



ROGER D. EATON

CLERK OF THE CIRCUIT COURT
& COUNTY COMPTROLLER

PRESERVING THE PUBLIC TRUST

AN ANNUAL REPORT TO THE COMMUNITY

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
CHARLOTTE COUNTY, FL

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Message from Roger D. Eaton, Your Clerk and County Comptroller



The Clerk's Office remains committed to strong leadership, operational excellence, and continuous improvement in service to the public. As your Charlotte County Clerk of Court, I take great pride in the professionalism and dedication of our staff, whose work reflects our mission to serve the citizens of Charlotte County with integrity and efficiency.

This year marked the successful completion of our Clerk and countywide transition from the aging financial ERP (Enterprise Resource Planning) system to Tyler Technologies' Enterprise ERP Munis system for both financials and human capital management. This milestone reflects the dedication and collaboration of the Clerk of Court and County Comptroller and many county departments. We are excited to move forward with a modern platform built on current technologies that will better support our operations for years to come.

Even as we enhance and grow the services we offer our community, we remain dedicated to doing so without raising our budget. Fiscal responsibility is a top priority in our office. For the ninth consecutive year, we have successfully reduced our budget. As a result, in 2025, our office returned over \$700,000 in taxpayer funds to the Charlotte County Board of County Commissioners, despite the challenges of rising staff healthcare costs and higher Florida Retirement System rates.

Since I took office in 2017, your Clerk's office has returned more than \$6.6 million in taxpayer funds to the Board of County Commissioners, all while expanding the services we offer to the citizens of Charlotte County. Our excellent staff, coupled with the implementation of cutting-edge technology systems, has allowed us to achieve both cost savings and enhanced services for everyone.

The Comptroller Division of your Clerk's Office is responsible for managing all investments for Charlotte County funds. Our financial team works diligently to ensure the safety, liquidity, and profitability of these investments. In the past fiscal

year, we successfully managed a Charlotte County investment portfolio that earned \$45.7 million. Since I took office in 2017, the funds overseen by your Clerk's office have earned more than \$165 million.

For the 39th consecutive year, your Clerk's Office has been honored with the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association. This prestigious award is the highest recognition in the field of governmental accounting and financial reporting. Achieving it reflects the outstanding efforts of our Comptroller Division staff.

In 2025, our office excelled professionally while also strengthening our commitment to community involvement outside of normal work hours. We continued collaborating with the Animal Welfare League (AWL) through our "Eaton Eats" program, which collects food donations for AWL. Our Jury Pay Donation Program allows jurors to donate their jury pay to the Center for Abuse and Rape Emergencies (CARE). This past year, we also raised funds for Meals on Wheels and the Charlotte County Boys and Girls Club. Additionally, in honor of Veterans Day throughout the month of November, we offered FREE passport photos and certified copies to all veterans and active military personnel.

While we are proud of the accomplishments achieved in 2025, the Clerk's Office remains focused on the future. Through continued innovation, modernization, and responsible financial stewardship, we will strive to provide even greater value and service to the citizens of Charlotte County.

Additional information and a full list of services are available at CharlotteClerk.com.

Sincerely,

A blue ink handwritten signature of Roger D. Eaton, written in a cursive style.

Certificate of Achievement

Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to Charlotte County, Florida for its Popular Annual Financial Report for the fiscal year ended September 30, 2024. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability, and reader appeal.

An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only. Charlotte County, Florida has received a Popular Award for the last four consecutive years. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA to determine its eligibility for another Award.



Government Finance Officers Association

Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting

Presented to

**Charlotte County
Florida**

For its Annual Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrell

Executive Director/CEO

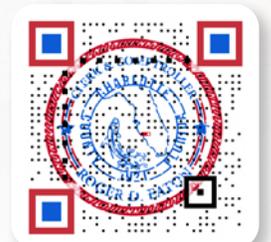
About This Report

“Preserving the Public Trust” provides an overview of the financial activities of Charlotte County government, including the Board of County Commissioners, Clerk of the Circuit Court and County Comptroller, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector.

The Charlotte County Clerk of the Circuit Court and County Comptroller, Roger D. Eaton, is pleased to present the Popular Annual Financial Report (PAFR) for the fiscal year ended September 30, 2025. The PAFR is intended to present a concise, user-friendly summary of the County’s financial position and selected financial information for citizens seeking a clearer understanding of County finances.

Financial data presented in the PAFR is derived from the County’s Annual Comprehensive Financial Report (ACFR), which provides a detailed presentation of the County’s financial position and operating activities in conformity with generally accepted accounting principles (GAAP). While the PAFR is based on audited information, it is presented in a summarized, unaudited, non-GAAP format to enhance public accessibility.

Citizens interested in reviewing the audited, full-disclosure financial statements may refer to the Annual Comprehensive Financial Report available on the Clerk of the Circuit Court and County Comptroller’s website at http://charlotteclerk.com/Reports/ACFR_2025.pdf



About the Clerk & Comptroller

The Clerk of the Circuit Court and County Comptroller's Office is responsible for safeguarding public records and public funds. The Clerk is an independently elected constitutional officer, accountable to the residents of Charlotte County, and performs a range of statutory and financial oversight functions.

CONSTITUTIONAL & STATUTORY DUTIES

CLERK OF THE CIRCUIT COURT



The Clerk safeguards all court records and is responsible for processing court documents, attending court hearings, and managing submitted evidence. In addition, the Clerk collects and disburses all court-related monies and administers juror management functions.

- 26,650 Cases Filed
- 57,920 Jurors Summoned

COUNTY RECORDER



The Clerk is responsible for processing and maintaining all official public records, including mortgages, deeds, wills, marriage licenses, and liens. The Clerk's office also provides passport services, allowing citizens to apply for their U.S. passports.

