,529
Total	$ 2,034,717

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a bank failure the government's deposits may not be returned to it. Bank balances of the Authority's deposits at September 30, 2025 were $2,046,142. The Authority's monies must be deposited in banks designated as qualified public depositories by the chief financial officer, Florida Department of Financial Services. Therefore, the Authority's total deposits are insured by the Federal Depository Insurance Corporation and collateralized by the Bureau of Collateral Management, Division of Treasury, Florida Department of Financial Services. The law requires the chief financial officer to ensure that funds are entirely collateralized throughout the fiscal year. Other than the preceding, the Authority has no policy on custodial credit risk.

Collateral is provided for demand deposits through the Florida Security for Public Deposits Act. This law establishes guidelines for qualification and participation by banks and savings associations, procedures for the administration of the collateral requirements and characteristics of eligible collateral. Under this law, the qualified public depository must pledge at least 25% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance.

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Custodial Credit Risk (Continued)

Additional collateral, up to a maximum of 150%, may be required if deemed necessary under the conditions set forth in this law. Eligible collateral consists of obligations of the United States and its agencies and obligations of states and their local political subdivisions and unaffiliated corporations.

Obligations pledged to secure deposits must be delivered to the Department of Financial Services or, with the approval of the chief financial officer, to a bank, savings association, or trust company provided a power of attorney is delivered to the chief financial officer.

On a monthly basis, the chief financial officer determines that the collateral has a market value adequate to cover the deposits under the provisions of this law.

The Authority invests funds throughout the year with Florida PRIME, an investment pool administered by the State Board of Administration, under the regulatory oversight of the state of Florida. Investments in Florida PRIME are made pursuant to Chapter 125.31, Florida Statutes. The investments are not categorized because they are not evidenced by securities that exist in physical or book entry form.

Throughout the year and as of September 30, 2025, Florida PRIME contained certain floating and adjustable rate securities which were indexed based on the prime rate and/or one and three-month London Interbank Offered Rate (LIBOR) rates. These investments represented 18.2% of Florida PRIME's portfolio at September 30, 2025.

Florida PRIME meets all of the necessary criteria to elect to measure all of the investments in Florida PRIME at amortized cost, as a cash equivalent.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment.

The dollar weighted average days to maturity (WAM) of Florida PRIME as of September 30, 2025, was 47 days. Next interest rate reset dates for floating securities are used in the calculation of the WAM. The weighted average life (WAL) of the Florida PRIME at September 30, 2025 was 73 days.

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investments in Florida PRIME must carry an "AAAm" rating from Standard and Poor's.

On September 30, 2025, Standard and Poor's Ratings Services assigned the Florida PRIME an "AAAm" principal stability funding rating.

With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the executive director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council.

The trustees shall convene an emergency meeting as soon as practicable from the time the executive director has instituted such measures and review the necessity of those measures. If the trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the executive director until the trustees are able to meet to review the necessity for the moratorium. If the trustees agree with such measures, the trustees shall vote to continue the measures for up to an additional 15 days. The trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the trustees exceed 15 days."

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 3 CAPITAL ASSETS

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

	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets Not Being Depreciated:				
Land, Buildings, and Infrastructure	$ 896,291	$ -	$ -	$ 896,291
Construction in Progress	192,797	1,669,509	-	1,862,306
Total Capital Assets Not Being Depreciated	1,089,088	1,669,509	-	2,758,597
Capital Assets Being Depreciated:				
Buildings and Infrastructure	87,428,079	-	(21,713)	87,406,366
Vehicles and Tractors	928,419	187,628	-	1,116,047
Machinery and Equipment	968,728	103,000	-	1,071,728
Office Furniture, Fixtures, and Equipment	215,390	33,795	(14,490)	234,695
Race Track Improvements	1,906,879	-	-	1,906,879
Total Capital Assets Being Depreciated	91,447,495	324,423	(36,203)	91,735,715
Less: Accumulated Depreciation for:				
Buildings and Infrastructure	(38,530,043)	(3,154,321)	21,713	(41,662,651)
Vehicles and Tractors	(586,356)	(96,716)	-	(683,072)
Machinery and Equipment	(624,696)	(98,243)	-	(722,939)
Office Furniture, Fixtures, and Equipment	(132,944)	(19,484)	14,490	(137,938)
Race Track Improvements	(1,906,879)	-	-	(1,906,879)
Total Accumulated Depreciation	(41,780,918)	(3,368,764)	36,203	(45,113,479)
Total Capital Assets Being Depreciated, Net	49,666,577	(3,044,341)	-	46,622,236
Right-to-Use Lease Assets:				
Equipment	24,440	-	-	24,440
Less: Accumulated Amortization	(15,512)	(5,249)	-	(20,761)
Total Right-to-Use Lease Assets, Net	8,928	(5,249)	-	3,679
Total Capital Assets, Net	$ 50,764,593	$ (1,380,081)	$ -	$ 49,384,512

The Authority has the following commitments for design, construction, or other services as of September 30, 2025:

Project	Authorization	Commitment	Expended
Webster Turn Drive Reconstruction	$ 2,708,868	$ 2,356,139	$ 381,144
Webster Turn CEI Services	300,000	324,415	64,331
Terminal Apron High Mast Lighting	676,038	701,298	689,277
Carroll Shelby Drive Design	300,000	378,800	327,141
Fuel Farm Improvements	842,050	778,214	-
Partial Parallel Taxiway D Design	282,500	-	282,500
Construct Partial Parallel Taxiway D	2,551,976	2,548,476	-
Taxiway A Rehab Design	373,878	347,950	-
Total	$ 8,035,310	$ 7,435,292	$ 1,744,393

NOTE 4 LEASES RECEIVABLES

The Authority, acting as lessor, leases industrial buildings and land under long-term, noncancelable lease agreements. The leases expire at various dates through 2054 and provide for renewal options ranging from one year to 20 years. During the year ended September 30, 2025, the Authority recognized $1,584,379 and $444,829 in lease revenue and interest revenue, respectively, pursuant to these contracts.

Certain leases provide for increases in future minimum annual rental payments based on defined increases in the Consumer Price Index, subject to certain minimum increases.

Future principal and interest payments to be received under lease agreements are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 1,426,886	$ 347,145	$ 1,774,031
2027	978,824	254,220	1,233,044
2028	563,184	190,550	753,734
2029	329,782	153,005	482,787
2030	190,228	133,344	323,572
2031 - 2035	694,659	461,695	1,156,354
2036 - 2040	372,362	240,610	612,972
2041 - 2045	196,072	123,645	319,717
2046 - 2050	99,974	75,287	175,261
2051 - 2055	131,935	21,273	153,208
Total Minimum Lease Payments	$ 4,983,906	$ 2,000,774	$ 6,984,680

NOTE 5 OTHER POSTEMPLOYMENT BENEFITS (OPEB)

Plan Description

The Authority is obligated to make available to qualified retired employees the option to maintain coverage with the group health, life, and dental insurance plans. The Sebring Airport Authority Plan (the Plan) is a single-employer defined benefit OPEB plan. The Plan is currently being funded on a pay-as-you-go basis. No trust fund has been established for the Plan, and there are no assets accumulated in trust for payment of benefits.

Benefits Provided

The Plan provides lifetime healthcare insurance for eligible employees and their spouses through the Authority’s group insurance plan which covers both active and retired members. Benefit provisions are established and may be amended by the Authority’s Board of Directors. The Plan provides for the retirees to contribute 100% of the cost of health insurance premiums for retirees and their spouses.

NOTE 5 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Employees Covered by Benefit Terms

At September 30, 2025, the following employees were covered by the benefit terms:

Inactive Plan Members or Beneficiaries Currently Receiving Benefits	2
Active Plan Members	14
Total	16

Total OPEB Liability

The Authority's Total OPEB liability was measured as of September 30, 2025, and was determined by an actuarial valuation date of October 1, 2024 with no adjustments to get to the September 30, 2025 liability. The following table shows the Authority's changes in total OPEB liability for the year ended September 30, 2025.

	Total OPEB Liability
Balances - October 1, 2024	$ 89,773
Changes for the Year:	
Service Cost	18,098
Interest	4,380
Changes in Assumptions	2,667
Differences Between Expected and Actual Experience	(1,604)
Net Changes	23,541
Balances - September 30, 2025	$ 113,314

Discount Rate Sensitivity

The following presents the total OPEB liability of the Authority, as well as what the Authority's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

Description	1% Decrease	Current Discount Rate	1% Increase
OPEB Plan Discount Rate	3.90 %	4.90 %	5.90 %
Total OPEB Liability	$ 120,755	$ 113,314	$ 106,528

NOTE 5 OTHER POSTEMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Healthcare Trend Rate Sensitivity

The following presents the total OPEB liability of the Authority, as well as what the Authority's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

Description	1% Decrease	Healthcare Cost Trend Rate	1% Increase
OPEB Plan Healthcare Cost Rate	7.00 %	8.00 %	9.00 %
Total OPEB Liability	$ 104,423	$ 113,314	$ 123,412

Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the Authority recognized OPEB expense of $23,541. At September 30, 2025, the Authority reported no deferred outflows of resources and no deferred inflows of resources related to OPEB.

Actuarial Assumptions

The total OPEB liability in the October 1, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.60%
Salary Increases	3.25%, Average, Including Inflation
Healthcare Cost Trend Rates	8.00% for 2025, Decreasing to an Ultimate Rate of 4.50% for 2040 and Later Years

The actuarial cost method used was the Entry Age Normal Level Percent of Salary method.

Mortality rates were based on the SOA Pub-2010 General Headcount Weighted Mortality Table, fully generational, using Scale MP-2021 for general employees and retirees.

The discount rate used to measure the total OPEB liability was 4.90%, based on yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale).

NOTE 6 DEFINED BENEFIT PENSION PLANS

Background

The Florida Retirement System (FRS) was created by Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any State-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the Authority are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost sharing, multiemployer defined benefit plans and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' website (www.dms.myflorida.com).

Florida Retirement System Pension Plan

Plan Description

The Florida Retirement System (FRS) Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- Regular Class — Members of the FRS who do not qualify for membership in the other classes.
- Elected Officers Class — Members who hold specified elective offices in local government.
- Senior Management Service Class (SMSC) — Members in senior management level positions.
- Special Risk Class — Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Plan Description (Continued)

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62, or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55 if vested, or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. Employees enrolled in the FRS Plan may include up to four years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 8 years after electing to participate, except that certain instructional personnel may participate for up to 10 years. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided

Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Benefits Provided (Continued)

The following chart shows the percentage value for each year of service credit earned:

Class, Initial Enrollment, and Retirement Age/Years of Service	% Value
Regular Class Members Initially Enrolled before July 1, 2011:	
Retirement Up to Age 62 or Up to 30 Years of Service	1.60
Retirement Up to Age 63 or Up to 31 Years of Service	1.63
Retirement Up to Age 64 or Up to 32 Years of Service	1.65
Retirement Up to Age 65 or Up to 33 Years of Service	1.68
Regular Class Members Initially Enrolled on or After July 1, 2011:	
Retirement Up to Age 65 or Up to 33 Years of Service	1.60
Retirement Up to Age 66 or with 34 Years of Service	1.63
Retirement Up to Age 67 or with 35 Years of Service	1.65
Retirement Up to Age 68 or with 36 Years of Service	1.68
Elected County Officers	3.00
Senior Management Service Class	2.00
Special Risk Regular:	
Service from December 1, 1970, Through September 30, 1974	2.00
Service on and after October 1, 1974	3.00

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Contributions

The Florida Legislature establishes contribution rates for participating employers and employees. Effective July 1, 2011, all FRS Plan members (except those in DROP) are required to make 3% employee contributions on a pretax basis. The contribution rates attributable to the Authority, effective July 1, 2024, were applied to employee salaries as follows: regular employees 11.57%, senior management 32.46%, and DROP participants 19.07%. The Authority’s contributions to the FRS Plan were $139,103 for the year ended September 30, 2025.

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Pension Costs

At September 30, 2025, the Authority reported a liability of $744,169 for its proportionate share of the FRS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025. The Authority's proportion of the net pension liability was based on the Authority's contributions received by FRS during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of FRS's participating employers. At June 30, 2025, the Authority's proportion was 0.002397828%, which was an increase of 0.000037529% from its proportion measured as of June 30, 2024.

For the year ended September 30, 2025, the Authority recognized pension expense of $116,760 for its proportionate share of FRS's pension expense. In addition, the Authority reported its proportionate share of FRS's deferred outflows of resources and deferred inflows of resources from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 79,485	$ -
Changes in Actuarial Assumptions	86,417	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	(124,247)
Changes in Proportion and Differences Between Authority Contributions and Proportionate Share of Contributions	101,336	(23,469)
Authority Contributions Subsequent to the Measurement Date	32,575	-
Total	$ 299,813	$ (147,716)

$32,575 reported as deferred outflows of resources related to pensions resulting from Authority contributions to the FRS Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized as an increase (decrease) in pension expense as follows:

Year Ending September 30,	Amount
2026	$ 157,126
2027	(2,598)
2028	(16,245)
2029	(18,761)
2030	-
Thereafter	-
Total	$ 119,522

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Actuarial Assumptions

The total pension liability in the July 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40% Per Year
Salary Increases	3.50%, Average, Including Inflation
Investment Rate of Return	6.70%

Mortality rates were based on the PUB-2010 base table, varies by member category and sex, projected generationally with Scale MP-2021. The actuarial assumptions used in the July 1, 2025, valuation were based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

The long-term expected rate of return assumption of 6.70% consists of two building block components: 1) an inferred real (in excess of inflation) return of 4.20%; and 2) a long-term average annual inflation assumption of 2.40% as adopted in October 2025 by the FRS Actuarial Assumption Conference. In the opinion of the FRS consulting actuary both components and the overall 6.70% return assumption were determined to be reasonable and appropriate per Actuarial Standards of Practice. The 6.70% reported investment return assumption is the same as the investment return assumption chosen by the 2024 FRS Actuarial Assumption Conference for funding policy purposes.

