

# Village of Sea Ranch Lakes, Florida

Basic Financial Statements  
For the Year Ended September 30, 2023



## Village of Sea Ranch Lakes, Florida

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## INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and  
Members of the Village Council  
Village of Sea Ranch Lakes, Florida

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the Village of Sea Ranch Lakes, Florida (the "Village") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Village, as of September 30, 2023, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village, 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 Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village'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 Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reports Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 22, 2024, on our consideration of the Village’s internal control over financial reporting and 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 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 Village’s internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
January 22, 2024

Our discussion and analysis of the Village of Sea Ranch Lakes, Florida's (the "Village") financial performance provides an overview of the Village's financial activities for the years ended September 30, 2023 and 2022. Please read it in conjunction with the Village's basic financial statements, which immediately follow this discussion.

### **Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2023:

- The Village's total assets exceeded its liabilities at September 30, 2023 by \$ 3,073,672 (net position).
- The Village's total revenues were \$ 2,381,842, \$ 2,110,823 from taxes, \$ 187,574 from charges for services, \$9,298 from operating grants and contributions, and \$ 74,147 from investment and miscellaneous income. The Village's expenses for the year were \$ 2,197,616.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Village's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-Wide Financial Statements:** The government-wide financial statements, which consist of the following two statements, are designed to provide readers with a broad overview of the Village's finances, in a manner similar to a private sector business.

The statement of net position presents information on all the Village's assets, liabilities, and deferred outflows/inflows of resources with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Village is improving or deteriorating.

The statement of activities presents information showing how the Village's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods.

The government-wide financial statements can be found on pages 8 and 9 of this report.

**Fund Financial Statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village has only one fund type: governmental fund.

**Village of Sea Ranch Lakes, Florida  
Management's Discussion and Analysis  
September 30, 2023**

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Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Village's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

The governmental fund financial statements can be found on pages 10 through 15 of this report.

**Notes to Basic Financial Statements:** The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 16 through 23 of this report.

**Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of financial position. The following table provides a summary of the Village's net position as of September 30, 2023 and 2022:

Village of Sea Ranch Lakes, Florida Net Position		
	2023	2022
Current and other assets	\$ 2,123,163	\$ 1,868,156
Capital assets	1,090,825	1,180,223
Total assets	3,213,988	3,048,379
Current liabilities	119,750	137,498
Long-term liabilities	20,566	21,435
Total liabilities	140,316	158,933
Net position:		
Net investment in capital assets	1,090,825	1,180,223
Restricted	70,999	69,750
Unrestricted	1,911,848	1,639,473
Total net position	\$ 3,073,672	\$ 2,889,446

**Village of Sea Ranch Lakes, Florida  
Management's Discussion and Analysis  
September 30, 2023**

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**Governmental Activities:** Governmental activities increased the Village's net position by \$ 184,226 for the year ended September 30, 2023, as reflected in the table below:

Village of Sea Ranch Lakes, Florida Changes in Net Position		
	2023	2022
Revenues:		
Program revenues:		
Charges for services	\$ 187,574	\$ 198,699
Operating grants and contributions	9,298	321,842
General revenues:		
Property taxes	1,893,891	1,700,092
Intergovernmental revenues	151,439	155,340
Other taxes	65,493	63,863
Investment income	68,239	3,254
Miscellaneous	5,908	12,153
	<u>2,381,842</u>	<u>2,455,243</u>
Total revenues		
Expenses:		
Public safety	1,732,422	1,624,771
General government	278,372	297,247
Transportation	49,593	67,779
Physical environment	137,229	134,084
	<u>2,197,616</u>	<u>2,123,881</u>
Total expenses		
Change in net position	184,226	331,362
Net position, October 1	<u>2,889,446</u>	<u>2,558,084</u>
Net position, September 30	<u>\$ 3,073,672</u>	<u>\$ 2,889,446</u>

**Analysis of the Government's Fund**

The Village of Sea Ranch Lakes uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The fund financial statements for government funds provide information on the near-term inflows, outflows and balances of spendable resources. In particular, unassigned fund balance may be useful as an indicator of a government's net resources available for spending at the end of the fiscal year. The General Fund's unassigned fund balance at September 30, 2023 was \$ 1,962,518.