- 119,444 Official Records Recorded
- 5,982 Passports Processed
- 1,212 Marriage Licenses Issued

CHIEF FINANCIAL OFFICER & TREASURER



As Comptroller, the Clerk maintains the County's financial records and prepares the required financial statements. Additional responsibilities include investing County funds, monitoring outstanding debt, receiving and reporting revenues, and processing and pre-auditing all County invoices prior to payment. The Clerk also performs internal audits; investigates instances of fraud, waste, and abuse related to County operations and financial records; and audits all court-appointed guardianship cases.

- \$1.1B Tax Dollars Managed & Invested
- \$583.4M Invoices Audited & Paid
- \$134M Grant Funds Tracked & Monitored
- 365 Guardianship Audits

CLERK TO THE BOARD OF COUNTY COMMISSIONERS



The Clerk prepares and maintains public records of Commission meetings and serves as the custodian of the county's resolutions, ordinances, and contracts. Additionally, the Clerk administers the Value Adjustment Board, providing citizens with a process to contest their assessed property values.

- 77 Board Meetings Attended
- 431 Value Adjustment Board Petitions Filed

Constitutional Officers



ROGER D. EATON
CLERK & COMPTROLLER

- Responsible for safeguarding public records and public funds as Clerk of the Circuit Court and County Comptroller



PAUL L. POLK
PROPERTY APPRAISER

- Determine and assess all property value within the county



BILL PRUMMELL
SHERIFF

- To serve and protect our community



LEAH VALENTI
SUPERVISOR OF ELECTIONS

- Designated to administer elections and voter registration within the county



VICKIE POTTS
TAX COLLECTOR

- Responsible for the collection of local and state taxes

Board of County Commissioners



JOE TISEO
DISTRICT 5



KEN DOHERTY
DISTRICT 1



STEPHEN R. DEUTSCH
DISTRICT 4



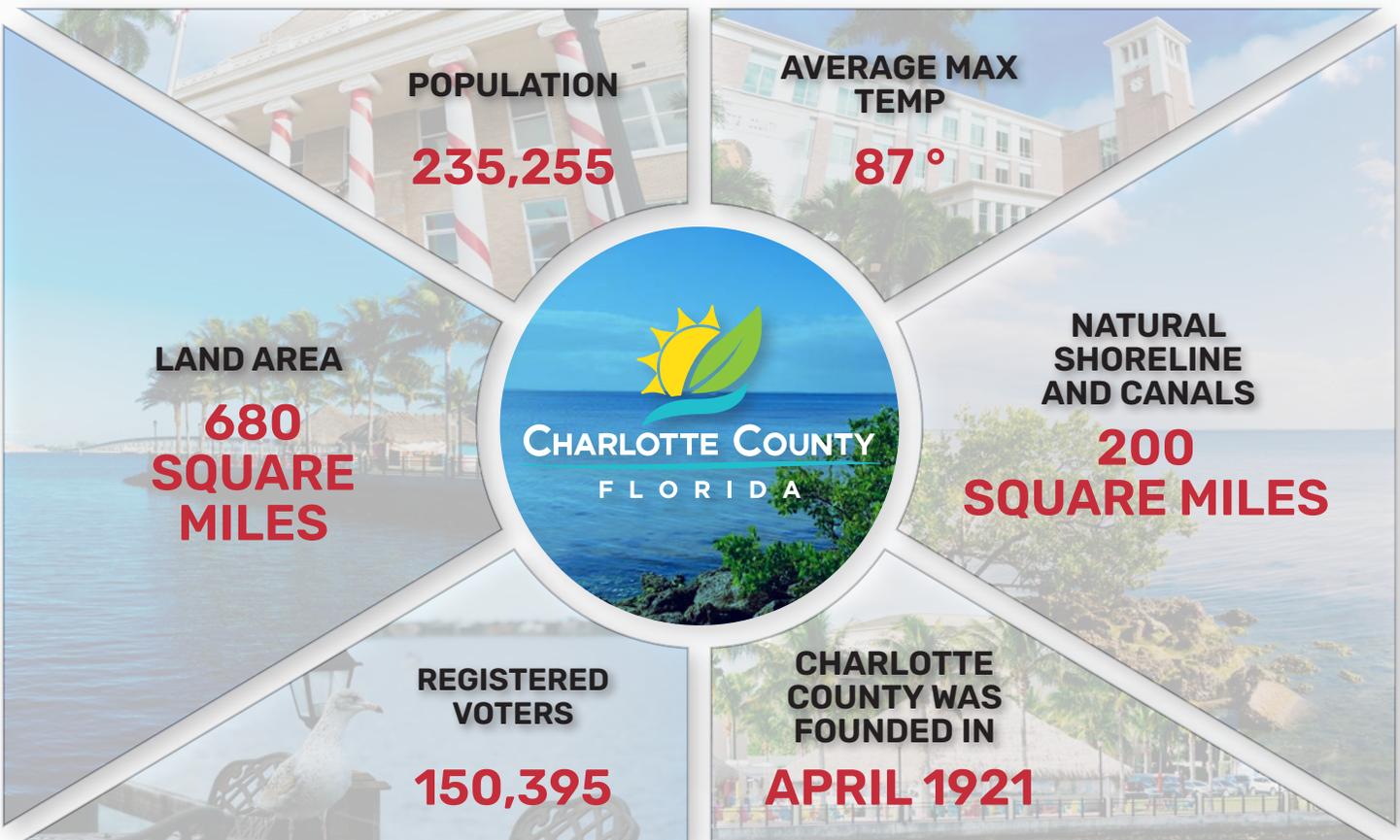
CHRISTOPHER CONSTANCE
DISTRICT 2



BILL TRUEX
DISTRICT 3

History of Charlotte County

Charlotte County, founded in April 1921, is located on the southwestern coast of Florida and named for Charlotte Harbor. Punta Gorda is the county's only incorporated city. Charlotte County covers 680 square miles of land, with over 200 miles of natural shoreline and canals, and approximately 1,988 miles of paved roads. The county's largest industries include professional and business services, trade, transportation and utilities, construction, education and health services, financial activities, leisure and hospitality, and other unclassified services.