For reference, the table below contains a summary of return assumptions for various asset classes based on the long-term target asset allocation. The six specific asset classes displayed are per system request and are summarized results of a more detailed market outlook model with additional asset classes. Each asset class assumption is based on a consistent set of underlying real return assumptions from Milliman's model combined with the FRS Actuarial Assumption Conference's 2.40% inflation assumption. The Milliman assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

Asset Class	Target Allocation	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0 %	3.2 %	3.2 %	1.1 %
Fixed Income	29.0	5.5	5.4	4.0
Global Equity	45.0	8.5	6.9	18.3
Real Estate	12.0	8.4	7.1	16.8
Private Equity	11.0	12.4	8.8	28.4
Strategic Investments	2.0	6.5	6.1	8.7
Total	100.0 %			
Assumed Inflation - Mean			2.4 %	1.5 %

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Discount Rate

The discount rate used to measure the total pension liability was 6.7% for the FRS Plan. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rate specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Pension Liability Sensitivity

The following presents the Authority's proportionate share of the net pension liability for the FRS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

Description	1% Decrease	Current Discount Rate	1% Increase
FRS Plan Discount Rate	5.70 %	6.70 %	7.70 %
Authority's Proportionate Share of the FRS Plan Net Pension Liability	$ 1,460,420	$ 744,169	$ 143,674

Pension Plan Fiduciary Net Position

Detailed information about the FRS Plan's fiduciary net position is available in a separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report. That report may be obtained through the Florida Department of Management Services website at http://www.dms.myflorida.com.

Retiree Health Insurance Subsidy Program

Plan Description

The Retiree Health Insurance Subsidy Program (HIS Plan) is a cost-sharing, multiemployer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Retiree Health Insurance Subsidy Program (Continued)

Benefits Provided

Eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions

The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. The contribution rate was 2% of payroll pursuant to Section 112.363, Florida Statutes. The Authority contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled. The Authority's contributions to the HIS Plan were $21,228 for the year ended September 30, 2025.

Pension Costs

At September 30, 2025, the Authority reported a liability of $306,043 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The Authority's proportion of the net pension liability was based on the Authority's contributions received during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all participating employers. At June 30, 2025, the Authority's proportion was 0.002387707%, which was an increase of 0.000074051% from its proportion measured as of June 30, 2024.

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Retiree Health Insurance Subsidy Program (Continued)

Pension Costs (Continued)

For the year ended September 30, 2025, the Authority recognized pension expense of $27,030 for its proportionate share of HIS's pension expense. In addition, the Authority reported its proportionate share of HIS's deferred outflows of resources and deferred inflows of resources from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Economic Experience	$ 1,827	$ (485)
Changes in Actuarial Assumptions	2,709	(74,024)
Net Difference Between Projected and Actual Earnings on HIS Program Investments	-	(255)
Changes in Proportion and Differences Between Authority Contributions and Proportionate Share of Contributions	58,852	(2,829)
Authority Contributions Subsequent to the Measurement Date	4,792	-
Total	$ 68,180	$ (77,593)

$4,792 reported as deferred outflows of resources related to pensions resulting from Authority contributions to the HIS Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized as an increase (decrease) in pension expense as follows:

Year Ending September 30,	Amount
2026	$ 4,236
2027	(1,261)
2028	(5,439)
2029	(6,438)
2030	(5,303)
Thereafter	-
Total	$ (14,205)

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Retiree Health Insurance Subsidy Program (Continued)

Actuarial Assumptions

The total pension liability in the July 1, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40% Per Year
Salary Increases	3.50%, Average, Including Inflation
Municipal Bond Rate	5.20%

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2021. The actuarial assumptions used in the July 1, 2024 valuation were based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

Discount Rate

The discount rate used to measure the total pension liability was 5.20% in the current year and 3.93% in the prior year for the HIS Plan. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan Sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Pension Liability Sensitivity

The following presents the Authority's proportionate share of the net pension liability for the HIS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

Description	1% Decrease	Current Discount Rate	1% Increase
HIS Plan Discount Rate	4.20 %	5.20 %	6.20 %
Authority's Proportionate Share of the HIS Plan Net Pension Liability	$ 345,113	$ 306,043	$ 273,276

Pension Plan Fiduciary Net Position

Detailed information about the HIS Plan's fiduciary net position is available in a separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report. That report may be obtained through the Florida Department of Management Services website at http://www.dms.myflorida.com.

NOTE 6 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Summary

The aggregate amount of net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense for the Authority's defined benefit pension plans are summarized below. These liabilities are typically liquidated by the individual activity in which the employee's costs are associated.

Description	FRS Plan	HIS Plan	Total
Net Pension Liability	$ 744,169	$ 306,043	$ 1,050,212
Deferred Outflows of Resources			
Related to Pensions	299,813	68,180	367,993
Deferred Inflows of Resources			
Related to Pensions	147,716	77,593	225,309
Pension Expense	116,760	27,030	143,790

NOTE 7 DEFINED CONTRIBUTION PENSION PLAN

FRS Investment Plan

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (the Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Sebring Airport Authority employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected Officers, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members.

NOTE 7 DEFINED CONTRIBUTION PENSION PLAN (CONTINUED)

FRS Investment Plan (Continued)

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2025, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the Sebring Airport Authority.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

The Authority's Investment Plan pension expense totaled $192,838 for the year ended September 30, 2025. Employee contributions to the Investment Plan totaled $22,520 for the year ended September 30, 2025.

NOTE 8 LONG-TERM DEBT

The summary of changes in long-term debt for the fiscal year ended September 30, 2025 is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Notes Payable	$ 2,906,433	$ 273,437	$ (250,178)	$ 2,929,692	$ 269,293
Leases Payable	9,622	-	(5,575)	4,047	3,836
Compensated Absences	105,634	15,955	-	121,589	50,500
Total	$ 3,021,689	$ 289,392	$ (255,753)	$ 3,055,328	$ 323,629

The change in the compensated absence liability is presented as a net change.

NOTE 8 LONG-TERM DEBT (CONTINUED)

Notes payable at September 30, 2025 consisted of the following:

Description	Amount
Direct borrowing from a financial institution for improvements to an industrial building, collateralized by assignment of rent revenues, due July 2028. Outstanding balance as of July 21, 2023, paid in monthly payments of $4,892, including interest at 8.45%. If any event of default shall occur, all indebtedness will become immediately due and payable to the lender.	$ 146,897
Direct borrowing from a financial institution for improvements to an industrial building, collateralized by assignment of rent revenues, with 12 months of interest only payments, followed by monthly payments of $11,780, including interest at 4%, final payment due April 2035. If any event of default shall occur, all indebtedness will become immediately due and payable to the lender.	1,126,498
Direct borrowing from a financial institution for improvements to industrial buildings with a maximum draw down of $3,000,000 available, collateralized by assignment of rent revenues. Beginning August 18, 2024, 60 monthly payments of principal and interest calculated on a 15-year amortization of the outstanding principal balance as of July 18, 2024, with interest based on the monthly average of the five-year United States Treasury Bill index for July 18, 2024 plus 3.5%. Beginning August 18, 2029, 60 monthly payments of principal and interest calculated on a 10-year amortization of the outstanding principal balance as of July 18, 2029, with interest based on the monthly average of the five-year United States Treasury Bill index for July 18, 2029 plus 3.5%. Beginning August 18, 2034, 60 monthly payments of principal and interest calculated on a five-year amortization of the outstanding principal balance as of July 18, 2034, with interest based on the five-year United States Treasury Bill index for July 18, 2034 plus 3.5%. Upon default, the interest rate on this direct borrowing shall be increased to 18% per annum, and the entire unpaid balance and all accrued interest will be declared due to the lender.	1,362,202

NOTE 8 LONG-TERM DEBT (CONTINUED)

Description (Continued)	Amount
Direct borrowing from a financial institution for purchase of a vehicle, with monthly payments of $839, including interest at 7.24%, with a final payment due in January 2028.	$ 20,908
Direct borrowing from a financial institution for purchase of a vehicle, with monthly payments of $908, including interest at 7.24%, with a final payment due in February 2028.	23,402
Direct borrowing from a financial institution for purchase of a vehicle, with monthly payments of $699, including interest at 7.24%, with a final payment due in April 2028.	19,189
Direct borrowing from a financial institution for purchase of a vehicle, with monthly payments of $2,308, including interest at 7.24%, with a final payment due in October 2029.	95,941
Direct borrowing from a financial institution for purchase of equipment, with monthly payments of $1,538, including interest at 7.18%, with a final payment due in December 2028.	52,134
Direct borrowing from a financial institution for purchase of a vehicle, with monthly payments of $1,061, including interest at 6.27%, with a final payment due in January 2030.	47,402
Direct borrowing from a financial institution for purchase of equipment, with monthly payments of $772, including interest at 7.00%, with a final payment due in March 2030.	35,119
Total	2,929,692
Less: Current Portion	(269,293)
Long-Term Portion	$ 2,660,399

NOTE 8 LONG-TERM DEBT (CONTINUED)

Annual debt service requirements as of September 30, 2025, for notes payable are as follows:

Year Ending September 30,	Principal	Interest
2026	$ 269,293	$ 176,742
2027	301,223	158,379
2028	290,133	139,055
2029	1,337,933	108,056
2030	122,825	26,636
2031 - 2035	608,285	57,577
Total	$ 2,929,692	$ 666,445

Lessee Arrangement

The Authority leases equipment for various terms under long-term, noncancelable lease agreements. The leases expire at various dates through 2027.

Future principal and interest payments under lease agreements are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 3,836	$ 83	$ 3,919
2027	211	2	213
Total Minimum Lease Payments	$ 4,047	$ 85	$ 4,132

NOTE 9 LINES OF CREDIT

The Authority entered into a $2,000,000 secured revolving line of credit to finance capital improvement projects on October 19, 2023, with a final maturity date of October 19, 2025 with a commercial bank at Prime as published by the Wall Street Journal, with a minimum rate of 4.5%, secured by grant revenue.

The Authority entered into a $500,000 line of credit, unsecured, for operating capital needs on August 21, 2025, with a final maturity date of August 21, 2026 with a commercial bank at Prime as published by the Wall Street Journal, with a minimum rate of 5.0%. There was no activity on the line of credit during the year.

The Authority entered into a $4,000,000 secured revolving line of credit to finance capital improvement projects on August 21, 2025, with a final maturity date of August 21, 2027 with a commercial bank at Prime as published by the Wall Street Journal, with a minimum rate of 4.5%, secured by grant revenue. There was no activity on the line of credit during the year.

Changes in the lines of credit for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Line of Credit - Secured	$ 1,519,686	$ 480,812	$ (2,000,498)	$ -

NOTE 10 CONDENSED COMBINING FINANCIAL INFORMATION

The following condensed financial information is presented to provide additional information on the Sebring Regional Airport and Industrial Park Community Redevelopment Agency (CRA), and the U.S. Sport Aviation Institute, Inc. (the Institute), blended component units of the Authority.

Condensed Combining Statement of Net Position

	Sebring Airport Authority	CRA	Total
ASSETS			
Current Assets	$ 3,765,320	$ 648,072	$ 4,413,392
Net Capital Assets	49,384,512	-	49,384,512
Other Noncurrent Assets	3,557,020	-	3,557,020
Total Assets	56,706,852	648,072	57,354,924
DEFERRED OUTFLOWS OF RESOURCES			
Pension Related Items	367,993	-	367,993
LIABILITIES			
Current Liabilities	1,500,554	495	1,501,049
Noncurrent Liabilities	4,360,467	-	4,360,467
Total Liabilities	5,861,021	495	5,861,516
DEFERRED INFLOWS OF RESOURCES			
Lease Related Items	4,398,863	-	4,398,863
Pension Related Items	225,309	-	225,309
Total Deferred Inflows of Resources	4,624,172	-	4,624,172
NET POSITION			
Net Investment in Capital Assets	45,797,488	-	45,797,488
Restricted	-	647,577	647,577
Unrestricted	792,164	-	792,164
Total Net Position	$ 46,589,652	$ 647,577	$ 47,237,229

NOTE 10 CONDENSED COMBINING FINANCIAL INFORMATION (CONTINUED)

Condensed Combining Statement of Revenues, Expense, and Changes in Net Position

	Sebring Airport Authority	CRA	Total
OPERATING REVENUE			
Industrial Rentals	$ 2,759,288	$ -	$ 2,759,288
Test Track Rentals	446,467	-	446,467
Fixed Base Operations	1,978,786	-	1,978,786
Fire Protection Fees	132,232	-	132,232
CRA Incremental Tax Revenue	-	434,383	434,383
Miscellaneous Revenue	329,399	-	329,399
Total Operating Revenue	5,646,172	434,383	6,080,555
OPERATING EXPENSES			
Personal Services	1,640,610	-	1,640,610
Contractual Services	341,545	-	341,545
Professional Services	994,583	7,103	1,001,686
General Operating	2,987,606	3,268	2,990,874
Total Operating Expenses	5,964,344	10,371	5,974,715
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	(318,172)	424,012	105,840
Depreciation	(3,374,013)	-	(3,374,013)
NET OPERATING INCOME (LOSS)	(3,692,185)	424,012	(3,268,173)
NONOPERATING REVENUE (EXPENSE)			
Interest Income	445,930	12,919	458,849
Operating Grants	-	-	-
Interest Expense	(246,229)	-	(246,229)
Miscellaneous Revenue	33,757	-	33,757
Total Nonoperating Revenue (Expense)	233,458	12,919	246,377
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	(3,458,727)	436,931	(3,021,796)
Transfers In	104,060	-	104,060
Transfers Out	-	(104,060)	(104,060)
Capital Grants and Contributions	1,584,538	-	1,584,538
CHANGE IN NET POSITION	(1,770,129)	332,871	(1,437,258)
Net Position - Beginning of Year	48,359,781	314,706	48,674,487
NET POSITION - END OF YEAR	$ 46,589,652	$ 647,577	$ 47,237,229

NOTE 10 CONDENSED COMBINING FINANCIAL INFORMATION (CONTINUED)

Condensed Combining Statement of Cash Flows

	Sebring Airport Authority	CRA	Total
Net Cash Provided (Used) by Operating Activities	$ (2,118,454)	$ 424,507	$ (1,693,947)
Net Cash Provided by Noncapital Financing Activities	33,757	-	33,757
Net Cash Provided (Used) by Capital and Related Financing Activities	1,398,207	(104,060)	1,294,147
Net Cash Provided by Investing Activities	445,930	12,919	458,849
Net Increase (Decrease) in Cash and Cash Equivalents	(240,560)	333,366	92,806
Cash and Cash Equivalents - Beginning of Year	1,627,205	314,706	1,941,911
Cash and Cash Equivalents - End of Year	$ 1,386,645	$ 648,072	$ 2,034,717

NOTE 11 RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. To protect against this risk the Authority has engaged Public Risk Insurance Agency, a governmental insurance carrier, as its agent. This agency administers insurance activities relating to property, general liability, public official's and employment practices liability, automobile crime, and worker compensation. The Authority is liable for deductibles on certain coverage. Insurance settlements have not exceeded insurance coverage in any of the three prior fiscal years.