**Capital Assets**

The Village's capital assets, less accumulated depreciation, for its governmental activities as of September 30, 2023 amounts to \$ 1,090,825 which consists of infrastructure, improvements other than buildings, leasehold improvements, furniture & equipment, and computer equipment.



### **General Fund Budgetary Highlights**

There were no amendments to the September 30, 2023 budget. Revenues were over the adopted budget while expenditures were under the adopted budget which created an overall \$ 277,702 favorable to budget variance.

### **Economic Factors and Next Year's Budget**

The Village's main revenues are from a combination of tax receipts from ad-valorem property taxes, revenue sharing with the state on sales, gasoline and communications services taxes, franchise fees, occupational fees, and building permit fees. The budget for fiscal year 2024 is based on our best expectations of revenue totals from these sources and estimated expenses based on prior years' history and expected changes for the 2024 fiscal year. Ad-valorem taxes compose 81% of total revenues, of which approximately 90% is from residential real estate and 10% commercial property.

The Village Council and employees expect successful continued efforts in controlling costs while at the same time maintaining our satisfactory status with the mandated Federal and State operating standards and high level of services to the Village. Revenue from ad valorem tax is expected to increase, which will add another 4.4% to next year's inflows while expenditures are expected to increase at a similar rate resulting in surplus of revenues over expenditures.

### **Requests for Information**

This financial report is designed to provide a general overview of Village of Sea Ranch Lakes, Florida'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 to the Village of Sea Ranch Lakes, Florida; One Gatehouse Road; Sea Ranch Lakes, Florida 33308.

# BASIC FINANCIAL STATEMENTS

Village of Sea Ranch Lakes, Florida  
Statement of Net Position  
September 30, 2023

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	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash, cash equivalents and investments	\$ 2,093,152
Franchise taxes receivable	15,845
Due from other governments	6,920
Prepaid expenses	7,246
Capital assets:	
Depreciable, net	<u>1,090,825</u>
Total assets	<u>3,213,988</u>
<b>Liabilities:</b>	
Current liabilities:	
Accounts payable	14,683
Accrued payroll liabilities	49,611
Compensated absences	55,456
Long-term liabilities:	
Compensated absences	<u>20,566</u>
Total liabilities	<u>140,316</u>
<b>Net Position:</b>	
Net investment in capital assets	1,090,825
Restricted for:	
Road maintenance	70,999
Unrestricted	<u>1,911,848</u>
Total net position	<u>\$ 3,073,672</u>

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

Village of Sea Ranch Lakes, Florida  
Statement of Activities  
For the Year Ended September 30, 2023

	<u>Expenses</u>	<u>Program Revenues</u>			<u>Governmental</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Activities Net Revenues (Expenses) and Change in Net Position</u>
<b>Functions/Programs:</b>					
Governmental activities:					
Public safety	\$ 1,732,422	\$ 182,601	\$ -	\$ -	\$ (1,549,821)
General government	278,372	4,973	-	-	(273,399)
Transportation	49,593	-	9,298	-	(40,295)
Physical environment	<u>137,229</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(137,229)</u>
Total governmental activities	<u>\$ 2,197,616</u>	<u>\$ 187,574</u>	<u>\$ 9,298</u>	<u>\$ -</u>	<u>(2,000,744)</u>
General revenues:					
Taxes:					
Property taxes					1,893,891
Revenue sharing					65,493
Franchise taxes					76,033
Communication service taxes					30,460
Sales tax					44,946
Investment income					68,239
Miscellaneous					<u>5,908</u>
Total general revenues					<u>2,184,970</u>
Change in net position					184,226
Net position, October 1, 2022					<u>2,889,446</u>
Net position, September 30, 2023					<u>\$ 3,073,672</u>