Charlotte County is a political subdivision and a charter county of the State of Florida, established and operating pursuant to Article VIII, Section 1(g) of the Florida Constitution. The Constitution allows for "home rule" county charter governments when approved by voters through referendum.

Charlotte County voters approved a charter form of government effective January 1, 1986, with subsequent amendments in November 1992, 1998, 2010, 2016, and 2022. Counties with charters have all powers of local self-government not inconsistent with general law or special laws approved by voters. Under its home rule authority, Charlotte County

may enact ordinances consistent with general law. Legislative authority is vested in a five-member Board of County Commissioners, each elected to four-year terms. Day-to-day operations are overseen by the appointed County Administrator. Specific government functions are managed by five elected constitutional officers, also serving four-year terms: the Clerk of the Circuit Court and County Comptroller, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector.

County Highlights and Initiatives

Babcock CCSO District 5



SHERIFF ADMINISTRATION AND HARDENED 911 FACILITY

The Charlotte County Sheriff's Office built a 62,000 sq. ft. Law Enforcement Administrative Headquarters on county-owned land, adjacent to the District 3 Headquarters and the Impound, Evidence, and Forensics Facility. The modern campus consolidates services, replaces a hurricane-vulnerable leased building, and includes a new Emergency 911 Communications Center. The project cost \$47,087,363, partially funded through sales tax extensions.

Bissett Park

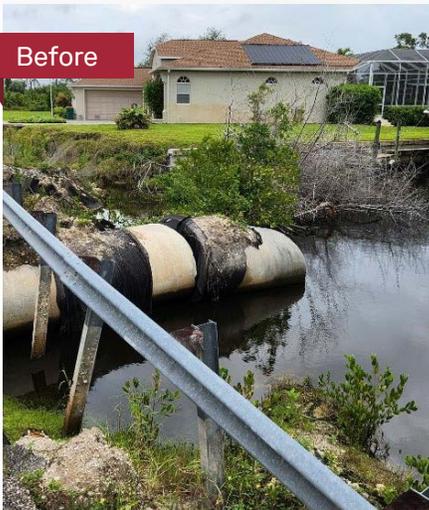


BISSETT PARK

Bissett Park was identified in the Local Mitigation Plan as a future site for a recreation center with emergency shelter capabilities. The park received a playground expansion, fitness equipment, pavilions, a skate park, and court resurfacing. The total design and construction cost was \$597,730, funded through the Capital Improvement Fund.

OTHER INITIATIVES

Before



After



The County also invested in hurricane recovery efforts, prioritizing smaller-scale but critical projects over larger initiatives. This included bridge rehabilitation, signage and lighting, canal debris removal, park repairs, and road maintenance. For example, Gillot Boulevard (between Richards and Abrams Avenues) and Blitman Waterway in the Gulf Cove area sustained roadway damage and major erosion. The roadway and right-of-way were reconstructed with a new guardrail and water main at a total cost of \$492,636, funded through a Florida Department of Transportation grant and County resources.

Property Taxes

PROPERTY TAXES ARE THE COUNTY'S PRIMARY SOURCE OF REVENUE

The County's total direct tax rate for the fiscal year 2025 was reduced from 12.2092 to 11.7759, a decrease of .4333 mills

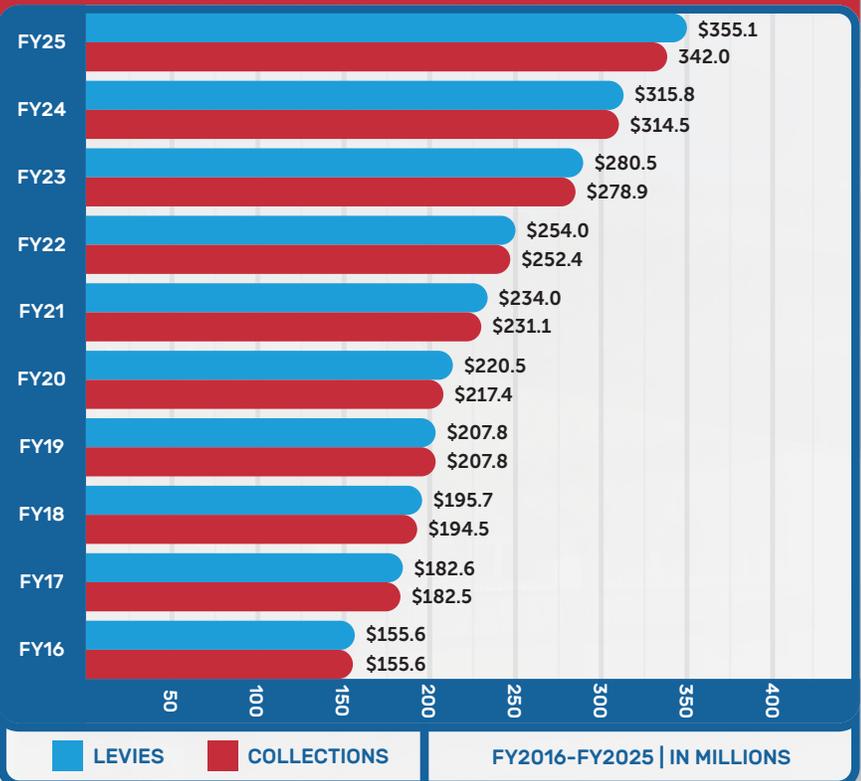
The Property Appraiser certified a total taxable assessed value of \$31.9 billion, representing a 19.0% increase from the prior year. The growth generated approximately \$39.2 million in additional property tax revenues. Meanwhile, the median single-family home sale price declined from approximately \$359,000 in the prior year to \$311,000 in fiscal year 2025.