NOTE 12 CHANGE IN ACCOUNTING PRINCIPLE

Effective October 1, 2024, the Authority implemented GASB Statement No. 101, *Compensated Absences*. This statement updated the recognition and measurement guidance for compensated absences and associated salary-related payments and amended certain previously required disclosures. The implementation of this standard did not have an impact on the compensated absences liability as of October 1, 2024.

NOTE 13 COMMITMENTS, CONTINGENCIES, AND SUBSEQUENT EVENTS

The Authority is party in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of legal counsel for the Authority, the resolution of these matters will not have a materially adverse effect on the financial condition of the Authority.

REQUIRED SUPPLEMENTARY INFORMATION

SEBRING AIRPORT AUTHORITY
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY – FLORIDA RETIREMENT SYSTEM PENSION PLAN
LAST TEN MEASUREMENT PERIODS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Authority's Proportion of the Net Pension	0.002397828%	0.002360299%	0.002088612%	0.002279024%	0.001872208%	0.001675476%	0.001714629%	0.001616574%	0.001457265%	0.001724597%
Authority's Proportionate Share of the Net Pension Liability	$ 744,169	$ 913,075	$ 832,245	$ 847,980	$ 141,424	$ 726,176	$ 590,494	$ 486,920	$ 431,049	$ 435,462
Authority's Covered Payroll	$ 1,066,776	$ 979,167	$ 875,837	$ 767,053	$ 591,616	$ 429,551	$ 472,524	$ 419,435	$ 367,444	$ 346,048
Authority's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	69.76 %	93.25 %	95.02 %	110.55 %	23.90 %	169.05 %	124.97 %	116.09 %	117.31 %	125.84 %
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	87.26 %	83.70 %	82.38 %	82.89 %	94.40 %	78.85 %	82.61 %	84.26 %	83.89 %	84.88 %

* The amounts presented for each fiscal year were determined as of June 30.

SEBRING AIRPORT AUTHORITY
SCHEDULE OF THE AUTHORITY'S CONTRIBUTIONS –
FLORIDA RETIREMENT SYSTEM PENSION PLAN
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	$ 139,103	$ 143,541	$ 99,713	$ 97,504	$ 76,590	$ 61,399	$ 53,479	$ 73,499	$ 13,838	$ 44,618
Contributions in Relation to the Contractually Required Contribution	(139,103)	(143,541)	(99,713)	97,504	(76,590)	(61,399)	(53,479)	(73,499)	(13,838)	(44,618)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's Covered Payroll	$ 1,061,168	$ 1,019,083	$ 858,764	$ 793,459	$ 624,058	$ 477,962	$ 458,655	$ 445,306	$ 392,244	$ 344,392
Contributions as a Percentage of Covered	13.11 %	14.09 %	11.61 %	12.29 %	12.27 %	12.85 %	11.66 %	16.51 %	3.53 %	12.96 %

* The amounts presented for each fiscal year were determined as of September 30.

SEBRING AIRPORT AUTHORITY
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY – HEALTH INSURANCE SUBSIDY PLAN
LAST TEN MEASUREMENT PERIODS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Authority's Proportion of the Net Pension Liability	0.002387707%	0.002313656%	0.002177661%	0.002105054%	0.001657490%	0.001253851%	0.001412823%	0.001369415%	0.001088064%	0.001120965%
Authority's Proportionate Share of the Net Pension Liability	$ 306,043	$ 347,070	$ 345,842	$ 222,959	$ 203,316	$ 153,093	$ 158,082	$ 144,941	$ 116,341	$ 130,643
Authority's Covered Payroll	$ 1,066,776	$ 979,167	$ 875,837	$ 767,053	$ 591,616	$ 429,551	$ 472,524	$ 419,435	$ 367,444	$ 346,048
Authority's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	28.69 %	35.45 %	39.49 %	29.07 %	34.37 %	35.64 %	33.45 %	34.56 %	31.66 %	37.75 %
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	6.36 %	4.80 %	4.12 %	4.81 %	3.56 %	3.00 %	2.63 %	2.15 %	1.64 %	0.97 %

* The amounts presented for each fiscal year were determined as of June 30.

SEBRING AIRPORT AUTHORITY
SCHEDULE OF THE AUTHORITY'S CONTRIBUTIONS – HEALTH INSURANCE SUBSIDY PLAN [1]
LAST TEN FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	$ 21,228	$ 20,386	$ 14,740	$ 13,175	$ 10,282	$ 7,931	$ 7,596	$ 7,393	$ 6,632	$ 5,719
Contributions in Relation to the Contractually Required Contribution	(21,228)	(20,386)	(14,740)	(13,175)	(10,282)	(7,931)	(7,596)	(7,393)	(6,632)	(5,719)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Authority's Covered Payroll	$ 1,061,168	$ 1,019,083	$ 858,764	$ 793,459	$ 624,058	$ 477,962	$ 458,655	$ 445,306	$ 392,244	$ 344,392
Contributions as a Percentage of Covered Payroll	2.00 %	2.00 %	1.72 %	1.66 %	1.65 %	1.66 %	1.66 %	1.66 %	1.69 %	1.66 %

* The amounts presented for each fiscal year were determined as of September 30.

SEBRING AIRPORT AUTHORITY
SCHEDULE OF CHANGES IN THE AUTHORITY'S
TOTAL OPEB LIABILITY AND RELATED RATIOS [1]
LAST TEN MEASUREMENT PERIODS*

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability:								
Service Cost	$ 18,098	$ 13,786	$ 14,514	$ 5,947	$ 5,900	$ 3,641	$ 2,778	$ 3,814
Interest	4,380	3,259	2,967	655	568	685	504	1,288
Difference Between Expected and Actual Experience	(1,604)	12,381	(278)	23,659	(3,104)	(2,739)	2,429	(25,286)
Changes of Assumptions	2,667	7,219	(11,758)	(3,580)	(18)	570	416	190
Benefit Payments	-	-	-	-	-	-	-	(4,548)
Net Change in Total OPEB Liability	23,541	36,645	5,445	26,681	3,346	2,157	6,127	(24,542)
Total OPEB Liability - Beginning	89,773	53,128	47,683	21,002	17,656	15,499	9,372	33,914
Total OPEB Liability - Ending	$ 113,314	$ 89,773	$ 53,128	$ 47,683	$ 21,002	$ 17,656	$ 15,499	$ 9,372
Covered Employee Payroll	$ 1,078,667	$ 962,875	$ 809,057	$ 740,242	$ 562,365	$ 512,432	$ 410,334	$ 397,418
Total OPEB Liability as a Percentage of the Covered Employee Payroll	10.50 %	9.32 %	6.57 %	6.44 %	3.73 %	3.45 %	3.78 %	2.36 %

* Information is required to be presented for 10 years. However, until a full 10-year trend is completed, the Authority will present information for only those years for which information is available.

SEBRING AIRPORT AUTHORITY
SCHEDULE OF CHANGES IN THE AUTHORITY'S
TOTAL OPEB LIABILITY AND RELATED RATIOS [1] (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2025

Notes to Schedule

Benefit Changes

There have been no substantive plan provision changes since the last full valuation.

Changes of Assumptions

For the measurement date September 30, 2025, the following were updated:

- Discount rate as of the measurement date was updated to 4.90%.

For the measurement date September 30, 2024, the following were updated:

- Discount rate as of the measurement date was updated to 4.06%.
- Health care trend rates have been reset to an initial rate of 8.0%, decreasing by 0.5% annually to an ultimate trend of 4.5%.
- Salary increase scales have been updated to match the FRS actuarial valuation as of July 1, 2023.

For the measurement date September 30, 2023, the following were updated:

- Discount rate as of the measurement date was updated to 4.87%.

For the measurement date September 30, 2022, the following were updated:

- Discount rate as of the measurement date was updated to 4.77%.
- Mortality table was updated from using improvement Scale MP-2020 to Scale MP-2021.
- Health care trend rates have been reset to an initial rate of 7.5%, decreasing by 0.5% annually to an ultimate trend of 4.5%.
- Salary increase scales have been updated to match the FRS actuarial valuation as of July 1, 2021.

For the measurement date September 30, 2021, the following were updated:

- Discount rate as of the measurement date was updated to 2.43%.

For the measurement date September 30, 2020, the following were updated:

- Discount rate as of the measurement date was updated to 2.41%.
- Mortality table was updated from SOA RPH-2017 Total Dataset Mortality Table fully generational using Scale MP-2017 to SOA PUB -201 General Headcount Weighted Mortality Table fully generational using Scale MP-2020.
- Turnover assumptions were updated to match the FRS actuarial valuation as of July 1, 2019.
- Health care trend rates have been reset to an initial rate of 8.0%, decreasing by 0.5% annually to an ultimate trend of 4.5%.

SEBRING AIRPORT AUTHORITY
SCHEDULE OF CHANGES IN THE AUTHORITY'S
TOTAL OPEB LIABILITY AND RELATED RATIOS [1] (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2025

<u>Changes of Assumptions (Continued)</u>

- Salary increase scales have been updated to match the FRS actuarial valuation as of July 1, 2019.

For the measurement date September 30, 2019, the following were updated:

- Discount rate as of the measurement date was updated to 3.58%.
- Actuarial cost method was updated from Projected Unit Credit with linear proration to decrement to Entry Age Normal Level Percentage of Salary.
- The salary assumption was updated from 3.0% per year to match that of the FRS actuarial valuation as of July 1, 2017.

SUPPLEMENTARY INFORMATION

COMMUNITY REDEVELOPMENT AGENCY

Following is a schedule of deposits and withdrawals as required by Section 163.387(8), Florida Statutes. This schedule provides a source for all deposits and a purpose for all withdrawals for the fiscal year ended September 30, 2025.

SEBRING AIRPORT AUTHORITY
SCHEDULE OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION – CRA FUND
SEPTEMBER 30, 2025

		CRA
REVENUES		
CRA Incremental Tax Revenue	$	434,383
Interest Income		12,919
Total Revenues		447,302
EXPENSES		
Professional Services		7,103
General Operating and Project Assistance		107,328
Total Expenses		114,431
NET CHANGE IN NET POSITION		332,871
Net Position - Beginning of Year		314,706
NET POSITION - END OF YEAR	$	647,577

SEBRING AIRPORT AUTHORITY
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
YEAR ENDED SEPTEMBER 30, 2025

State Grantor/Pass-Through Grantor/Program	CSFA Number	Contract Grant Number	Passed Through to Subrecipients	Total State Expenditures
STATE FINANCIAL ASSISTANCE				
Florida Department of Commerce				
Rural Infrastructure Fund Grants:				
Carroll Shelby	40.042	D0310	$ -	$ 289,860
Webster Turn	40.042	D0311	-	59,737
Total Rural Infrastructure Fund Grants			-	349,597
Economic Development Tax Refund, Tax Credit and Grant Program	40.043	G0141	-	39,099
Total Florida Department of Commerce			-	388,696
Florida Department of Transportation				
Aviation Grant Program	55.004	G2L93	-	600,079
Passed through Highlands County, Florida				
Small County Outreach Program	55.009	G2L78	-	323,763
Total Florida Department of Transportation			-	923,842
Total Expenditures of State Financial Assistance			$ -	$ 1,312,538

See accompanying Notes to Schedule of Expenditures of State Financial Assistance.

SEBRING AIRPORT AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
SEPTEMBER 30, 2025

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of state financial assistance (the Schedule) includes the state financial assistance activity of Sebring Airport Authority (the Authority) under programs of the state government for the year ended September 30, 2025. The information in this Schedule is presented in accordance with the requirements of Chapter 691-5, Rules of the Florida Department of Financial Services. Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the Chapter 691-5, Rules of the Florida Department of Financial Services, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors
Sebring Airport Authority
Sebring, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Sebring Airport Authority (the Authority), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 26, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Lakeland, Florida
March 26, 2026

CliftonLarsonAllen LLP
CLAconnect.com

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

Board of Directors
Sebring Airport Authority
Sebring, Florida

Report on Compliance for Each Major State Project

Opinion on Each Major State Project

We have audited Sebring Airport Authority's (the Authority), compliance with the types of compliance requirements identified as subject to audit in the Florida Department of Financial Service's *State Projects Compliance Supplement* that could have a direct and material effect on each of the Authority's major state projects for the year ended September 30, 2025. The Authority's major state projects are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major state project 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 (GAAS); 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 for *Local Governmental Entity Audits*. Our responsibilities under those standards and Chapter 10.550 are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority 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 the Authority'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 the Authority's state projects.

Auditors' 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 the Authority'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 GAAS, *Government Auditing Standards*, and Chapter 10.550 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 the Authority's compliance with the requirements of each major state project as a whole.

In performing an audit in accordance with GAAS, *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 the Authority'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 the Authority'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 the Authority'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.

Board of Directors
Sebring Airport Authority

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 Auditors' 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.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Lakeland, Florida
March 26, 2026

SEBRING AIRPORT AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2025

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified
2. Internal control over financial reporting:
   - Material weakness(es) identified? ______ yes __x__ no
   - Significant deficiency(ies) identified? ______ yes __x__ none reported
3. Noncompliance material to financial statements noted? ______ yes __x__ no

State Financial Assistance

1. Internal control over state projects:
   - Material weakness(es) identified? ______ yes __x__ no
   - Significant deficiency(ies) identified? ______ yes __x__ none reported
2. Type of auditors' report issued on compliance for state projects: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with Chapter 10.550, Rules of the Auditor General? ______ yes __x__ no

Identification of Major State Projects

CSFA Number(s)	Name of State Project
40.042	Rural Community Development and Infrastructure
55.004	Aviation Grant Programs

Dollar threshold used to distinguish between Type A and Type B programs: $ 393,761

Section II – Financial Statement Findings

Our audit did not disclose and matters required to be reported in accordance with *Government Auditing Standards.*

Section III – Findings and Questioned Costs – Major State Projects

Our audit did not disclose any matters required to be reported in accordance with Chapter 10.550, Rules of the Auditor General.

