

# FINANCIAL FOCUS



## Why rebalancing your portfolio matters — and how to do it



By Cory Taylor

In life, balance is everything — whether it's finding time between work and family or maintaining a healthy diet. The same goes for your investments. Keeping your financial portfolio balanced is a smart way to stay on track toward your long-term goals, even as the markets shift.

That's where portfolio rebalancing comes in. Rebalancing is the process of adjusting your investments — like stocks, bonds and cash — so they stay in the right mix for your needs. This mix, known as your asset allocation, is designed to reflect your comfort with risk, your investment goals and how long you have until you'll need to use the money for a major life event like retirement or the purchase of a new home.

For example, let's say your target portfolio is made up of 60% stocks, 30% bonds and 10% cash. Over time, as the value of each investment changes, your portfolio may become unbalanced. If stocks have a great year and

rise in value, they could end up making up 70% of your portfolio. That means you're taking on more risk than you originally intended.

To get back to your 60/30/10 target, you would sell some stocks and possibly buy more bonds or cash investments. This helps bring your portfolio back in line with your goals. Markets go up and down. That's normal — but it also means your portfolio can shift without your even touching it. If you don't rebalance regularly, you might be taking on too much (or too little) risk.

Rebalancing offers several benefits. It helps keep your investment plan on track and manages your

exposure to risk. It also encourages disciplined decision-making, rather than chasing trends.

It might feel strange to sell investments that have been doing well and buy ones that haven't. But this strategy can help you "buy low and sell high," which is one of the key ideas behind successful investing.

You may be wondering how often you should rebalance your portfolio. There really is no one-size-fits-all answer. Some people rebalance once a year. Others do it more frequently based on how far their investments drift from their target percentages.

What's important is that you check your portfolio

regularly — at least annually — and make adjustments when needed. After big market movements, whether up or down, it's a good idea to take a closer look.

Keep in mind that if you rebalance by selling investments in a taxable account, you might owe capital gains taxes. Also, some brokers charge fees for trades. But if you own similar investments in a retirement account like an IRA or 401(k), you can often rebalance without triggering taxes. A financial advisor can help you choose the best approach — and may even be able to help you avoid or reduce costs.

Your ideal investment mix will probably change as

your life changes. Younger investors might favor stocks for growth. As you near retirement, you may want to focus more on income and stability. Rebalancing helps you adjust as your goals evolve.

Think of your portfolio like a car on a road trip — regular check-ins and small course corrections will help you stay on the right path. A financial advisor can help you design a strategy that keeps your investments aligned with your goals every step of the way.

*This article was written by Edward Jones for use by local Edward Jones Financial Advisor Cory Taylor, who can be reached by calling (850) 223-0999.*

# Landry: 'It has been there a long time'

## DEPOT

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Bill Brynes asked, "I believe they do have their own business insurance, but I still feel like if someone were to trip and fall walking down the steps, that would be on the city. If the roof were to fall in, God forbid, that would be on us," Hart replied. "That is going to happen regardless," Brynes stated. Councilwoman Diane Landry asked if the city's insurance company would insure the building, but not the roof. "They do insure the building, but it is the liability....if anyone were to get hurt in the building," Hart explained. "Have we had a structural engineer look at it?" Ketring asked. "We never could never get anyone to give us a quote. I guess we could do an RFQ (request for quotes) for engineering services, but they will probably charge us \$10,000 to \$15,000 to tell us what it would take to shore it all up," Hart said. "That is what we ran into last time. No one will give us a cost to engineer and

construct because you don't know what the engineering is," Hart added.

Beck advised that FEMA would only reimburse the city for the cost of the shingles, and not for replacing the trusses or roof structure.

"We could always sell the building and make it someone else's problem," Hart suggested.

"It has been there a long time and stood up to many strong storms just like it is," Landry stated.

"That is why I am not too worried about it," Hart agreed.

"It has definitely been tested. It did not go anywhere, but the shingles did," Ketring added.

On a motion by Landry, the council voted 5-0 in favor of simply replacing the shingles on the Old Depot roof.

Last year, the council was told it could cost \$500,000 or more to replace the roof and install new trusses on the building.

After hearing from a contractor with extensive experience dealing with similar situations, the city council allocated up to \$20,000 for engineering

services to determine what could be done to repair or replace the roof on the Old Depot Perry Train Station.

Tony Daughtry with Storm Force, a commercial and residential construction contractor, appeared at the city's Nov. 12, 2024, meeting to provide insight on the hurricane-damage roof covering the historic old train station owned by the City of Perry.