SAVE OUR HOMES – ASSESSMENT CAP ON HOMESTEAD PROPERTY

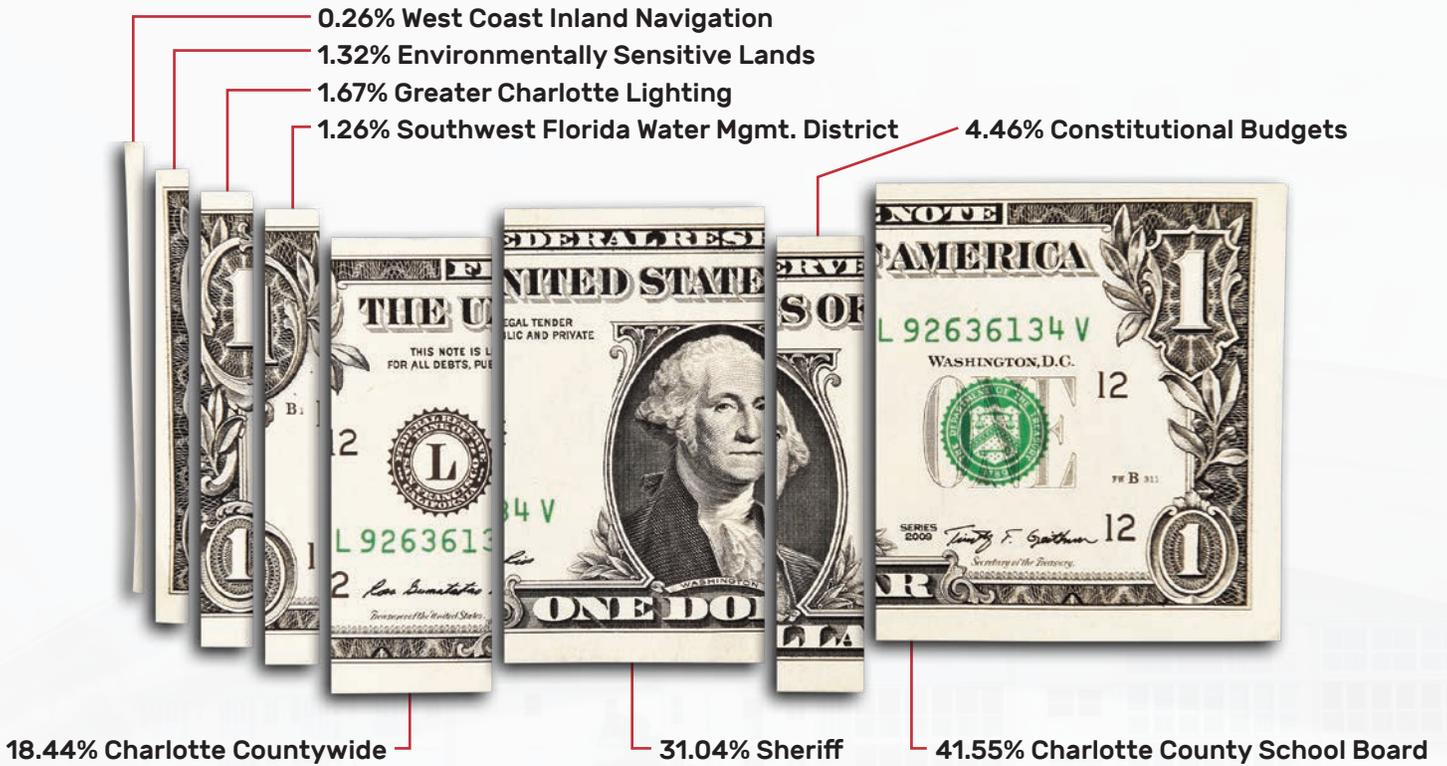
'Save our Homes' is a Florida Constitution amendment that took effect in 1995. It limits the annual increase in the assessed value of homesteaded properties to the lesser of 3% or the change in the National Consumer Price Index (CPI).