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

**Village of Sea Ranch Lakes, Florida**  
**Balance Sheet - Governmental Fund**  
**September 30, 2023**

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	<b>General Fund</b>
	<u>          </u>
<b>Assets:</b>	
Cash, cash equivalents and investments	\$ 2,093,152
Franchise taxes receivable	15,845
Due from other governments	6,920
Prepaid expenditures	<u>7,246</u>
Total assets	<u>\$ 2,123,163</u>
<b>Liabilities:</b>	
Accounts payable	\$ 14,683
Accrued payroll liabilities	<u>49,611</u>
Total liabilities	<u>64,294</u>
<b>Fund Balance:</b>	
Nonspendable:	
Prepaid expenditures	7,246
Restricted for:	
Road maintenance	70,999
Unassigned	<u>1,962,518</u>
Total fund balance	<u>2,058,869</u>
Total liabilities and fund balance	<u>\$ 2,123,163</u>

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

**Village of Sea Ranch Lakes, Florida**  
**Reconciliation of the Balance Sheet - Governmental Fund**  
**to the Statement of Net Position**  
**September 30, 2023**

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**Total Fund Balance - Governmental Fund (Page 10)** \$ 2,058,869

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund:

The cost of capital assets is	\$ 2,347,327	
Accumulated depreciation is	<u>(1,256,502)</u>	1,090,825

Certain liabilities are not due and payable in the current period and, therefore, are not reported in the fund:

Compensated absences		<u>(76,022)</u>
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**Net Position of Governmental Activities (Page 8)** \$ 3,073,672

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

**Village of Sea Ranch Lakes, Florida**  
**Statement of Revenues, Expenditures and Change in Fund Balance - Governmental Fund**  
**For the Year Ended September 30, 2023**

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**Revenues:**

Property taxes	\$ 1,893,891
Intergovernmental revenue	150,197
Licenses and permits	185,692
Franchise taxes	76,033
Investment income	68,239
Fines and forfeitures	1,882
Miscellaneous	<u>5,908</u>
 Total revenues	 <u>2,381,842</u>

**Expenditures:**

Current:	
Public safety	1,704,651
General government	256,390
Physical environment	92,884
Transportation	49,593
Capital outlay	<u>18,729</u>
 Total expenditures	 <u>2,122,247</u>

Net change in fund balance 259,595

**Fund Balance, October 1, 2022** 1,799,274

**Fund Balance, September 30, 2023** \$ 2,058,869

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

**Village of Sea Ranch Lakes, Florida**  
**Reconciliation of the Statement of Revenues, Expenditures and Change in**  
**Fund Balance - Governmental Fund to the Statement of Activities**  
**For the Year Ended September 30, 2023**

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**Net Change in Fund Balance - Governmental Fund (Page 12)** \$ 259,595

Amounts reported for governmental activities in the statement of activities are difference because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives:

Expenditures for capital outlays	\$ 15,367	
Less current year provision for depreciation	<u>(104,765)</u>	(89,398)

Certain items reported in the statement of activities do not require the use of current financial resources; therefore are not reported as expenditures in the governmental fund:

Change in compensated absences		<u>14,029</u>
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**Change in Net Position of Governmental Activities (Page 9)** \$ 184,226