Daughtry told the council Storm Force had been hired by the city's current insurance carrier to provide a quote on repairing the roof.

However, after providing a cost estimate, "their engineer did not want to just repair the roof," Daughtry said, which led to the insurance company opting to drop liability coverage on the building unless the city replaced the trusses to bring them up to current codes.

According to Daughtry, Storm Force replaced the roof on the city council meeting room and made repairs to two Perry Police Department (PPD) buildings after Hurricane Idalia, adding that his company helped save the

city money by saving the PPD station's exterior wall.

"I think we can help you to fix the train station if you would like," Daughtry said.

When asked for an approximate cost, Daughtry said the repairs could be completed for as little as \$100,000 or "north of \$300,000" to remove and replace the trusses and entire roof.

"At the very least we have to replace the damaged trusses," Daughtry said, adding that his company works with engineers from "all over" to come up with acceptable solutions. He added that Storm Force had submitted an estimate of \$60-67,000 to replace the shingles and make the roof watertight.

"That was prior to the engineer and insurance company sending a letter about the damaged rafters," Daughtry said. "I reached out to the insurance company and asked if the engineer signed off on the repairs would they add liability insurance back on the policy."

Daughtry stated the engineer's report indicated the roof's trusses sustained some damage from "uplift"

as a result of the hurricane's winds — which pulled the roof system up and set it back down, compromising the structure.

"It tried to fly," Ketring added.

"The truss system was built many moons ago and has been repaired many times from wind and water damage over time. We can salvage it and make it safe, but it will not be done for \$60,000," Daughtry said.

"Based on my experience and gut feeling — which is usually pretty accurate after being in the business for 30 years — I think we can get the engineering done

for \$10-15,000," Daughtry said.

"The engineer has to feel good about it to sign off on it. There are all kinds of telephone and electrical lines running through the trusses, and it comes down to the wood and how much has to be replaced," he added.

"Most engineers would charge \$25-30,000, but we can probably get it done for half that," Daughtry added.

The council authorized Hart to spend up to \$20,000 for engineering work on the project, but the city never received a bid or quote to perform the work.

## Loans, grants to assist struggling businesses?

### UTILITIES PROJECTS

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revenue most," Hart wrote. "The need is estimated at \$2 million."

#### Grant/Loan Program for City Businesses

"With the mill shut down permanently, it's having a major impact on all local businesses," Hart said. "Several businesses were severely impacted by the hurricanes and have not been able to open back up."

"We need economic recovery through grants, loans and technical assistance programs to help these struggling businesses," he added, stating the need is estimated at \$2 million.

#### Downtown Revitalization

Hart reminded the council that the city has partnered with Downtown Strategies through a Florida Commerce grant to develop a 5-Year Action Plan for downtown.

"We will be getting the action plan back in the next few months and will need funds to implement the plan, Hart said. "We need approximately \$500,000 to help downtown businesses."

#### Potential Economic Revitalization Incubator Site

The final proposed project on the list prepared by Hart was: "Purchase shopping center that was heavily damaged by the hurricanes."

"Repair and renovate to create suitable incubator facilities," Hart suggested.

"By investing in incubators, the city will help foster economic recovery and resilience, supporting the growth of new businesses and strengthening our local economy," he added.

Hart estimated the asking price on the property to be \$850,000, adding that the shopping center likely needs approximately \$2 million in repairs.

Hart concluded by stating the City of Perry took direct hits from hurricanes Idalia, Debby and Helene, but the entire list of the city's "unmet needs" total only 5.5% of the state's allocation total of \$925 million for county's directly impacted by the storms.

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## LEGALS

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**IN THE CIRCUIT CIVIL COURT OF THE THIRD JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR TAYLOR COUNTY CIVIL DIVISION**  
**Case No. 2023-CA-000539**  
MORTGAGE LENDERS INVESTMENT TRADING CORPORATION DBA MORTGAGEADVISORS.COM  
Plaintiff, VS.  
AMBER M ROSS, ARREN S ROSS AND UNKNOWN TENANTS/OVNERS,  
Defendants.