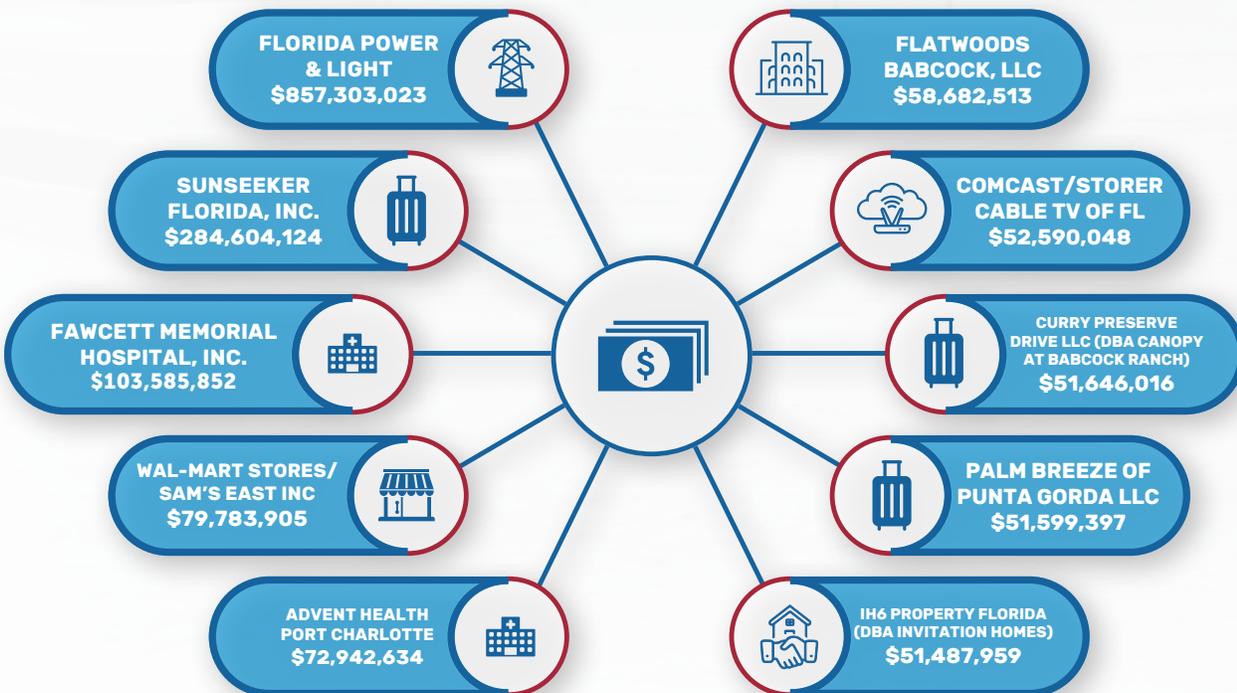
PROPERTY TAX - Collections & Levies



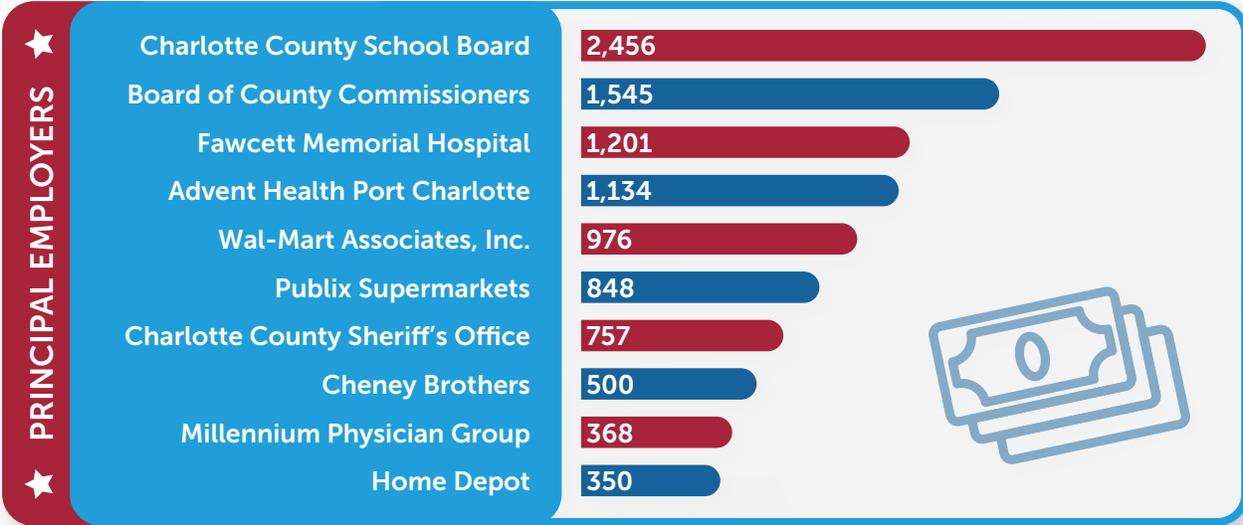
How Your Tax Dollars will be Spent in Fiscal Year 2026



PRINCIPAL PROPERTY TAXPAYERS (TAXABLE ASSESSED VALUE)



Charlotte County Statistics



ANNUAL BUDGET
\$1.38 Million in 2025

POPULATION
 223,430

PUBLIC SCHOOL ENROLLMENT
 17,030

MEDIAN AGE
 60

UNEMPLOYMENT
 5.6%

PERSONAL INCOME PER CAPITA 2024
\$59,995 (Per EDR)

DEBT
\$722 (Outstanding Debt Per Capita)



Statement of Net Position

The State of Net Position is detailed in Charlotte County's Annual Comprehensive Financial Report (ACFR). The summary presented here provides a high-level overview of total assets and deferred outflows, less liabilities and deferred inflows, with the difference reported as net position.

The County's activities are divided into governmental and business-type activities. Governmental activities include core services such as administration, public safety, and public works and are primarily funded by property taxes and state-shared revenues. Business-type activities include the Water and Sewer Utility and the Landfill and are mainly financed through user fees.

Most of Charlotte County's net position is invested in capital assets, including land, buildings, equipment, and infrastructure, net of related debt.

Total assets for Governmental Activities increased \$106.8 million, driven primarily by capital asset additions related to construction in progress on public safety facilities and other capital projects. Cash and investments continued to represent a significant portion of current and other assets.

Total assets for Business-type Activities increased \$73.3 million compared to the prior year, largely due to construction in progress and other capital improvements for water and wastewater projects, partially offset by depreciation.

SUMMARY OF CHANGES OF NET POSITION AS OF SEPTEMBER 30, 2025 (\$000'S)