MANAGEMENT LETTER

Board of Directors
Sebring Airport Authority
Sebring, Florida

Report on the Financial Statements

We have audited the financial statements of the Sebring Airport Authority (the Authority), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 26, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' 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 Auditors' Report on Compliance for Each Major State Project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountants' 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 March 26, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Authority. It is management's responsibility to monitor the Authority'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 10.554(1)(i)(2), Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, operated within the Authority's geographical boundaries during the fiscal year under audit. A PACE program was available in Highlands County but the Authority is not participating and are not aware of any tenants participating in the program.

Special District Component Units

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

Special District Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Authority reported: (The following information is unaudited.)

a. The total number of district employees compensated in the last pay period of the Authority's fiscal year as: 14.

b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Authority's fiscal year as: 3.

c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $1,078,667.

d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as: $37,155.

e. Each construction project with a total cost of at least $65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:

   - Webster Turn Drive Reconstruction – Expenditures - $381,144
   - Terminal Apron High Mast Lighting – Expenditures - $689,277

f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as: $172,840.

   - Beginning Budgeted Reserves - $473,803
   - Final Budgeted Reserves - $300,963

Additional Matters

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

Purpose of this Letter

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Lakeland, Florida
March 26, 2026

CliftonLarsonAllen LLP
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INDEPENDENT ACCOUNTANTS' REPORT

Sebring Airport Authority and
  the Florida Auditor General
Sebring, Florida

We have examined the Sebring Airport Authority's (the Authority) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management of the Authority is responsible for the Authority's compliance with the specified requirements. Our responsibility is to express an opinion on the Authority's compliance with the specified requirements based on our examination.

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

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

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

In our opinion, the Authority complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds; during the year ended September 30, 2025.

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Lakeland, Florida
March 26, 2026

Sebring Airport Authority
Agenda Item Summary

Meeting Date: May 21, 2026

Presenter: Andrew Bennett

Agenda Item: Vogel Seed & Fertilizer, LLC. – Commercial Lease Agreement – Buildings 919

Background: Vogel Seed & Fertilizer, LLC, a Delaware limited liability company, is requesting approval of a commercial lease with the Authority for Building 919 (80,000 sq/ft). The leased premises will be used for office space, warehousing, and distribution of landscape products and supplies, supporting Vogel's lawn, garden, turf, and ornamental product operations. Vogel Seed & Fertilizer, LLC is part of the Interoceanic Corporation/Spring Valley fertilizer platform, whose roots trace back more than six decades in Jackson, Wisconsin. Vogel's growth plans are tied to Spring Valley/IOC's acquisition of Turf Care Supply's blending and packaging assets, creating one of North America's largest independent lawn and garden fertilizer platforms with approximately 250 employees and eight manufacturing/blending facilities across seven states, including Sebring.

This lease has an initial term of three (3) years commencing June 1, 2026 and ending May 31, 2029. Tenant has six (6) one-year renewal options. Existing rate is $3.63 per sq. ft. annually; under this lease, Vogel will pay **$7.00 per sq. ft.** annually. Base rent is stated as **$46,666.67 per month**, plus a 5% fire/security charge and applicable sales, ad valorem or use taxes, and rent increases by 3% annually (with no decreases) beginning June 1, 2027. During each renewal term, rent is similarly increased by 3% to establish rent for the succeeding twelve (12) months.

Requested Motion: Move to approve and authorize the Chairman or Vice Chairman and Secretary or Assistant Secretary to execute lease agreement.

Board Action:

Approved __X___

Denied _______

Tabled _______

SEBRING AIRPORT AUTHORITY

VOGEL SEED & FERTILIZER, LLC

Commercial Lease

(Building 919)

THIS LEASE AGREEMENT (this "Lease" or "Agreement") is made and entered into this 21st day of May, 2026, by and between the **SEBRING AIRPORT AUTHORITY**, a body politic and corporate of the State of Florida (herein called "LANDLORD") and **VOGEL SEED & FERTILIZER, LLC, a Delaware Limited Liability Company,** (herein called "TENANT").

WITNESSETH:

WHEREAS, LANDLORD is the owner of certain real property located at Sebring Regional Airport and Industrial Park in the County of Highlands, State of Florida; and,

WHEREAS, LANDLORD has agreed to lease a portion of the property to TENANT, subject to certain terms and conditions; and,

WHEREAS, TENANT wishes to lease said property from LANDLORD, and in consideration of the premises, the covenants, terms and conditions to be performed as set forth hereinafter, the parties have agreed and do agree as follows:

1. **TERM**. The term of this Lease Agreement shall be for three (3) years commencing on June 1, 2026 and ending on May 31, 2029, unless sooner terminated as herein provided.

2. **PROPERTY**. The property subject to this Agreement is Building 919 at Sebring Regional Airport and Industrial Park as shown on Exhibit A attached hereto (herein called the "Premises").

3. **USE**. The Premises are to be used by the TENANT for the purpose of office space, sales, warehousing and distribution of landscape products and supplies. TENANT shall safeguard all products and supplies and transport all in airtight containers. TENANT will make no unlawful, improper, or offensive use of the Premises.

4. **RENT**. TENANT shall pay rent to LANDLORD equal to $46,666.67 per month, together with a 5% fire/security charge and any sales or use taxes thereon, in advance, on or before the first day of such month. Beginning on the second year, the rent shall be increased by 3%, to establish the rent for the succeeding twelve (12) months. At no time will the rent decrease. TENANT previously paid LANDLORD a $100,000.00 security deposit. Upon lease execution, $50,000.00 will be refunded, with $50,000.00 retained by LANDLORD which deposit shall not bear interest but shall be returned to TENANT upon termination of this lease so long as there is no rent left unpaid and no damage to the Premises.

5. **LATE PAYMENTS.** Rental payments remaining due and unpaid for a period of ten (10) days after the date due shall accrue a service charge equal to 1.5% of the amount of the delinquent payment, or $100.00, whichever is greater, per month, from the date due until paid.

6. **WORTHLESS PAYMENTS.** Any rental payments returned as worthless or as insufficient funds shall accrue a service charge equal to 5% of the amount of the returned payment, or $35.00, whichever is greater.

7. **EMERGENCY CONTACT**. TENANT shall provide LANDLORD with the name and telephone number of a contact person who shall be on call at all times to respond in case of any emergency.

8. **OPTION TO RENEW**. LANDLORD hereby grants to TENANT an option to renew this Lease for six (6) additional terms of one (1) year each, upon the same terms and conditions hereunder except that each option period shall commence at the expiration of the preceding term of this Lease and the rent shall be increased by 3%, to establish the rent for the succeeding twelve (12) months. At no time will the rent decrease. Said option shall be exercised by TENANT's delivery of written notice thereof to LANDLORD, not less than three (3) months prior to the end of each preceding term and shall be effective only if TENANT is not in default under this Lease.

9. **RELOCATION**. LANDLORD shall have the right to relocate TENANT, at LANDLORD'S expense, to a mutually agreeable location of comparable size, access, features and quality within Sebring Regional Airport and Industrial Park (including, without limitation, access to rail) if the Premises are needed by LANDLORD, provided that any relocated premises shall be at least as beneficial to TENANT's business operations as the Premises. LANDLORD shall give TENANT at least one (1) year's notice of a proposed relocation, unless the parties agree in writing to a shorter term. Said relocation shall be evidenced by a written addendum to this Lease Agreement, executed by the parties. Should the parties not be able to agree on a new location, LANDLORD may terminate this lease thereafter upon three (3) months notice.

10. **HOLD HARMLESS**. TENANT agrees to hold LANDLORD harmless against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom, arising out of this contract unless such claims are a result of the LANDLORD's sole negligence. TENANT agrees to pay on behalf of LANDLORD, and to pay the cost of LANDLORD's legal defense, as may be selected by LANDLORD, for all claims described in this paragraph. Such payment on behalf of LANDLORD shall be in addition to any and all other legal remedies available to LANDLORD and shall not be considered to be LANDLORD's exclusive remedy.

11. **INSURANCE AND INDEMNITY**. TENANT will at its own expense and at all times during the term of this Agreement, provide and maintain in effect those insurance policies and minimum limits of coverage as designed below, with companies licensed to do business in the state or country in which this Agreement is to be performed. Insurance will be written with carrier/carriers with a minimum rating of "A-X" by A.M. Best Rating agency or equivalent agency. These minimum insurance requirements shall not be interpreted to in any way limit TENANT's defense and indemnity obligations:

A. Specifically recognize and insure the contractual liability assumed by TENANT under this Agreement;

B. Provide that TENANT's insurance shall be primary to and non-contributory with any and all insurance maintained by or afforded to LANDLORD and its affiliated and subsidiary companies, and their respective officers, directors, shareholders, employees and agents;

C. Provide that no cancellation or non-renewal will become effective except upon thirty (30) days prior written notice to LANDLORD except for non-payment of premium;

D. Specifically waive insurers' rights of subrogation against LANDLORD; and

E. Should TENANT's policies provide a limit of liability in excess of such amounts, LANDLORD shall have the right of the benefit to the full extent of the coverage available.

12. <u>PERSONAL PROPERTY COVERAGE</u>. TENANT shall be solely responsible, at its expense, for any insurance coverage for its personal property.

13. <u>LIABILITY INSURANCE</u>. TENANT shall, at its own expense, maintain a policy or policies of general liability insurance with respect to the operations conducted on the leased Premises, including coverage for the indemnities included in this agreement, with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by LANDLORD, such insurance to afford minimum protection of not less than $1,000,000.00 per occurrence, $2,000,000 aggregate. Coverage will extend to any vehicles or equipment that are not licensed for road use. LANDLORD shall be listed as an additional insured on TENANT's policy or policies of general liability insurance and TENANT shall provide LANDLORD with current Certificates of Insurance evidencing TENANT's compliance with this paragraph.

14. <u>PROPERTY COVERAGE.</u> TENANT shall procure and maintain for the life of the lease, All Risk/Special Form, coverage including sinkhole, windstorm, demolition, debris and increase cost of insurance coverage (or its equivalent), to cover loss resulting from damage to or destruction of the building or any improvements. The policy shall cover a minimum of 100% replacement cost.

15. <u>COMMERCIAL AUTO LIABILITY.</u> Coverage shall have minimum limits of $1,000,000 per occurrence, combined single limit for bodily injury liability and property damage liability. Coverage shall include owned vehicles, hired and non-owned vehicles and employee non-ownership. This policy of insurance shall be written in an "occurrence" based format and include a Waiver of Subrogation in favor of LANDLORD.

16. <u>POLLUTION AND REMEDIATION LEGAL LIABILITY.</u> TENANT shall procure and maintain Pollution and Remediation Legal Liability insurance in an amount not less than $2,000,000 per claim insuring LANDLORD against liability for bodily injury, property damage, legal defense and remediation arising out of the use, operation and occupancy of the Premises.

17. CERTIFICATE OF INSURANCE. Upon execution of this Agreement, TENANT must furnish a Certificate of Insurance to LANDLORD evidencing the insurance required herein, written or translated in English. From thereon, TENANT will furnish a valid Certificate of Insurance to LANDLORD annually at the address in the "Notices" clause of this Agreement.

18. TENANT'S LIABILITY NOT LIMITED. NOTWITHSTANDING THE PROVISIONS HEREIN, FOR PURPOSES OF THIS LEASE, TENANT ACKNOWLEDGES THAT ITS POTENTIAL LIABILITY IS NOT LIMITED TO THE AMOUNT OF LIABILITY INSURANCE COVERAGE IT MAINTAINS NOR TO THE LIMITS REQUIRED HEREIN.

19. INVALIDATION OR CONFLICT WITH EXISTING INSURANCE POLICIES: TENANT shall not do, permit or suffer to be done any act, matter, thing or failure to act in respect to the Premises that will a) invalidate or be in conflict with any insurance policies covering the Premises or any part thereof; or b) increase the rate of insurance on the Premises or any property located therein. If by reason of the failure of TENANT to comply with the provisions of this Lease, the insurance rate shall at any time be higher than it otherwise would be, then TENANT shall reimburse LANDLORD and any other tenants, on demand, for that part of all premiums for any insurance coverage that shall have been charged because of such actions by TENANT.

20. TENANT'S NEGLIGENCE. If the leased Premises or any other part of the building is damaged by fire or other casualty resulting from any act or negligence of TENANT or any of TENANT's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and TENANT shall be responsible for the costs of repair not covered by insurance.

21. INDEMNIFICATION. TENANT shall indemnify LANDLORD and hold LANDLORD harmless for any and all liability, claims, damages, expenses (including attorney's fees and costs for trial or appeal), proceedings and causes of action of every kind and nature arising out of or connected with the use, maintenance, operation or control of the Premises by TENANT, except as may arise out of conditions occurring or present prior to the commencement of this Lease or caused by the misconduct or sole negligence of LANDLORD.

22. ASSIGNMENT. TENANT shall not assign this lease or sublet the Premises, directly or indirectly, without the written consent of LANDLORD. LANDLORD's consent may be conditioned on a review of the financial status of the proposed assignee as well as the proposed use. LANDLORD's consent shall not be unreasonably withheld. Notwithstanding the foregoing or anything to the contrary in this Lease, it is agreed that TENANT shall have the right, without the prior consent of LANDLORD, to assign this Lease or sublet any part of or all of the Premises to an Affiliate (as defined below) (a "Permitted Transfer"), provided that TENANT notifies LANDLORD within thirty (30) days following any Permitted Transfer. So long as the Affiliate assumes in full the obligations of TENANT under this Lease in a writing delivered to LANDLORD, TENANT shall be relieved of all liability hereunder. Any assignee under a Permitted Transfer shall be entitled to all of TENANT'S right, title, and interest under this Lease, including, but not limited to, all rights to exercise any options to renew or extend the term of this Lease as provided herein. An "Affiliate" shall mean (i) a wholly owned subsidiary of TENANT or the parent of TENANT, (ii) the parent of TENANT, (iii) any corporation into or with which TENANT may be merged or consolidated, or (iv) any entity which acquires all (or substantially all) of the assets or equity interests of TENANT as a going concern of the business being conducted on the Premises.