**NOTICE OF SALE**  
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 22, 2024, in the Circuit Court of Taylor County, Florida, Gary Knowles, Clerk of the Circuit Court, will sell the property situated in LOT 15, BLOCK A OF WESTSIDE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT

BOOK I; PAGE(S) 73, OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA and commonly known as: 2175 KASPER ST, PERRY, FL 32347; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the front East steps of the Taylor County Courthouse, on September 23, 2025 at 11:00 a.m.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this 22 day of August, 2025. Clerk of the Circuit Court Gary Knowles By: Kathryn Lago Deputy Clerk

**PUBLIC MEETING TO WHOM IT MAY CONCERN**  
Please take notice that the Three Rivers Regional Library Board will hold a regularly scheduled Board Meeting on Thursday, September 11, 2025, at 3:00 p.m., at the Taylor County Public Library, in Perry, Florida. All interested persons are invited

to attend and be heard. Please be advised, that if a person decides to appeal any decision made by the Board with respect to any matter considered at such hearing, that person will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. "Person with disabilities requesting reasonable accommodations to participate in this proceeding should contact (850) 838-3506 (Voice & TDD) or via Florida Relay Service at (800) 955-8771."

### CITY OF PERRY TRAIN DEPOT ROOF PROJECT #08-25-001 302 JEFFERSON ST S.

- I. Project Scope**
1. Remove 1 existing shingle roof system down to the wood deck.
  2. Replace all rotten decking which includes replacing up to 100 feet of 3 sheathing of plywood.
  3. Re-apply nails on existing deck to code - 8d nail every 6 inches.
  4. Apply 1 layer of peel and stick, direct to deck underlayment.

5. Install roof vents and new lead stack flashings over plumbing stacks
  6. Install galvanized eave drip metal to all eave lines and rakes.
  7. Install 16-inch galvanized metal to all valleys.
  8. Install new ASTM D7158 Class H shingles (or approved equal) with galvanized fasteners.
  9. Includes roof coping cap similar to existing coping — TBD (stucco, clay, metal).
  10. Clean-up and remove all job-related material upon completion.
  11. Include all permitting needed to achieve final inspection approval.
- II. Contract Time**  
The contract time shall be 45 calendar days from the date of contract execution. The contractor will be required to return the executed contract to Amy Lovett, City of Perry Purchasing Officer and John Hart, City Manager, within 14 days of council approval. Time can be extended by mutual agreement of both parties. Contractor shall provide a construction schedule with the bid package detailing time frames/lines showing how the project will be constructed. The schedule will be taken into consideration in the

bid review process and submitted bids without the schedule could be considered for a bid to not receive full consideration. All inquiries regarding this bid will be directed to Amy Lovett at 850-584-2189. In-person walkthroughs of location are optional and can be conducted during business hours. Call to schedule time. **\*All bids should be received no later than 2 p.m. on 09/22/2025 The Bids will be opened publicly during the City Council Meeting on 09/23/2025. City Council Meeting begins at 5 p.m.** Interested parties should submit Postal Service bid addressed to: City of Perry, City of Perry Train Depot Roof Project 08-25-001 Attn: Amy Lovett, Purchasing Agent 224 South Jefferson Street Perry, Florida 32347 Email: [purchasing@cityofperry.net](mailto:purchasing@cityofperry.net) **\*\*ALL BIDS MUST BE MARKED "SEALED BID" AND INCLUDE BID IDENTIFICATION # ON OUTSIDE OF ENVELOPE BEING SUBMITTED\*\*** **\*\*Any bids received without proper external labeling will be rejected\*\*** **THE CITY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. THE**

CITY RESERVES THE RIGHT; TO SELECT THE BIDDER WAIVER, ANY INFORMALITIES, OR TO ACCEPT THE BID DEEMED TO BE IN THE BEST INTEREST OF THE CITY. ANY ERRORS IN BID SUBMISSIONS ARE THE RESPONSIBILITY OF THE BIDDER; THE CITY IS NOT REQUIRED TO FIND ANY ERRORS IN BID SUBMISSIONS. BIDDERS MUST ALSO MAKE SURE THEIR SUMMARY PAGE IS FILLED OUT AND SUBMITTED WITH BID OR BID WILL BE VOID.

**CALENDAR OF EVENTS**  
RFP advertisement notice 08/25/2025. Proposals due to Purchasing Agent by 2 p.m. 09/22/2025. Bid opening 5 p.m. 09/23/2025. Staff recommendations brought back at next council meeting 10/14/2025. The City reserves the right to alter scheduled dates and times. The chosen entity at the time of contract award will be required to sign a Non-Collusion Affidavit, proof of compliance FS287.017, a Drug Free Workplace plan, and an E Verify Affidavit. John Hart, City Manager Ward Ketring, Mayor