	Governmental Activities		Increase (Decrease)	Business-Type Activities		Increase (Decrease)	
	2025	2024		2025	2024		
ASSETS	Current & Other Assets	\$958,401	\$912,294	\$46,107	\$321,320	\$330,543	\$(9,223)
	Capital Assets, Net	\$1,059,768	\$999,121	\$60,647	\$525,608	\$443,044	\$82,564
	TOTAL ASSETS	\$2,018,169	\$1,911,415	\$106,754	\$846,928	\$773,587	\$73,341
DEFERRED OUTFLOWS	\$73,715	\$71,422	\$2,293	\$5,963	\$5,208	\$755	
LIABILITIES	Current & Other Liabilities	\$108,842	\$91,303	\$17,539	\$30,303	\$40,588	\$(10,285)
	Long-Term Liabilities	\$321,177	\$342,539	\$(21,362)	\$153,002	\$126,066	\$26,936
	TOTAL LIABILITIES	\$430,019	\$433,842	\$(3,823)	\$183,305	\$166,654	\$16,651
DEFERRED INFLOWS	\$58,953	\$44,680	\$14,273	\$4,497	\$3,312	\$1,185	
NET POSITION	Net Investments In Capital Assets	\$1,014,286	\$937,895	\$76,391	\$429,319	\$360,377	\$68,942
	Restricted	\$460,670	\$470,474	\$(9,804)	\$94,967	\$104,546	\$(9,579)
	Unrestricted	\$127,958	\$95,946	\$32,012	\$140,802	\$143,905	\$(3,103)
TOTAL NET POSITION	\$1,602,914	\$1,504,315	\$98,600	\$665,088	\$608,828	\$56,260	

Statement of Activities

SUMMARY OF REVENUES AND EXPENSES SEPTEMBER 30, 2025 AND 2024 (\$000'S)

REVENUES		2025	2024	Increase (Decrease)	Percent Change
PROGRAM REVENUES					
Charges for Service		\$389,406	\$389,893	\$(487)	-0.1%
Operating Grants & Contributions		\$48,856	74,595	(25,739)	-34.5%
Capital Grants & Contributions		\$33,268	45,908	(12,640)	-27.5%
GENERAL REVENUES					
Taxes		\$341,421	307,782	33,639	10.9%
Other		\$107,911	122,878	(14,967)	-12.2%
TOTAL REVENUES		\$920,862	\$941,056	\$(20,194)	-2.1%

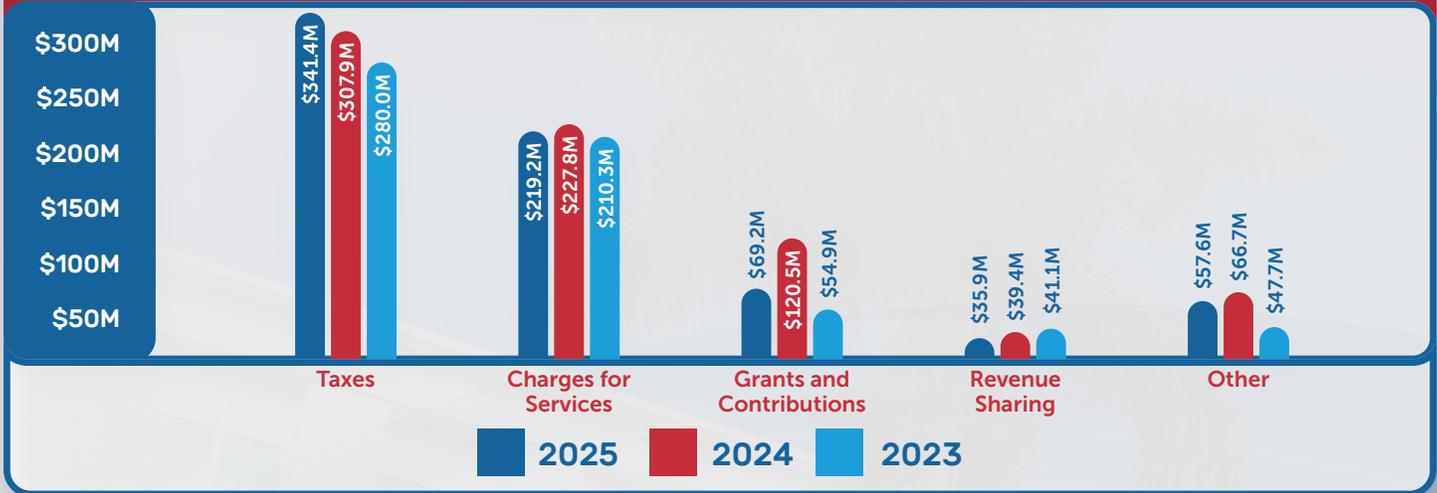
EXPENSES		2025	2024	Increase (Decrease)	Percent Change
PROGRAM ACTIVITIES					
General Government		\$139,347	\$163,155	\$(23,808)	-14.6%
Public Safety		\$214,536	\$204,814	\$9,722	4.7%
Physical Environment		\$25,931	\$15,955	\$9,976	62.5%
Transportation		\$144,057	\$98,894	\$45,163	45.7%
Economic Environment		\$4,481	\$6,247	\$(1,766)	-28.3%
Human Services		\$40,415	\$35,692	\$4,723	13.2%
Culture & Recreation		\$53,249	\$43,782	\$9,467	21.6%
Interest on Long-Term Debt		\$1,949	\$1,992	\$(43)	-2.2%
BUSINESS-TYPE ACTIVITIES					
Water & Sewer		\$97,944	\$91,066	\$6,878	7.6%
Solid Waste		\$44,095	\$41,034	\$3,061	7.5%
TOTAL EXPENSES		\$766,004	\$702,631	\$63,373	9.0%
Changes in Net Position		\$154,858	\$238,425	\$(83,567)	-35.0%
Net Position - Beginning		\$2,113,144	\$1,874,719	\$238,425	12.7%
Net Position - Ending		\$2,268,002	\$2,113,144	\$154,858	7.3%

The Statement of Activities, often referred to as an income statement, summarizes Charlotte County's financial activity for the fiscal year ended September 30, 2025. It shows how the County's net position changed during the year as a result of its financial activities, with increases or decreases serving as an indicator of the County's overall financial condition.

As of September 30, 2025, Charlotte County reported a total net position of \$2,268 million, an increase of \$154.9 million from the prior year. This includes both governmental and business-type activities, as detailed in the Statement of Activities in the County's Annual Comprehensive Financial Report.