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



**Village of Sea Ranch Lakes, Florida**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**Budget and Actual - General Fund**  
**For the Year Ended September 30, 2023**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance With Final Budget</u>
<b>Revenues:</b>			
Property taxes	\$ 1,857,666	\$ 1,893,891	\$ 36,225
Intergovernmental revenue:			
Revenue sharing - state	63,000	65,493	2,493
Florida sales and gas taxes	55,000	54,244	(756)
Communication service tax	30,000	30,460	460
Licenses and permits:			
Building permits	100,000	180,719	80,719
Occupational licenses	5,500	4,973	(527)
Franchise taxes	65,000	76,033	11,033
Investment income	2,500	68,239	65,739
Fines and forfeitures:			
Violations	1,000	1,882	882
Miscellaneous:			
Other	165,000	5,908	(159,092)
Total revenues	<u>2,344,666</u>	<u>2,381,842</u>	<u>37,176</u>
<b>Expenditures:</b>			
Public safety:			
Police salaries	1,126,050	1,070,734	55,316
Fire contract	256,000	255,937	63
Insurance	93,888	146,842	(52,954)
Payroll taxes	83,088	78,478	4,610
Police covered expenses	70,000	29,577	40,423
Building and fire inspectors	40,000	76,051	(36,051)
Building rental	32,000	30,573	1,427
Seminars and training	19,237	-	19,237
Vehicle expenses	9,500	7,239	2,261
Uniforms	10,000	9,220	780
Total public safety	<u>1,739,763</u>	<u>1,704,651</u>	<u>35,112</u>
General government:			
Village Clerk - salaries, insurance and payroll taxes	81,760	82,408	(648)
Building rental	32,000	33,574	(1,574)
Office and miscellaneous	32,000	50,134	(18,134)
Accounting and auditing	35,000	30,339	4,661
Legal fees and recorder	25,000	26,996	(1,996)
Maintenance and repairs	14,500	13,567	933
Contracted services	6,250	3,520	2,730
Election costs	3,500	-	3,500
Telephone	25,000	15,852	9,148
Total general government	<u>255,010</u>	<u>256,390</u>	<u>(1,380)</u>

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

**Village of Sea Ranch Lakes, Florida**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**Budget and Actual - General Fund**  
**(Continued)**  
**For the Year Ended September 30, 2023**

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	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance With Final Budget</u>
Physical environment:			
Waste management	81,000	92,884	(11,884)
Total physical environment	<u>81,000</u>	<u>92,884</u>	<u>(11,884)</u>
Transportation:			
Right of way maintenance	45,000	18,075	26,925
Maintenance and repair	6,500	-	6,500
Electricity	7,500	8,179	(679)
Water	28,000	23,339	4,661
Total transportation	<u>87,000</u>	<u>49,593</u>	<u>37,407</u>
Capital outlay	<u>200,000</u>	<u>18,729</u>	<u>181,271</u>
Total expenditures	<u>2,362,773</u>	<u>2,122,247</u>	<u>240,526</u>
Net change in fund balance	\$ <u><u>(18,107)</u></u>	\$ <u><u>259,595</u></u>	\$ <u><u>277,702</u></u>

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

## Note 1 - Summary of Significant Accounting Policies

**Reporting entity:** The Village of Sea Ranch Lakes, Florida (the "Village"), was incorporated in 1959, under the provisions of Chapter 59-1858, laws of the State of Florida. The Village operates under a Mayor-Council form of government and provides, or contracts, for the following services as authorized by its Charter and Village Ordinances: public safety (police and fire), highways and streets, sanitation, public improvements, planning and zoning and general administrative services.

The financial reporting entity consists of the Village as the primary government, which includes all funds, agencies and departments, and those component units for which the Village is financially accountable. The Village is financially accountable if it appoints a voting majority of an organization's governing body and it is able to impose its will on that organization, or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the Village. The Village may also be financially accountable if an organization is fiscally dependent on the Village regardless of whether the organization has a separately elected governing board, a governing board appointed by another government, or a jointly approved board. In addition, component units can be other organizations for which the nature and significance of their relationship with the Village are such that exclusion would cause the reporting entity's basic financial statements to be misleading or incomplete.

As a result of evaluating the above criteria, management has determined that no component units exist for which the Village is financially accountable which would require inclusion in the Village's basic financial statements.

**Financial statements - government-wide statements:** The Village's basic financial statements include both government-wide (reporting the Village as a whole) and fund financial statements (reporting the Village's major fund). Both the government-wide and fund financial statement categorize primary activities as either governmental or business type. All of the Village's activities are classified as governmental activities.

In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations, when and if applicable.