23. REMOVAL OF PERSONAL PROPERTY UPON TERMINATION. Upon termination of this Agreement, provided all monies due LANDLORD have been paid, TENANT shall have the right and responsibility to remove all of its personal property, including machinery and equipment, which it has installed or placed on the Premises, which removal shall be accomplished no later than the termination date. Electrical and plumbing facilities, air conditioners and other permanently installed fixtures shall not be considered personal property. TENANT agrees to repair any damage occasioned by reason of such removal or damage caused by TENANT's occupancy. In the event TENANT fails to remove its personal property or to repair any damage done to the Premises by the termination date, LANDLORD reserves the right to remove and store all such personal property left, at the risk and expense of TENANT, and to make repairs necessary to restore the Premises, with the cost of such repairs to be paid by TENANT.

24. ABANDONMENT OF PREMISES BY TENANT. In case TENANT shall abandon said Premises, or any part thereof, during the term of this Agreement, LANDLORD may, at its option, without notice, relet said Premises, or any part thereof, on such terms and for such rent as it may deem expedient or proper. Such reletting shall not operate as a waiver of any right whatsoever which LANDLORD would otherwise have to hold TENANT responsible for the rent. In case said Premises, or any part thereof, shall be relet, LANDLORD shall collect that rent and, after paying the expense of such reletting and collections, apply the remainder toward the rent due or to become due from TENANT.

25. ALTERATIONS. TENANT shall make no material additions or alterations in or to the Premises without the written consent of LANDLORD. TENANT shall be responsible for the cost of any additions or alterations made by TENANT and TENANT shall protect and reimburse LANDLORD against possible mechanics', laborers' and materialmen's liens upon the Premises.

26. NO LIENS CREATED. TENANT has no power to incur any indebtedness giving a right to a lien of any kind or character upon the Premises. No third person shall be entitled to any lien against the Premises or any structure thereon, derived through or under TENANT. All persons contracting with TENANT, or furnishing materials or labor to TENANT, shall be bound by this provision. Should any such lien be filed, TENANT shall have the same discharged within sixty (60) days thereafter by paying the same or by filing a bond, or otherwise as permitted by law. TENANT is not the agent of LANDLORD and cannot confer upon a laborer upon the Premises, or upon a materialman who furnishes material incorporated in the construction of improvements upon the Premises, a construction lien upon LANDLORD's property under the provision of Chapter 713, Florida Statutes, or any subsequent revisions of that law.

27. PLEDGE OF LEASEHOLD INTEREST. TENANT may, from time to time, pledge its leasehold interest as security for a bona fide loan or loans from reputable established lenders or lending institutions. LANDLORD shall not subordinate its interest in the Premises to any such security holder under any circumstances whatsoever.

28. SUBORDINATION. This Lease Agreement shall be subordinate to the provisions of any existing or future agreement between LANDLORD and the United States of America relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for development of Sebring Regional Airport. This Lease and all provisions hereof are also subject and subordinate to the terms and conditions of the instruments and documents under which the LANDLORD acquired the subject property from the City of Sebring, true, correct, and complete copies of which have been delivered to TENANT, and shall be given only such effect as will not conflict or be inconsistent with the term and conditions contained in the lease of said lands from the LANDLORD, and any existing or subsequent amendments thereto, and are subject to any rules or regulations which have been, or may hereafter be adopted by the LANDLORD pertaining to the Sebring Regional Airport. Except to the extent required for the performance of the obligations of TENANT in this Lease Agreement, nothing contained in this Lease Agreement shall grant TENANT any rights whatsoever in the airspace above the Premises, other than those rights which are subject to Federal Aviation Administration orders, regulations or advisory circulars currently or subsequently effective.

29. NON-DISCRIMINATION. TENANT for itself, its successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree that:

A. No person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities;

B. That in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national original shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination;

C. That Tenant shall use the Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968, and as said Regulations may be amended.

That in the event of a breach of any of the above nondiscrimination covenants, LANDLORD shall have the right to terminate the lease. This provision shall not be effective until the procedures of Title 49, Code of Federal Regulations, Part 21 are followed and completed, including exercise or expiration of appeal rights.

30. MAINTENANCE AND REPAIRS. TENANT will be responsible for the maintenance, repair, and upkeep of the Premises and shall keep the Premises, including any landscaping installed by TENANT, in good order and repair; provided, however, that nothing herein shall require TENANT to replace the roof, HVAC systems, structural components of the building, or the building foundation. LANDLORD, at its sole expense, shall be responsible for the replacement of the roof, HVAC systems, structural components of the building, and building foundation. Reasonable repairs shall be made in a timely manner and if TENANT refuses or neglects to make any repairs, to the reasonable satisfaction of LANDLORD within a reasonable period of time after receipt of written notice of need for such repair from LANDLORD, LANDLORD may make such repairs without liability to TENANT for any loss or damage that may occur to TENANT'S property or business and TENANT shall pay LANDLORD'S costs for making such repairs, including LANDLORD'S reasonable administrative costs. Such costs for repairs shall bear interest at the rate of 18% per annum from the tenth day after billing therefor until paid and shall constitute additional rent. LANDLORD reserves the right to enter on the Premises at all reasonable times to make such repairs.

31. <u>COMMON AREA MAINTENANCE</u>. There is currently no common area maintenance charge imposed by LANDLORD. Should LANDLORD subsequently impose a uniform charge to maintain the common areas of the Airport, TENANT shall pay those charges attributable to the Premises.

32. <u>EXCLUSIVE USE</u>. This Agreement shall in no way convey the exclusive use of any part of the Airport, except the Premises, and shall not be construed as providing any special privilege for any public portion of the Airport. LANDLORD reserves the right to lease to other parties any other portion of the Airport property for any purpose deemed suitable for the Airport by LANDLORD. LANDLORD agrees that it will not grant a future party an exclusive right to provide the services described in this Lease Agreement.

33. <u>FUTURE AGREEMENTS OF THE AIRPORT</u>. The terms and conditions hereof shall not be construed to prevent LANDLORD from making commitments to the Federal Government or to the State of Florida to qualify for the expenditure of State or Federal funds upon the Airport.

34. <u>NOTICES</u>. Whenever any notice is required or permitted by this Agreement to be given, such notice shall be by certified mail, overnight delivery or facsimile addressed to:

If to TENANT:

Vogel Seed & Fertilizer, LLC
c/o Interoceanic Corporation
Attn: Elio Mazzella, Jr.
7 Renaissance Square, 7th Floor
White Plains, NY 10601
Email: emazzella@ioccorp.com

If to LANDLORD:

Executive Director
Sebring Airport Authority
128 Authority Lane
Sebring, FL 33870

Notice shall be considered given three (3) days after deposited with the U.S. Postal Service or commercial carrier, postage prepaid. Notice will also be considered given on the date of actual delivery, if hand delivered. Each party will be responsible for notifying the other of any change in their address.

35. <u>WAIVER OF BREACH</u>. The waiver by LANDLORD or TENANT of any breach of the terms, covenants, or conditions herein contained shall not be deemed a waiver of any subsequent breach.

36. **SEVERABILITY**. It is the intention of both of the parties hereto that the provisions of this Lease Agreement shall be severable in respect to a declaration of invalidity of any provisions hereof.

37. **ASSIGNS AND SUCCESSORS**. Except as otherwise provided, the covenants and conditions herein shall be binding upon and inure to the benefit of the assigns and successors of the parties hereto.

38. **LEASE RESTRICTIONS**. TENANT hereby agrees to abide by all elements of the Sebring Airport Authority Code of Regulations, the Revised Code for Industrial Wastes and the Minimum Standards for Fixed-Base Operators as the same may be reasonably amended from time to time. Copies of these documents are posted on LANDLORD's website, and the full text of each document shall be considered as a part of this lease as if fully stated herein and/or attached hereto.

39. **CLEANLINESS AND SAFETY.** TENANT agrees to keep the Premises in a clean, safe and sanitary condition, and to abide by all reasonable safety and fire regulations prescribed by LANDLORD, which are communicated to TENANT in writing. TENANT shall at all times keep and maintain an adequate number of operating charged fire extinguishers in or on the Premises. TENANT will contract with a franchised solid waste hauler to dispose of solid waste, if notified to do so by LANDLORD.

40. **DANGEROUS ACTIVITIES PROHIBITED.** TENANT agrees not to do or allow anything to be done on the Premises which may injure or endanger persons on or about or adjacent to the Premises. TENANT hereby indemnifies and holds LANDLORD harmless from any claims because of injury to life, person or property by reason or anything done or permitted by TENANT, its agents, employees, guests, or invitees on or about or adjacent to the Premises.

41. **AIRPORT FACILITIES.** The parties understand and agree that the LANDLORD shall continue to maintain, develop, improve, and control all of the areas and facilities of the Airport and Industrial Park as may be from time to time determined by the LANDLORD in its sole discretion. TENANT agrees not to use the Premises in any manner which may interfere with or become a hazard to aircraft operations. TENANT agrees not to use and to prohibit its employees, guests and invitees from using the Airport aprons, ramps, taxiways, runways or related structures for any non-aviation purpose, including pedestrian and vehicular traffic, without LANDLORD's written instructions.

42. **AIRPORT PRIORITY.** This lease is subject and subordinate to the present and future restrictions and regulations imposed by any governmental body or agency applicable to the Sebring Regional Airport, and further subordinate to existing or future agreements between the LANDLORD and any branch or agency of the Government of the United States of America, or the State of Florida relative to development, operation, and maintenance of the Sebring Regional Airport or Industrial Park, (including Federal Aviation grant requirements).

43. **RACES AND EVENTS.** Airplane and motor vehicle competitions and events, and the training, practice and preparation therefor, and the testing of trucks, automobiles and all related items comprise a significant and growing industry at the Sebring International Raceway located at the Sebring Regional Airport and Commerce Park. This industry has in the past and will in the

future result in occasional denial to the TENANT and others of unrestricted access to certain portions of the Sebring Regional Airport and Commerce Park and may therefore inconvenience TENANT. TENANT will have access to the Premises, just not completely unrestricted access. LANDLORD will render its best efforts to limit adverse impacts on the TENANT from these activities. Such inconveniences shall not be a default under this Lease. TENANT also acknowledges that the tests, races, events, preparation, clean-up and other track use will produce significant noise which will not be a default under this Lease. LANDLORD reserves the right to designate the access road or roads to be used by TENANT during these events.

44. AIRPORT PROTECTION. The following shall be conditions of this lease:

A. LANDLORD reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Premises, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing or taking off from or operating on the airport.

B. TENANT expressly agrees for itself, its successors and assigns, to restrict the height of objects or natural growth and other obstructions on the Premises to such a height so as to comply with Federal Aviation Regulations, Part 77.

C. TENANT expressly agrees for itself, its successor and assigns, to prevent any use of the Premises which would interfere with or adversely affect the operation or maintenance of the airport or otherwise constitute an airport hazard.

45. STATE AND FEDERAL GOVERNMENT. The parties specifically understand and agree that some of the improvements within the Sebring Regional Airport are funded in whole or in part by grants from the USDA Rural Development, and other agencies of the State and Federal Government. TENANT agrees to comply with all state and federal laws and rules upon which the grants are conditioned, particularly those pertaining to employment.

46. ENVIRONMENTAL MATTERS. TENANT covenants and agrees to discharge only domestic waste into LANDLORD's sewer system. TENANT will not allow any hazardous substances including without limitation, any and all pollutants, wastes, flammables, explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances and all other materials defined by or regulated under any Environmental Law, including those defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. § 9604 (14), pollutants or contaminants as defined by CERCLA, 42 U.S.C. § 9604 (A) (2), or hazardous waste as defined in the Resources Conservation and Recovery Act ("RCRA"), 42 U.S.C. §6903 (5), or other similar applicable Federal or State Laws or regulations, to be generated, released, stored, or deposited over, beneath, or on the Premises or on any structures located on the Premises from any source whatsoever other than a level or quantity of such matters in any given form or combination of forms that does not constitute a violation of any applicable law. TENANT further covenants to hold the LANDLORD harmless from all claims, demands, damages, fines, costs, cleanup, attorney's fees, and court costs arising from TENANT's discharge (either intentional or accidental) of such matters to the soil, air, water, or wastewater treatment facility. LANDLORD hereby agrees to hold TENANT harmless from all claims, demands, damages, fines, costs, cleanup, attorney's fees, and court costs arising from any discharge of such matters occurring prior to the term of this Lease.

47. RADON GAS. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.

48. STORM WATER POLLUTION PREVENTION PLAN. Tenant hereby agrees to abide by all rules and regulations established by Landlord or any state, county, or federal agency in regard to storm water pollution prevention. The stormwater pollution prevention plan is a major mechanism to comply with the National Pollution Discharge Elimination System (NPDES) Multi-Sector Generic Permit (MSGP) for stormwater discharge associated with industrial activities. The NPDES MSGP is administered by Florida Department of Environmental Protection (FDEP) and is defined in rule 62-621.100 *et seq.*, F.A.C.