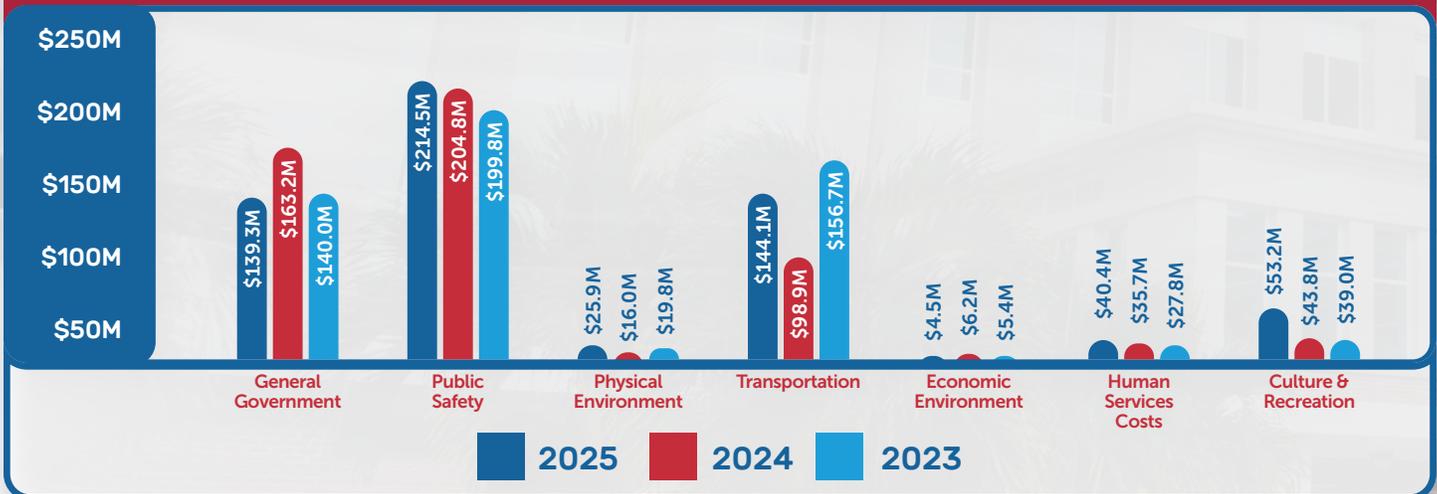
County Revenue and Expense

REVENUE TRENDS FY2023 - FY2025



Total revenues for fiscal year 2025 totaled \$723.3 million, with ad valorem property taxes of \$257.9 million remaining the County's largest revenue source and reflecting steady tax revenue growth over the past three years, driven by continued increases in assessed property values despite a lower millage rate. Grants and Contributions (\$69.2 million) decreased as significant hurricane-related funding received in 2024 did not recur. Overall, the County's revenue trends indicate stable and growing tax-based revenues, partially offset by volatility in grants, interest income, and other one-time or externally driven revenue sources.

EXPENSE TRENDS FY2023 - FY2025



In fiscal year 2025, the County incurred \$624.0 million in governmental expenses, with over half being spent on public safety and transportation functions. Overall expenses reflect a shift toward core services and infrastructure. General government costs declined sharply, primarily due to the absence of prior-year one-time items, while public safety, transportation, and physical environment expenses increased due to higher personnel costs, hurricane-related activities, and expanded capital and paving projects. Culture and recreation and human services also rose, reflecting growing community demand and assistance programs.

General Fund

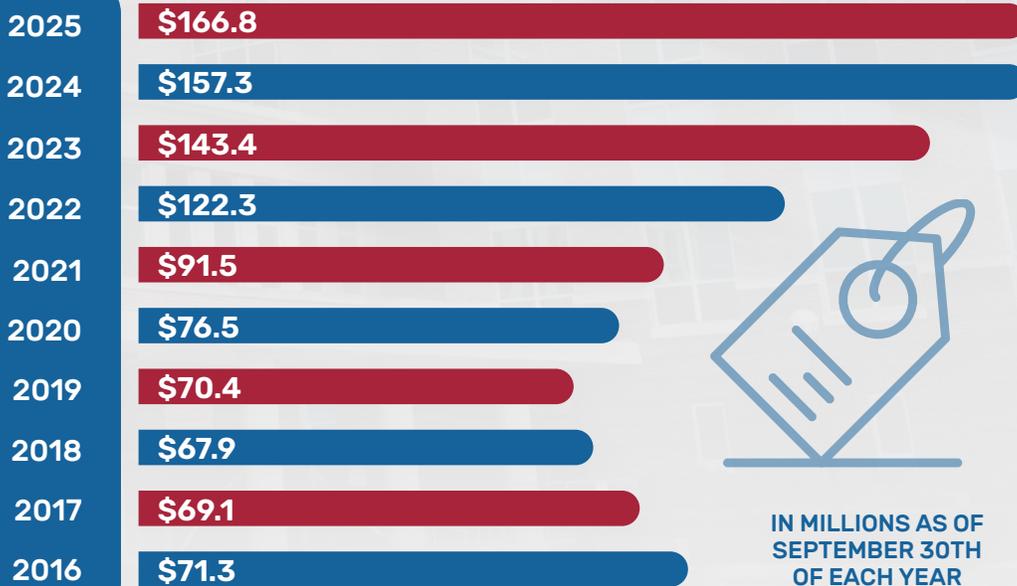
The General Fund is the primary operating fund for the County's governmental activities. As of September 30, 2025, the ending fund balance was \$166.8 million. The increase in fund balance was driven primarily by strong revenue growth, led by higher ad valorem property tax collections from increased property valuations, along with additional grant and reimbursement revenues. These revenue increases more than offset higher expenditures, particularly in public safety and transportation, resulting in a net increase in fund balance for the fiscal year.