The government-wide statement of activities reports both the gross and net cost of each of the Village's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

This government-wide focus is more on the ability to sustain the Village as an entity and the change in the Village's net position resulting from the current year's activities.

**Financial statements - fund financial statements:** The governmental fund financial statements are presented on the modified accrual basis of accounting under which revenue is recognized in the accounting period in which it becomes susceptible to accrual (i.e., when it becomes both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

**Note 1 - Summary of Significant Accounting Policies (continued)**

Ad-valorem taxes and charges for services are susceptible to accrual when collected in the current year or within sixty days subsequent to year end, provided that amounts received pertain to billings through the year just ended. Intergovernmental revenue, franchise taxes, and fines and forfeitures are recorded in accordance with their legal or contractual requirements if collected in the current period or within sixty days after year end. Investment income is recorded when earned. Licenses and permits and miscellaneous revenue are recorded as revenue when received in cash because they are generally not measurable until actually received.

The Village reports the following governmental fund:

**General Fund** - This fund is used to account for all operating activities of the Village.

**Budgets and budgetary data:** The Village adopts an annual operating budget, which is employed as a management control device, for the general governmental activities of the General Fund. This budget, as adopted or amended during the year by the Village Council, was prepared on the same basis of accounting utilized to prepare the basic financial statements, except that encumbrances are treated as expenditures for budgetary purposes. During the year, all legal requirements with regard to budget adoption were met.

**Process of adoption:**

1. On or about August 1, the Financial Director submits a proposed operating budget for the coming year to the Village Council.
2. During August, the Village Council holds workshops, if necessary, open to the public, to review the proposed budget and determine the tentative budget.
3. During September, two public hearings are held for the purpose of presenting to and receiving input from the citizens on the tentative budget and the proposed millage rate. At the second hearing, the annual budget is adopted and the ad valorem taxes are levied.

**Period of appropriation:** Unless encumbered by a purchase order, the budgeted appropriations lapse at the end of each year. For budgetary control purposes, encumbrances are added to the current year expenditures and are treated as a use of current year appropriations. Encumbrances represent commitments related to unperformed contracts for goods or services.

**Level of control:** The adoption of the budget by the Village Council constitutes the legal appropriation of the amounts specified therein as expenditures from the appropriate governmental fund. The amount of expenditures cannot exceed the aggregate of all expenditures provided in the budget unless the Village Council has approved a supplemental appropriation.

**Cash and cash equivalents:** Cash and cash equivalents are defined as demand deposits, money market accounts, and short-term investments with original maturities of three months or less from the date of acquisition.

**Note 1 - Summary of Significant Accounting Policies (continued)**

**Compensated absences:** The Village maintains personnel records that allow it to determine the cumulative number of longevity, compensatory time, sick days and vacation days available to its full-time employees. This allows the Village to determine its future liability for these compensated absences. As of September 30, 2023, the amount accrued in the government-wide financial statements was \$ 76,022.

**Equity classifications:**

*Government-wide statements*

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted net position - consists of net position with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - all other net position that does not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed.

*Fund statements*

The Village follows GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This statement requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the Village is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The Village classifies prepaid items and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

**Note 1 - Summary of Significant Accounting Policies (continued)**

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Village Council (the "Council"). These amounts cannot be used for any other purpose unless the Council removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned: This classification includes amounts that are constrained by the Village's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Council or through the Council delegating this responsibility to Village management through the budgetary process. The Village classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.

Unassigned: This classification includes the residual fund balance for the General Fund.

The Village would typically use restricted fund balances first, followed by committed fund balances, then assigned fund balances, and finally unassigned fund balances.

**Prepaid expenses/expenditures**: Prepaid expenses/expenditures are recorded as assets when the initial payment is made. Each asset is then charged off against operations in the period benefitted. These amounts are classified as nonspendable in the governmental fund financial statements.