49. DEFAULT. The occurrence of one or more of the following shall be an event of default by TENANT:

A. Failure of TENANT to make any payment required by this Lease when due, and the failure continues for three (3) days after written Notice of Default from LANDLORD to TENANT;

B. An initial failure of TENANT to comply with any obligation imposed upon TENANT by this Lease, other than the obligation to pay money, within thirty (30) days after written Notice of Default from LANDLORD to TENANT. Should the obligation be such that it cannot reasonably be corrected within thirty (30) days, TENANT shall not be in default so long as TENANT is diligently proceeding to comply and the noncompliance does not continue for over ninety (90) days after Notice of Default. A repeated (at least more than 2 times) failure of TENANT to comply with the same obligation shall be a default without any grace period;

C. Proceedings under the Bankruptcy Act for bankruptcy filed by or against TENANT or any guarantor of TENANT's performance hereunder and not dismissed within thirty (30) days after the filing;

D. An assignment of TENANT's property for the benefit of creditors;

E. A receiver, conservator, or similar officer is appointed by a court of competent jurisdiction to take charge of all or a substantial part of TENANT's or any guarantor's property, and the officer is not discharged and possession of the property is not restored within thirty (30) days;

F. TENANT's interest in the Premises or under this Lease is the subject of a taking or levy under execution, attachment, or other process of law and the action is not canceled or discharged within thirty (30) days after its occurrence;

G. TENANT defaults under any other lease or agreement with LANDLORD.

50. LANDLORD'S REMEDIES. If any event of default occurs and has not been cured within the time period provided in this Lease, LANDLORD may immediately or at any time thereafter do one or more of the following:

A. Remove any of TENANT's personal property from the Premises and store the same elsewhere at TENANT's expense without relieving TENANT from any liability or obligation;

B. Make the Premises available to another party without liability to TENANT and without relieving TENANT from any liability or obligation to LANDLORD;

C. Bring an action then or thereafter against TENANT to recover the amount of any payment owing by TENANT to LANDLORD as the same is due, becomes due, or accumulates;

D. Intentionally omitted;

E. Terminate this Lease by giving TENANT written notice thereof, without relieving TENANT from any obligation or liability for payments theretofore or thereafter becoming due or any other present or prospective damages or sums due or provided by law or this Lease and resulting from TENANT's default;

F. Terminate this Lease, relieving TENANT of any liability or obligation for any payments then or thereafter becoming due;

G. Exercise any combination of the above or any other remedy provided by law.

51. ATTORNEYS' FEES AND COSTS. In any action brought by either party for the interpretation or enforcement of the obligations of the other party including LANDLORD's right to indemnification, the prevailing party shall be entitled to recover from the losing party all reasonable attorney's fees, paralegal fees, court and other costs, whether incurred before or during litigation, on appeal, in bankruptcy or in post judgment collections.

52. AMENDMENT. No amendment, modification, or alteration of the terms hereof shall be binding unless the same is in writing, dated subsequent to the date hereof, and duly executed by each party.

53. **TAXES**. Any taxes (including, without limitation, Highlands County ad valorem real property taxes and Florida sales or use taxes) on this Lease, the lease payments or the Premises shall be the obligation of TENANT. Should said taxes not be paid by TENANT, they shall be considered unpaid additional rent and failure to pay said taxes shall be considered a default hereunder. LANDLORD shall provide TENANT with proof of LANDLORD'S payment of the taxes within thirty (30) days of TENANT providing LANDLORD the funds with which to pay such taxes.

54. **UTILITIES AND SERVICES.**

A. The Premises does not have its own electrical meter and shares an electrical meter with buildings 916, 917, and 918. TENANT agrees that LANDLORD will pay the electric bill and bill TENANT for its pro rata share of the electric bill. The billing will be allocated by square footage of the four buildings, e.g. 916, 917, 918, and 919.

B. LANDLORD will not be obligated to pay any charges for any other utility service procured or consumed by TENANT, e.g. LANDLORD will not pay for TENANT's water and sewer service, telephone service, gas, internet service or the like. TENANT shall be solely responsible for such charges and, if LANDLORD shall pay those on behalf of TENANT, the amount of such charges shall be considered additional rent hereunder. LANDLORD is charged for the electricity for the leased premises and TENANT agrees to pay those charges as pass-through charges on a monthly basis. The amount of such charges shall be considered additional rent hereunder.

55. **SUITABILITY OF PREMISES.** TENANT acknowledges having examined the Premises thoroughly before entering into this Lease and acknowledges the suitability of the Premises for TENANT's proposed use. TENANT does not rely upon any representations by the LANDLORD as to the Premises' suitability for the TENANT's purposes.

56. **SIGNAGE.** All signage on the property must be approved by LANDLORD as to style, location, content and construction before installation, which approval will not be unreasonably withheld. In the event that LANDLORD installs a master sign showing the location of LANDLORD's tenants, TENANT will pay TENANT's pro rata share of the cost of construction and maintenance of that sign, based on TENANT's leased area at the Airport and Industrial Park. Notwithstanding the foregoing, LANDLORD approves all of TENANT's existing signs installed as of April 14, 2026.

57. **PROVISIONS OF LAW DEEMED INSERTED**. Each and every provision of law and clause required by law to be inserted in this document shall be deemed to be inserted herein and the lease shall be read and enforced as though it were included, and if, through mistake or otherwise, any such provision is not inserted, or is not correctly inserted, then upon application of either party, the lease shall forthwith be physically amended to make such insertion or correction.

58. **TIME**. Time is of the essence of this agreement.

59. MULTIPLE ORIGINALS. This agreement is executed in multiple copies, each copy of which shall be deemed an original. Recording is strictly prohibited and shall be an event of default.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals.

WITNESSES:	TENANT:
Dunn R. Hunt Printed Name: Mr. Dunn R. Hunt Printed Name: Yuri Flaherty	**TENANT:** **VOGEL SEED & FERTILIZER, LLC,** a Delaware Limited Liability Company. By: ______________________ Elio Mazzella, Jr., as President.

(Corporate Seal)

WITNESSES:	LANDLORD:
______________________ Printed Name: ______________ ______________________ Printed Name: ______________	**LANDLORD:** **SEBRING AIRPORT AUTHORITY,** a body politic and corporate of the State of Florida By: ______________________ □ Stanley Wells, as its Chair or □ D. Craig Johnson, as its Vice Chair Attest: ______________________ □ Carl Cool, as its Secretary or □ Jason Dunkel, as its Asst. Secretary

(Corporate Seal)

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals effective the date first written above.

WITNESSES:

Jami Olive

Printed Name: **Jami Olive**

Colleen Plonsky

Printed Name: Colleen Plonsky

SEBRING AIRPORT AUTHORITY, a body politic and corporate of the State of Florida

By: ____________________

☑ D. Craig Johnson, as its Chair or

☐ Carl Cool, ~~as its Vice~~ Chair

Attest: ____________________

☐ Jason Dunkel, as its Secretary or

☑ Mark Andrews, as its Asst. Secretary

SEBRING AIRPORT AUTHORITY

SEAL

(Corporate Seal)

EXHIBIT A

The Premises

11921959v3(74688.00008.000)

Sebring Airport Authority
Agenda Item Summary

Meeting Date: May 21, 2026

Presenter: Andrew Bennett

Agenda Item: SEF Fuel Farm Improvements – Change Order #02

Background: Staff requests approval of Change Order No. 02 with MDM Services, Inc. for the SEF Fuel Farm Improvements project in the amount of $11,717.35. During construction, unforeseen field conditions were identified involving existing conduit serving the new unleaded AVGAS tank area. The conduit alignment conflicted with the customer operational area near the new hose reel and created a trip hazard in a location used by customers, staff, and fuel farm users during fueling operations. To correct the condition, the change order provides for excavation and re-routing of the existing conduit underground, removal and replacement of the affected sidewalk section so the area remains flush and accessible, along with the installation of three additional concrete safety pads for the catwalk system. These improvements will eliminate the exposed conduit hazard, maintain safe and unobstructed access to the fuel farm, improve the stability of the catwalk system, and provide alternate ladder access points for operational and emergency use.

The change is within the intended scope of the original contract and does not include any contract time extension. The additional cost will be 100% covered by FDOT funding. Approval of this change order increases the contract amount from $787,492.55 to $799,209.90.

Requested Motion: Move to approve and ratify the execution and delivery of the SEF Fuel Farm Improvements Change Order No. 2 and all action as taken by Airport Staff with respect thereto.

Board Action:

Approved __X___
Denied _______
Tabled _______

SEBRING
MULTIMODAL LOGISTICS CENTER

SEBRING AIRPORT AUTHORITY

128 Authority Lane
Sebring, Florida 33870

CHANGE ORDER

CHANGE ORDER # 02	**AMOUNT $** $ 11,717.35	**Extension of Time (Subst.):**	0	**Days**
		Extension of Time (Final):	0	**Days**

PROJECT: SEF Fuel Farm Improvements - Construction

DATE: 05/05/2026

CONTRACTOR: MDM Services, Inc.

A/E: AtkinsRealis

DESCRIPTION OF CHANGE TO CONTRACT: Revise and reroute existing conduit alignment due to unforeseen field conditions. During installation, an attempt was made to utilize the existing conduit lines as shown or inferred from the contract documents. However, the underground electrical conditions encountered on site differ from the documented conditions, preventing the conduit from being installed as originally intended. The current above-ground conduit routing creates an obstruction and would impede user access to the new fuel farm. To maintain safe, clear, and unobstructed access to the facility, the conduit alignment must be rerouted and installed underground, eliminating the above-ground condition currently impacting the work area. In addition, it was determined that the catwalk system needs 3 more safety pads to provide secure attachment points for the walkway ladder access which was requested as alternate exit points in case of emergency.

REASON FOR CHANGE: Due to safety concerns associated with the exposed conduit creating potential tripping hazard within an area of customer traffic during fuel farm operations, a revised conduit routing was requested. The conduit is to be rerouted underground and installed flush with the equipment to eliminate the hazard and maintain safe user access. The additional concrete safety pads for the catwalk system will provide increased stability for the catwalk system and alternate ladder access.

SOURCE OF FUNDS: FDOT

Is above change within the intended scope of the original contract? Yes ☒ No ☐

(a)	Original Contract Amount	$ $ 728,843.55	$ 728,843.55
(b)	Previous Approved CO or Amendment	$ $ 58,649.00	$ 787,492.55
(c)	Change Contract Amount By		$ $ 11,717.35
(d)	New Contract Amount (d = a + b + c)		$ $ 799,209.90

MDM Services, Inc. Kristopher Leong, Project Manager	Sebring Airport Authority Andrew Bennett
Name: Kristopher Leong Date: 05/05/2026	Name: Andrew Bennett Digitally signed by Andrew Bennett Date: 2026.05.05 13:18:44 -04'00' Date: 05/05/2026

MDM
engineering • environmental • construction

CHANGE ORDER No. 2

DATE 5/04/2026

Project: Sebring Airport Fuel Farm improvements
128 Authority Lane
Sebring, FL 33870

Owner: Sebring Airport Authority
128 Authority Lane
Sebring, Florida 33870

Architect: MDM Services, Inc. .
1055 Kathleen Road
Lakeland, FL 33805

This document is designed to modify the original contract amount and time as outlined. All provisions of the original contract shall remain in effect other than specifically referenced herein.

Description of Change: During execution of the catwalk layout and electrical rough-in, field conditions were encountered that present challenges related to site safety considerations.

The existing conduit intended to provide power and data to the new AVGAS tank will conflict with customer operational interface by presenting a trip hazard in the vicinity of the new hose reel. Existing sidewalk will need to removed, the underground conduit will need to be re-routed, and the sidewalk will be replaced.

The addition of three (3) concrete pads is also required to ensure a safe system that will provide secure attachment points for walkway ladder access and sump recovery tank.

- MDM will install three (3) additional safety pads for the catwalk system.
- MDM will saw cut and remove one section of existing sidewalk approx. 3' x 6'. MDM will excavate and re-route existing underground conduits. MDM will backfill and replace concrete sidewalk with high-strength 4000 PSI ready mix Sakrete.

Item#	Description	Cost
1	Labor and Materials, Excavate and Re-Route Conduit	$4,725.00
2	Labor and Materials, Concrete Saw-Cutting and Replacement	$1,700.00
3	Administration & Management	$1,034.00
4	GC Fee & Bond Increase (15%) Items 1-3 Only	$1,118.85
5	Labor, Wood Forms, Rebar & Concrete Finishing	$2,000.00
6	Approx 5CY 3000 PSI Concrete	$1,139.50

Total: $11,717.35

MDM Services, Inc.
Kristopher Leong
Signature
Kristopher Leong, Project Manager
Print
5/5/2026
Date

Owner: Sebring Airport Authority
Signature
Andrew Bennett, Deputy Director
Print
5/05/2026
Date

4183 E Hillsborough Ave,
Tampa, FL, 33610
813-234-4004

Change Order Request 50749 - COR-001

Apr 28, 2026

PROJECT NAME	PROJECT NUMBER	PROJECT ADDRESS
Sebring Airport Authority	50749	128 Authority Ln, Sebring, FL, 33870

To

NAME	EMAIL
Kris Leong	kris@mdmservices.com
COMPANY	**ADDRESS**
MDM Services Inc	1055 Kathleen Road, Lakeland, FL, 33805

From

NAME	EMAIL
Eric Dowling	eric@jdpelectric.com
COMPANY	**ADDRESS**
JDP Electric	4183 E Hillsborough Ave, Tampa, FL, 33610

Subject

Move conduit underground for credit card reader and main power

DAYS VALID	SCHEDULE EXTENSION REQUESTED
30 Days	30 Days

SCOPE OF WORK

Dig up area, identify conduits, reroute conduits (1) 1/2", (1) 3/4" (1) 1". Install junction boxes for relocated conduit

Labor	**$3,040.00**
Parts & Materials	**$1,685.00**

Subtotal	$4,725.00
Labor	$3,040.00
Parts & Materials	$1,685.00
Total	**$4,725.00**

New Southern Concrete, Inc.
2617 Merle Langford Rd
Zolfo Springs, FL 33890-8704
+18637812283
newsouthernconcrete@gmail.com

QUOTE

DATE 04/30/2026
TERMS Due on receipt

BILL TO
Eau Gallie Electric
2012 Aurora Road
Melbourne, FL 32935

JOB ADDRESS
128 Authority Ln, Sebring, FL

ACTIVITY	DESCRIPTION	SF	RATE	AMOUNT
Labor & Finishing Only	Sebring Airport Sawcut, Demo & Replace Approx 3'x6' Concrete Sidewalk		1,700.00	1,700.00

Please make check payable to New Southern Concrete, Inc.

BALANCE DUE **$1,700.00**

Please call Terry at 863-781-2283 or Bird at 863-832-6068 for pickup.

Thank you for your business.