FUND BALANCES REPORTED

	2025	2024	2023
NONSPENDABLE	\$1,017,635	\$921,021	\$866,714
RESTRICTED	\$1,142,678	\$5,036,322	\$7,643,742
COMMITTED	\$562,500	\$375,000	\$187,500
ASSIGNED	\$3,899,799	\$13,155,028	\$10,155,118
UNASSIGNED	\$160,188,598	\$137,793,627	\$124,544,524
TOTAL	\$166,811,186	\$157,280,998	\$143,397,598

The fund balance classifications used are:

- **Nonspendable:** funds that cannot be spent, such as prepaid items, inventory and advances to other funds.
- **Restricted:** Resources that are used based on constraints from other parties, such as grantors, creditors, contributors or laws and regulations.
- **Assigned:** amounts the County intends to use for a specific purpose.
- **Unassigned:** amounts that have not been assigned or restricted.

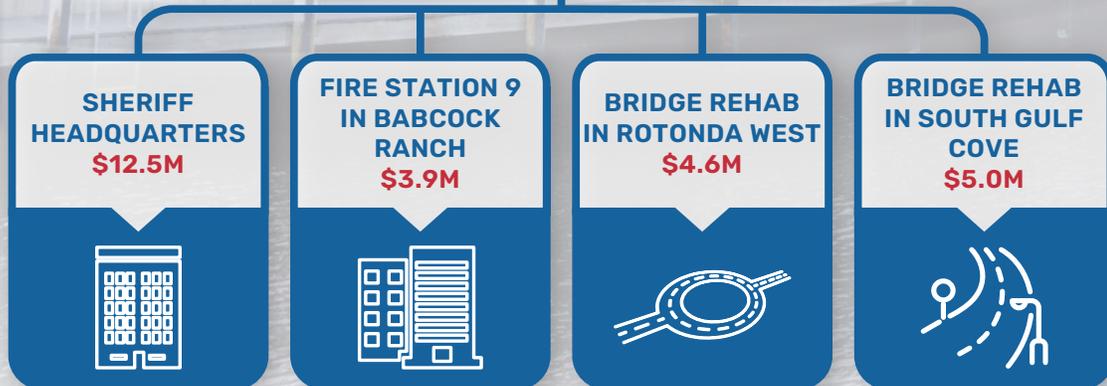


Capital Assets

The County's capital assets for governmental and business-type activities totaled \$1,585.4 million, net of accumulated depreciation, as of September 30, 2025. Capital assets include land, buildings, improvements, equipment, infrastructure, and construction in progress. During fiscal year 2025, capital assets increased by approximately \$143.2 million, net of depreciation, reflecting \$210.3 million in additions offset by \$67.1 million in accumulated depreciation. This net increase was primarily attributable to several major capital projects.



2025 MAJOR ADDITIONS



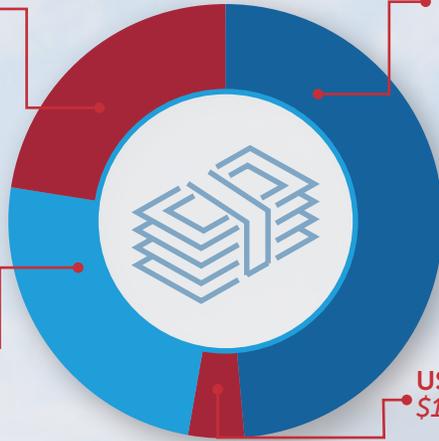
Treasury Management

OTHER MARKET RATE INVESTMENTS
\$438.5 Million (38.7%)

CASH
\$412.4 Million (36.4%)

US TREASURIES
\$263.3 Million (23.2%)

US AGENCIES
\$19.8 Million (1.7%)



As of September 30, 2025, the County held \$1,134 million in cash and investments, managed by the Clerk of the Circuit Court and County Comptroller to safeguard principal, maintain liquidity, and maximize returns. Cash includes bank deposits, money market accounts, and short-term investments, while investments consist of U.S. Treasury and Government Agency securities and local government investment pools such as Florida Trust Day to Day, Florida FIT, Florida FI 1-3, and Florida Prime.

TOTAL INVESTMENTS: \$1,134 MILLION

Charlotte County Debt

As of September 30, 2025, the County had \$161.3 million in total debt outstanding. Of this, \$70.0 million is related to governmental activities, including Environmental Lands, the Stadium, Murdock Village, Beach Nourishment, and road projects. Business-type activities account for \$91.3 million, primarily funding water and sewer projects through State Revolving Fund loans, repaid via MSBU assessments or operating



Community Involvement

Throughout the month of June, our clerks proudly supported the Animal Welfare League of Charlotte County during our annual Roger's Rescue event. Thanks to the incredible generosity of our staff and community, we raised awareness and \$7,200.00 to help provide care and second chances for local pets in need.



After a month dedicated to fundraising efforts and Autism Awareness, the Clerk's office was honored to present a check for \$6,800.00 to My Autism Connection Inc, supporting its mission to serve individuals and families affected by autism.

Community Involvement

The Clerk's office is proud to be recognized by the Center for Digital Government and National Association of Counties for our leadership in digital innovation and public service.



Charlotte County Clerk of the Circuit Court & County Comptroller, Roger D. Eaton, was recognized for the Fifth year in a row by the Florida Court Clerks & Comptrollers (FCCC) for Excellence in Best Practices at the 2025 Summer Conference.





OFFICE LOCATIONS

Charlotte County Justice Center
350 E. Marion Avenue
Punta Gorda, FL 33950
Monday - Friday 8am - 5pm

Charlotte County Administration Center
18500 Murdock Circle
Port Charlotte, FL 33948
Monday - Friday 8am - 5pm

Mac V. Horton West County Annex
6868 San Casa Blvd.
Englewood, FL 34224
Clerk of The Court, Office 114
Tuesday and Thursday Only
8am - 1pm

CharlotteClerk.com