**Capital assets**: Capital assets, which include computer equipment, infrastructure, improvements other than buildings, leasehold improvements, and furniture and equipment, are reported in the governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$ 250 and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated cost if actual historical cost is not available. Donated capital assets are valued at their estimated fair value on the date donated or when awarded by the courts. Depreciation on all capital assets is charged to operations using the straight-line method over the assets' estimated service lives, ranging from 5 to 40 years.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

**Deferred outflows/inflows of resources**: In addition to assets, the statement of financial position will sometimes report 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/expenditure) until then. The Village does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents 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 Village does not have any items that qualify for reporting in this category.

**Note 1 - Summary of Significant Accounting Policies (continued)**

**Unearned Revenue:** Unearned revenue represents increases in assets prior to the eligibility criteria being met for recognition of revenue. There was no amount that satisfied this description at September 30, 2023.

**Date of management review:** Subsequent events were evaluated through January 22, 2024, which is the date the financial statements were available to be issued.

**Note 2 - Deposits and Investments**

**Deposits:** The Village’s deposits must be placed with banks and savings and loans which are qualified as public depositories prior to receipt of public monies under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000 per depositor per insured bank. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool.

**Investments:** The Village had the following investments as of September 30, 2023:

Investment	Rating	WAM	Fair Value
Florida PRIME	AAAm	35	\$ 2,857
FMIvT 0-2 Year High Quality Bond Fund	AAAf/S1	.80	\$ 155,638
Money market account	Not rated	Overnight Sweep account	\$ 1,913,399

The Village has funds invested in the Local Government Surplus Funds Trust Fund (the “Florida PRIME”). Florida PRIME is administered by the Florida State Board of Administration (“SBA”), who provides regulatory oversight. Florida PRIME has adopted operating procedures consistent with the requirement for a 2a7-like fund. The Village’s investment in the Florida PRIME is reported at amortized cost. The fair value of the position in the pool is equal to the value of the pool shares.

The Village also has funds invested in Florida Municipal Investment Trust (FMIvT), an external investment pool open to eligible units of local governments to invest in one or more investment portfolios under the direct and daily supervision of an investment advisor. FMIvT is not subject to SEC or other regulatory oversight. The FMIvT Board of Trustees provides oversight. The fair value of the positions in the FMIvT portfolios is the same as the value of the portfolio shares. The Florida League of Cities, Inc. serves as Administrator for FMIvT.

**Fair Value Hierarchy:** GASB Statement No. 72, *Fair Value Measurement and Application*, establishes a hierarchy disclosure framework which prioritizes and ranks the level of market price observability used in measuring investments at fair value. Various inputs are used in determining the fair value of investments. These inputs are categorized into a fair value hierarchy consisting of three broad levels for financial statement purposes as follows:

- Level 1 - investments reflect unadjusted quoted prices in active markets for identical assets.
- Level 2 - investments reflect prices that are based on similar observable assets, either directly or indirectly, which may include inputs in markets that are not considered to be active.

**Note 2 - Deposits and Investments (continued)**

- Level 3 - investments reflect prices based upon unobservable sources.

The categorization of investments within the hierarchy is based upon the pricing transparency of the instrument and should not be perceived as the particular investment's risk.

The FMIvT 0-2 Year High Quality Bond Fund invests mainly in US government and agency securities and asset-backed securities. The underlying securities have observable level 1 quoted pricing inputs or observable level 2 significant other observable pricing inputs. Most of the security prices were obtained from a pricing service, Interactive Data Corporation (IDC). While the underlying asset values are based on quoted prices or market-corroborated inputs, the net asset value of the portfolio is not publicly quoted.

**Note 3 - Property Taxes**

Property taxes levied by the Village are billed and collected by Broward County and remitted to the Village. Taxes for the year beginning October 1 are levied prior to October 1 and become a lien on real property on October 1 of each year based upon the assessed value as of January 1. These taxes are billed in the month of November and are due no later than March 31 of the succeeding year. On April 1, unpaid amounts become delinquent, subject to penalties and interest, and become subject to the issuance of tax sale certificates on June 1. Generally, the Village collects nearly all of the current year property taxes during the year in which they are due.