New Southern Concrete, Inc.
2617 Merle Langford Rd
Zolfo Springs, FL 33890-8704
+18637812283
newsoutherncconcrete@gmail.com

QUOTE

DATE 04/30/2026
TERMS Due on receipt

BILL TO
Eau Gallie Electric
2012 Aurora Road
Melbourne, FL 32935

JOB ADDRESS
128 Authority Ln, Sebring, FL

ACTIVITY	DESCRIPTION	SF	RATE	AMOUNT
Labor & Finishing Only	Sebring Airport Form and Finish Pads 1, 4 & 5	1	2,000.00	2,000.00

Please make check payable to New Southern Concrete, Inc.

BALANCE DUE **$2,000.00**

Please call Terry at 863-781-2283 or Bird at 863-832-6068 for pickup.

Thank you for your business.

Jahna Concrete

Invoice

Date Issued
Apr 24, 2026

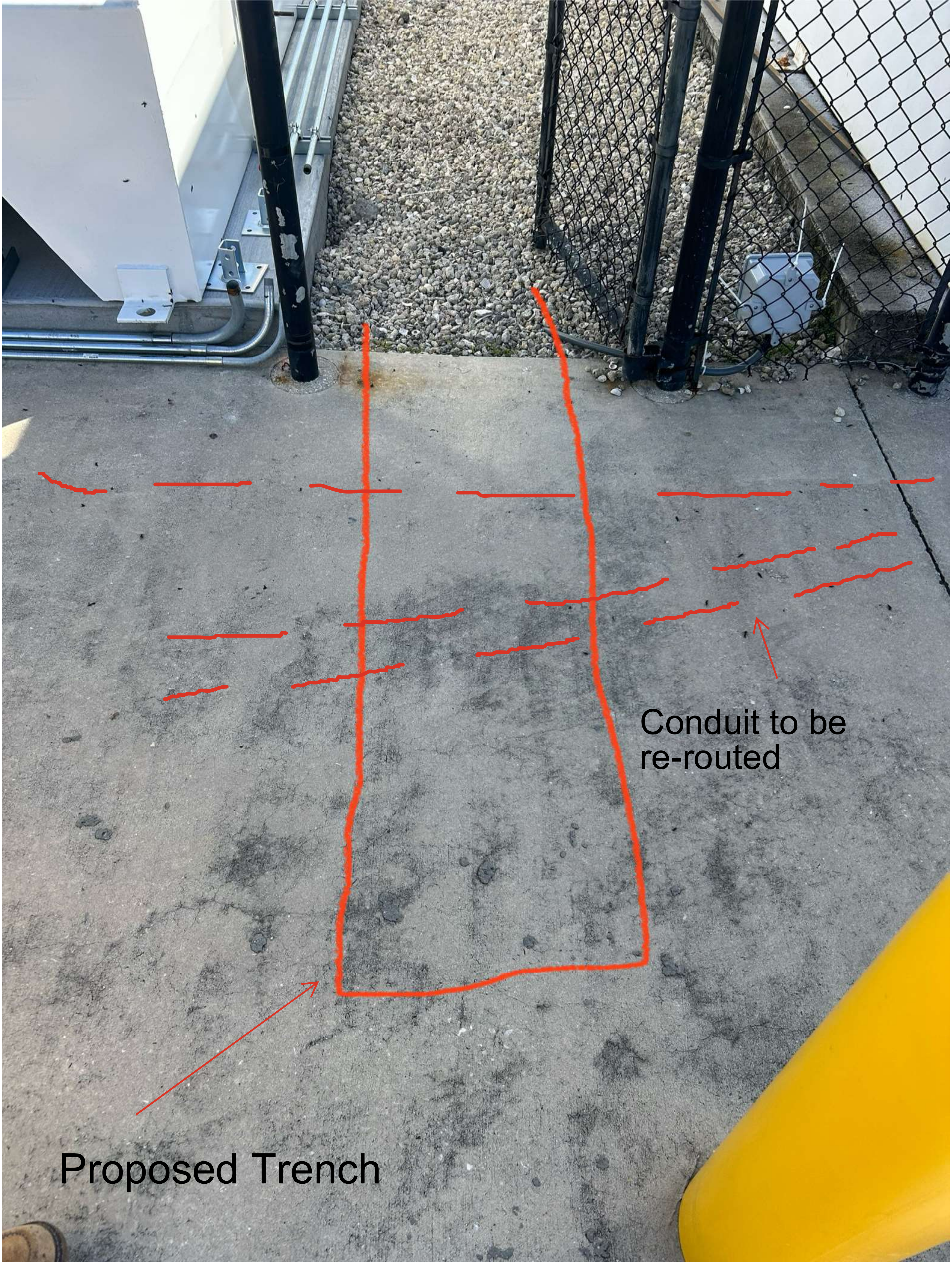
Terms
Due Upon Receipt

Invoice #	Shipping	Bill To
11984940763	KRIS LEONG MDM SERVICES KRIS@MDMSERVICES.COM 128 AUTHORITY LN, SEBRING AIRPORT SEBRING, FL US	KRIS LEONG MDM SERVICES KRIS@MDMSERVICES.COM 1055 KATHLEEN RD LAKELAND, FL 33805 US

Discount	$0.00
Sales Tax	$79.50
Shipping	$0.00
Total	**$1,139.50**

Additional Information

Acct #: 9-1
Order #: 2508
Notes: 5 YARDS 3000 PSI CONCRETE
Statement: off
Location: Dispatch


Conduit to be re-routed
Proposed Trench

Sebring Airport Authority
Agenda Item Summary

Meeting Date: May 21, 2026

Presenter: Andrew Bennett

Agenda Item: Florida Department of Transportation (FDOT) Public Transportation Grant Agreement 455926-1-94-01 – Amendment #1

Background: In March 2025, the Airport Authority received $301,828.00 via FDOT Public Transportation Grant funding to manufacture and install a new tank to support unleaded aviation gasoline (Swift fuel). Fuel farm improvements will include replacing a 1,000-gal UL94 tank with a 12,000-gal tank, relocating existing diesel fuel tank and adding an electronic gauge monitoring system. Based on additional funding capacity, the project scope was further expanded to include an additional 12,000-gal jet fuel companion tank and elevated catwalk system to enhance operational safety previously approved as change order number one. An amendment to FDOT Public Transportation Grant Agreement 455926-1-94-01 has been received for an additional $10,001.00 that will be applied to project construction cost for change order number two.

Recommended Action: Approve and ratify the execution and delivery of Public Transportation Grant Agreement 455926-1-94-01 and all actions as taken by Airport Staff with respect thereto.

Board Action:

Approved __X___

Denied _______

Tabled _______

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PUBLIC TRANSPORTATION
AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT

Form 725-000-03
STRATEGIC DEVELOPMENT
OGC 10/25

Financial Project Number(s): (item-segment-phase-sequence)		Fund(s):	DPTO	FLAIR Category:	088719
455926-1-94-01		Work Activity Code/Function:	215	Object Code:	751000,740100
		Federal Number/Federal Award		Org. Code:	55012020129
		Identification Number (FAIN) – Transit only:	N/A	Vendor Number:	VF591173009002
Contract Number:	G3B07	Federal Award Date:	N/A	Amendment No.:	1
CFDA Number:	N/A	SAM/UEI Number:	N/A		
CFDA Title:	N/A				
CSFA Number:	55.004				
CSFA Title:	Aviation Grant Program				

THIS AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT ("Amendment") is made and entered into on____________________________________, by and between the State of Florida, Department of Transportation ("Department"), and Sebring Airport Authority, ("Agency"),collectively referred to as the "Parties."

RECITALS

WHEREAS, the Department and the Agency on 4/4/2025 (date original Agreement entered) entered into a Public Transportation Grant Agreement ("Agreement").

WHEREAS, the Parties have agreed to modify the Agreement on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Agreement is amended as follows:

1. **Amendment Description.** The project is amended to add state funds in accordance with the procedure for multi-year/phased airport projects.

2. **Program Area.** For identification purposes only, this Agreement is implemented as part of the Department program area selected below (select all programs that apply):

   X **Aviation**
   _ **Seaports**
   _ **Transit**
   _ **Intermodal**
   _ **Rail Crossing Closure**
   X **Match to Direct Federal Funding** (Aviation or Transit)
   (Note: Section 15 and Exhibit G do not apply to federally matched funding)
   _ **Other**

3. **Exhibits.** The following Exhibits are updated, attached, and incorporated into this Agreement:

   _ Exhibit A: Project Description and Responsibilities
   X Exhibit B: Schedule of Financial Assistance
   _ *Exhibit B1: Deferred Reimbursement Financial Provisions
   _ *Exhibit B2: Advance Payment Financial Provisions
   _ *Exhibit C: Terms and Conditions of Construction
   X Exhibit D: Agency Resolution
   _ Exhibit E: Program Specific Terms and Conditions
   _ Exhibit F: Contract Payment Requirements
   X *Exhibit G: Financial Assistance (Single Audit Act)
   _ *Exhibit H: Audit Requirements for Awards of Federal Financial Assistance

__ *Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor
__ *Additional Exhibit(s):

4. **Project Cost.**
The estimated total cost of the Project is X increased/ __ decreased by $10,001 bringing the revised total cost of the project to $852,051.

The Department's participation is X increased/ __ decreased by $10,001. The Department agrees to participate in the Project cost up to the maximum amount of $311,829, and, additionally the Department's participation in the Project shall not exceed 36.60% of the total eligible cost of the Project.

Except as modified, amended, or changed by this Amendment, all of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year written above.

AGENCY Sebring Airport Authority

By: ______________________
Name: Andrew Bennett
Title: Deputy Director

____

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By: ______________________
Name: Nicole E. Mills, P.E.
Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

Legal Review: Don Conway, Senior Attorney (as to legality and form) DS DC

____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PUBLIC TRANSPORTATION
GRANT AGREEMENT EXHIBITS

Form 725-000-02
STRATEGIC
DEVELOPMENT
OGC 01/26

EXHIBIT B

Schedule of Financial Assistance

FUNDS AWARDED TO THE AGENCY AND REQUIRED MATCHING FUNDS PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

A. Fund Type and Fiscal Year:

Financial Management Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/ CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
455926-1-94-01	DPTO	088719	2025	740100	N/A	N/A	$28,433.00
455926-1-94-01	FAA	088719	2025	740100	N/A	N/A	$540,222.00
455926-1-94-01	DPTO	088719	2026	751000	55.004	Aviation Grant Program	$10,001.00
455926-1-94-01	DPTO	088719	2025	751000	55.004	Aviation Grant Program	$273,395.00
	Total Financial Assistance						$852,051.00

B. Estimate of Project Costs by Grant Phase:

Phases*	State	Local	Federal	Totals	State %	Local %	Federal %
Land Acquisition	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Planning	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Environmental/ Design/ Construction	$283,396.00	$0.00	$0.00	$283,396.00	100.00	0.00	0.00
Capital Equipment/ Preventative Maintenance	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Match to Direct Federal Funding	$28,433.00	$0.00	$540,222.00	$568,655.00	5.00	0.00	95.00
Mobility Management (Transit Only)	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Totals	$311,829.00	$0.00	$540,222.00	$852,051.00			

*Shifting items between these grant phases requires execution of an Amendment to the Public Transportation Grant Agreement.

Scope Code and/or Activity Line Item (ALI) (Transit Only)	
Common Name/UZA Name (Transit Only)	

BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:

I certify that the cost for each line item budget category (grant phase) has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

Dawn Gallon, CPM, FCCM

Department Grant Manager Name

DocuSigned by:
Dawn Gallon
05A4269144E440A...

05/18/2026 | 10:17 AM EDT

Signature   Date

EXHIBIT D

AGENCY RESOLUTION

PLEASE SEE ATTACHED

EXHIBIT G

AUDIT REQUIREMENTS FOR AWARDS OF STATE FINANCIAL ASSISTANCE

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:~

Awarding Agency: Florida Department of Transportation
State Project Title: Aviation Grant Program
CSFA Number: 55.004
***Award Amount:** $283,396

*The award amount may change with amendments

Specific project information for CSFA Number 55.004 is provided at: https://apps.fldfs.com/fsaa/searchCatalog.aspx

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for CSFA Number 55.004 are provided at: https://apps.fldfs.com/fsaa/searchCompliance.aspx

The State Projects Compliance Supplement is provided at: https://apps.fldfs.com/fsaa/compliance.aspx

To: Dawn.Gallon@dot.state.fl.us

FLORIDA DEPARTMENT OF TRANSPORTATION
FUNDS APPROVAL

G3B07

5/14/2026

CONTRACT INFORMATION

Contract:	G3B07
Contract Type:	GD - GRANT DISBURSEMENT (GRANT)
Method of Procurement:	G - GOVERMENTAL AGENCY (287.057,F.S.)
Vendor Name:	SEBRING AIRPORT AUTHORITY
Vendor ID:	F591173009002
Beginning Date of This Agreement:	04/04/2025
Ending Date of This Agreement:	12/31/2026
Contract Total/Budgetary Ceiling:	ct = $311,829.00
Description:	Sebring Regional Airport Fuel Farm Improvements

FUNDS APPROVAL INFORMATION

FUNDS APPROVED/REVIEWED FOR JASON ADANK, CPA, COMPTROLLER ON 5/14/2026

Action:	Supplemental
Reviewed or Approved:	APPROVED
Organization Code:	55012020129
Expansion Option:	A8
Object Code:	751000
Amount:	$10,001.00
Financial Project:	45592619401
Work Activity (FCT):	215
CFDA:	
Fiscal Year:	2026
Budget Entity:	55100100
Category/Category Year:	088719/26
Amendment ID:	S001
Sequence:	00
User Assigned ID:	1
Enc Line (6s)/Status:	0003/04

Total Amount: $10,001.00

docusign

Certificate Of Completion

Envelope Id: 36DAC1A0-3BDB-887C-8354-72B8AAE7DB39
Status: Completed
Subject: Complete with Docusign: SEF_G3B07_455926-1_Fuel Farm Improvements_PTGA AM1_Draft for Review.pdf...
Contract Number (ex. C9A12, optional): G3B07
Document Contains Confidential Information?: No
Fin Proj Num (ex.123456-1-32-01, Optional): 455926-1-94-01
Office (contact Procurement if add is needed):
Aviation
HR Action?: No
Source Envelope:

Document Pages: 7	Signatures: 1	Envelope Originator:
Certificate Pages: 2	Initials: 1	Dawn Gallon
AutoNav: Enabled		605 Suwannee Street
EnvelopeId Stamping: Enabled		MS 20
Time Zone: (UTC-05:00) Eastern Time (US & Canada)		Tallahassee, FL 32399-0450
		dawn.gallon@dot.state.fl.us
		IP Address: 156.75.252.6

Record Tracking

Status: Original 5/18/2026 10:14:27 AM	Holder: Dawn Gallon dawn.gallon@dot.state.fl.us	Location: DocuSign

Signer Events	Signature	Timestamp
Dawn Gallon dawn.gallon@dot.state.fl.us FDOT Aviation Coordinator Florida Department of Transportation Security Level: Email, Account Authentication (None)	DocuSigned by: Dawn Gallon 9EA4269114E440A... Signature Adoption: Pre-selected Style Using IP Address: 156.75.252.6	Sent: 5/18/2026 10:16:54 AM Viewed: 5/18/2026 10:17:03 AM Signed: 5/18/2026 10:17:11 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Don Conway don.conway@dot.state.fl.us Senior Attorney Florida Department of Transportation Security Level: Email, Account Authentication (None)	DS DC Signature Adoption: Pre-selected Style Using IP Address: 156.75.252.6	Sent: 5/18/2026 10:17:12 AM Viewed: 5/19/2026 7:41:37 AM Signed: 5/19/2026 7:42:39 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/18/2026 10:16:54 AM
Certified Delivered	Security Checked	5/19/2026 7:41:37 AM
Signing Complete	Security Checked	5/19/2026 7:42:39 AM
Completed	Security Checked	5/19/2026 7:42:39 AM

Payment Events	Status	Timestamps

Sebring Airport Authority
Agenda Item Summary

Meeting Date: May 21, 2026

Presenter: Andrew Bennett

Agenda Item: RFQ #26-02 Selection Committee Ranking - Airfield Stormwater Improvement Projects: Professional Construction Phase Contract Administration and Construction Engineering and Inspection Services.

Background: On April 1, 2026 staff advertised RFQ #26-02 seeking qualified professional firms to provide construction-phase contract administration and Construction Engineering and Inspection services for the Airfield Stormwater Improvement Project at Sebring Regional Airport. The scope includes services such as review of final design documents and bid packages, participation in pre-bid and preconstruction meetings, contractor inquiry coordination, bid responsiveness review, document control, inspection, reporting, communications, and environmental compliance support. On May 1, 2026 three proposals were received from the following firms: AtkinsRealis, Tigerbrain Engineering, Inc. & Colliers Engineering & Design

On May 13, 2026, a Selection Committee, consisting of Mike Willingham, Colleen Plonsky, Jami Olive, and Andrew Bennett, reviewed and ranked the proposals in accordance with the RFQ evaluation criteria. The RFQ provided that Statements of Qualifications would be reviewed by the SAA selection committee and allowed the committee to rank and select firms based on the submitted qualifications.

Proposal	Average
AtkinsRealis	**97**
Tigerbrain Engineering, Inc.	**91**
Colliers Engineering & Design	**80**

AtkinsRealis received the highest average score of 97.

Requested Motion: Move to accept the Selection Committee's ranking for RFQ #26-02 and authorize staff to begin contract negotiations with AtkinsRealis.

Approved __X___

Denied _______

Tabled _______

Sebring Airport Authority
Agenda Item Summary

Meeting Date: May 21, 2026

Presenter: Andrew Bennett

Agenda Item: RFP #26-01 Selection Committee Ranking: Security Guard Services.

Background: On February 3, 2026 staff advertised RFP #26-01 for Security Guard Services for Sebring Airport Authority property. The selected contractor will be responsible for providing security services for the Sebring Regional Airport and Industrial/Commerce Park, including routine patrols, runway and lighting inspections, tenant building security checks, hangar and parking area patrols, coordination with law enforcement as needed, and other reasonable duties as directed by the Authority. The RFP requires the contractor to provide qualified guards, a monitoring system for real-time tracking and reporting, and a vehicle to carry out the required security services. Proposals were received on April 8, 2026.

On May 13, 2026, a Selection Committee consisting of Mike Willingham, Colleen Plonsky, Jami Olive, and Andrew Bennett convened to review and rank the proposals received. The RFP identified selection criteria including transmittal letter, completeness of proposal, similar experience, personnel experience, vehicle, and pricing, with a maximum possible score of 400 points.

The committee ranked the proposals as follows:

	Ranked Proposal	**Average Score**
1.	Allied Universal Security Services	375
2.	PalAmerican Security	370
3.	Prosegur Security	355
4.	Job1USA Security	347
5.	A&A Security Group	342
6.	Excelsior Defense	331
7.	DECO International Security Corporation	330
8.	Nation Security Services	314

	Ranked Proposal	Average Score
9.	Inner Parish Security Corp - IPSC	293
10.	Smith Protective Services	242
11.	Vista Security Services International	240
12.	Blue Shield Security	187
13.	S2W Security	142

Allied Universal Security Services received the highest score, with an average score of 375.

Requested Motion: Move to accept the Selection Committee's ranking for RFP #26-01 Security Guard Service and authorize staff to begin contract negotiations with the highest-ranked firm, Allied Universal Security Services.

Approved __X___

Denied _______

Tabled _______

RESOLUTION SAA 26-06

A RESOLUTION OF THE SEBRING AIRPORT AUTHORITY TO APPROVE AMENDMENT S26-05 TO THE 2025-2026 BUDGET.

WHEREAS, The Sebring Airport Authority is required to have an operating budget; and

WHEREAS, said budget is to be used as a tool to project revenues, expenses, and reserves; and

WHEREAS, said budget is to be used as a control of costs and expenditures; and

WHEREAS, said budget can be amended from time to time by action of the Sebring Airport Authority Board of Directors.

NOW, THEREFORE, BE IT RESOLVED BY A MAJORITY OF THE MEMBERS OF THE SEBRING AIRPORT AUTHORITY AS FOLLOWS:

SECTION 1. The Sebring Airport Authority hereby approves the 2025-2026 Budget Amendment S26-05 as presented.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 21st day of May 2026.

(SEAL) SEBRING AIRPORT AUTHORITY SEAL

SEBRING AIRPORT AUTHORITY

By: ______________________
Mike Willingham, Ex. Director

SEBRING AIRPORT AUTHORITY
BUDGET AMENDMENT# S26-05
EFFECTIVE ACCOUNTING PERIOD: MARCH 2026

5/21/2026

SUBMITTED BY: Colleen Plonsky
SIGNED BY: Colleen Plonsky

REVENUE CENTER	ACCOUNT	ACCOUNT NAME	PRIOR BUDGET AS	INCREASE	DECREASE	REVISED	Reason:
FBO	344-008-FBO	MILITARY JET A SALES	$ 833,000.00	$ 367,000.00	$ -	$ 1,200,000.00	BUDGET UNDERSTATED
FBO	344-019-FBO	GPU USAGE FEES	$ 3,000.00	$ 5,000.00		$ 8,000.00	BUDGET UNDERSTATED
FBO	360-000-FBO	MISCELLANEOUS INCOME	$ 5,000.00	$ 7,000.00	$ -	$ 12,000.00	BUDGET UNDERSTATED
FBO	369-200-FBO	FUEL TAX REFUND	$ 49,000.00	$ 21,000.00	$ -	$ 70,000.00	BUDGET UNDERSTATED
Total Revenue Increase/Decrease			$ 890,000.00	$ 400,000.00	$ -	$ 1,290,000.00	
COST CENTER (expenses)							
Total Expenses Increase/Decrease			$ -	$ -	$ -	$ -	
			Prior Month Budgeted Operating Reserve	Current Month Revenue - Inc/(Dec)	Current Month Expense - Inc/(Dec)	Revised Budgeted Operating Reserve	
			$1,048,340.00	$ 400,000.00	$ -	$1,448,340.00	

REQUEST #: S26-05

BOARD APPROVAL:

TRANSFER TYPE:

- ☐ ITEM TO ITEM
- x OPERATING RESERVE
- x BY RESOLUTION # SAA 26-06

Executive Director Mike Willingham

Airport Executive BRIEF

SEBRING
MULTIMODAL LOGISTICS CENTER

CONTENTS

News & Noteworthy

Team Initiatives & Outreach

FAA Considers Major Modernization of Flight Training

The Federal Aviation Administration (FAA) is reviewing a sweeping proposal to modernize pilot training under Part 141—marking one of the most significant potential updates to the system in decades. The initiative is designed to better align training standards with today's technology, safety expectations, and evolving aviation workforce needs.

Key elements of the proposal focus on improving consistency, efficiency, and innovation across FAA-certificated flight schools. Among the recommendations are the introduction of standardized training course outlines (TCOs), expanded use of digital tools such as electronic records and signatures, and stronger coordination within the FAA to streamline approvals and oversight.

The plan also emphasizes collaboration across the industry, including mentorship programs between established and new flight schools and increased sharing of curriculum and best practices to elevate training quality nationwide.

A major component of the proposal is the creation of a National Flight Training Innovation and Research Program, intended to ensure U.S. pilot training remains modern, data-driven, and globally competitive.

Additional recommendations across the broader modernization effort include greater integration of advanced simulation and emerging training technologies, along with a shift toward performance-based oversight models that measure outcomes—not just compliance.

If implemented, these changes could reduce barriers to entry, improve training efficiency, and better prepare the next generation of pilots—while supporting continued growth in general aviation and commercial pilot pipelines. Read more here.

Volocopter Introduces Multicopter for Pilot Training and Private Aviation

German advanced air mobility developer Volocopter has introduced the VoloXPro, a new all-electric ultralight multicopter designed to support pilot training, private aviation, and future air taxi operations.

Unveiled at AERO 2026, the two-seat aircraft is specifically targeted at flight schools, flying clubs, and private operators, with the goal of creating a practical training platform for next-generation electric vertical takeoff and landing (eVTOL) aircraft.

The VoloXPro features a modular design that allows operators to tailor configurations—from simplified training cockpits to more advanced professional setups with collision warning systems, glass cockpit displays, and customizable battery options. Its fly-by-wire control system and flight-assistance technologies are designed to reduce pilot workload and provide stable, repeatable flight performance.

Tecnam Aircraft Innovation and Flight Training

Tecnam recently unveiled enhancements to its twin-engine training aircraft at Aero 2026, highlighting continued advancements in aircraft performance, efficiency, and pilot experience.

Developments in training aircraft play an important role in preparing the next generation of pilots and supporting overall aviation safety and industry growth.

Sebring Regional Airport will continue to monitor advancements in aircraft technology and training as part of its awareness of broader industry trends.

Personal Recognition

Executive Director Mike Willingham recently attended the promotion of his son-in-law, Charles Georgi, to the rank of Lieutenant Colonel within the U.S. Army.

Lieutenant Colonel Georgi's new post will be with the 3rd Battalion, 82nd General Support Aviation Regiment (3/82 CAB), known as the "Talons," a heavy-lift aviation unit within the 82nd Airborne Division's Combat Aviation Brigade at Fort Bragg, North Carolina.

Commanding a General Support Aviation Battalion is a significant leadership responsibility involving diverse aircraft operations, specialized aviation missions, and oversight of hundreds of personnel.

Congratulations to Lieutenant Colonel Georgi on this outstanding achievement and continued service.

Industry Update: FAA MOSAIC Initiative.

The FAA's MOSAIC (Modernization of Special Airworthiness Certification) initiative is expected to expand aircraft capabilities and pilot privileges within general aviation.

The proposed changes may increase accessibility to aviation, support pilot training, and encourage broader participation across the industry.

Sebring Regional Airport will continue to monitor MOSAIC developments and their potential impact on future aviation activity and training opportunities.

Sebring's Role in NASA Small Aircraft Transportation System (SATS)

Sebring Regional Airport was identified as an early Florida test site for NASA's Small Aircraft Transportation System (SATS), a national initiative focused on expanding regional mobility through the use of small aircraft and underutilized community airports.

By 2003, the Sebring Airport Authority was working with SATS partners and providing facilities for testing and demonstration activities. On October 28, 2004, Sebring hosted a High Volume Operations (HVO) technology demonstration during the U.S. Sport Aviation Expo, where aircraft from across Florida converged to test new operational concepts for increasing capacity at non-towered airports.

These efforts aligned with broader SATS goals to improve access, safety, and efficiency within the national airspace system. The Airport's participation reflects a long-standing commitment to aviation innovation and provides meaningful context for current discussions surrounding Advanced Air Mobility (AAM).

AIRPORT UPDATES

Webster Turn Reconstruction

Final walk-through was completed.

Taxiway Delta Construction

Paving will begin May 11 or 12. The project is currently approximately 65% complete.

Fuel Farm Expansion

New tanks were installed on May 4. The project will be completed by May 29.

Taxiway Alpha Design Rehabilitation (construction)

Solicitations is ongoing. Bidding is in process with proposals due May 18.

SAA/CRA Board Meeting
June 18

SAA/CRA Board Meeting
July 16

EAA AirVenture
July 20-26

SAA/CRA Board Meeting
August 20

SEBRING FEATURED IN FOX 13 TAMPA AAM SEGMENT

Deputy Director Andrew Bennett was interviewed by Fox 13 Tampa regarding Florida's new legislation supporting Advanced Air Mobility (AAM) and air taxi operations. The segment highlights Sebring's role in positioning the region for next-generation aviation technologies.

Click to here the interview

SEBRING
MULTIMODAL LOGISTICS CENTER

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863.655.6444

With strategic access to major markets by land, sea and air—Sebring Regional Airport and Commerce Park offers a wide range of business advantages and incentives to support your company's future. In the heart of Central Florida, the 2,000-acre park is conveniently situated within a 150-mile radius of 85 percent of the state's population. Already home to Sebring International Raceway, a premier sports car racing facility, the park is uniquely positioned to accelerate your business.

SITE MAP

- Future Development
- Catalyst Site
- Future Commerce Park
- Existing Industrial Park
- Airport
- Sebring International Raceway

ACCELERATE **YOUR BUSINESS'S POTENTIAL**