**Note 4 - Capital Assets**

Capital asset activity for the year ended September 30, 2023, was as follows:

	Balance October 1, 2022	Increases	Decreases	Balance September 30, 2023
Governmental activities:				
Capital assets, being depreciated:				
Infrastructure	\$ 1,735,600	\$ -	\$ -	\$ 1,735,600
Furniture and equipment	335,274	10,826	-	346,100
Improvements other than buildings	164,433	-	-	164,433
Computer equipment	77,481	4,541	-	82,022
Leasehold improvements	19,172	-	-	19,172
	<u>2,331,960</u>	<u>15,367</u>	<u>-</u>	<u>2,347,327</u>
Total capital assets, being depreciated				
	<u>2,331,960</u>	<u>15,367</u>	<u>-</u>	<u>2,347,327</u>
Less accumulated depreciation for:				
Infrastructure	744,101	43,389	-	787,490
Furniture and equipment	228,751	41,247	-	269,998
Improvements other than buildings	137,316	5,876	-	143,192
Computer equipment	35,849	12,577	-	48,426
Leasehold improvements	5,720	1,676	-	7,396
	<u>1,151,737</u>	<u>104,765</u>	<u>-</u>	<u>1,256,502</u>
Total accumulated depreciation				
	<u>1,151,737</u>	<u>104,765</u>	<u>-</u>	<u>1,256,502</u>
Governmental activities capital assets, net	<u>\$ 1,180,223</u>	<u>\$ (89,398)</u>	<u>\$ -</u>	<u>\$ 1,090,825</u>



**Note 4 - Capital Assets (continued)**

Provision for depreciation was charged to functions of the Village as follows:

Governmental activities:		
Physical environment	\$	44,345
Public safety		41,917
General government		<u>18,503</u>
	\$	<u><u>104,765</u></u>

**Note 5 - Long-Term Liabilities**

The following is a summary of the changes in the long-term liabilities of the Village for the year ended September 30, 2023:

	Balance October 1, 2022	Additions	Retirements	Balance September 30, 2023	Due Within One Year
Compensated absences	\$ <u>90,051</u>	\$ <u>14,374</u>	\$ <u>28,403</u>	\$ <u>76,022</u>	\$ <u>55,456</u>

**Note 6 - Deferred Compensation Plan**

The Village offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. The Plan is available to all full-time employees and permits them to defer a portion of their salary until future years. Such deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency.

In accordance with Governmental Accounting Standards Board Statement No 84, *Fiduciary Activities*, since the Village does not have any presumption of fiduciary responsibility for the Plan, it is not reflected in the Village’s financial statements as of September 30, 2023.

For the year ending September 30, 2023, the Village matched forty cents for every one dollar of employee contribution to the 457 Plan subject to maximums authorized by the program. The total contribution made by the Village for the year ending September 30, 2023 was \$ 64,360.

**Note 7 - Related Party**

The residents of the Village own the Sea Ranch Lakes Beach Club, Inc., as one share of stock of the Club has been permanently assigned to each of the 210-platted Village lots. These shares are restricted in such a manner that they shall at all times stand in the name of the person or persons residing on the lots, whether as fee owner or lessee.

**Note 8 - Building Lease**

The Village leases its administration and police office space from the Sea Ranch Lakes Beach Club, Inc. (Note 7). The monthly payments are approximately \$ 5,100. The \$ 61,147 rent expenditure for the year ended September 30, 2023 has been allocated equally between general government and public safety in the General Fund. The lease term at year end is through November 2023.

The following are approximate future lease payments in connection with the lease:

<u>Year Ending September 30,</u>	
2024	\$ 10,200

Subsequent to year end, the lease was renewed through December 31, 2031 at \$ 7,000 per month. The lease will be recorded in fiscal year 2024 according to the guidance of Governmental Accounting Standards Board Statement No. 87, *Leases*.

**Note 9 - Commitments and Contingencies**

The Village previously amended its agreement with the City of Pompano Beach, Florida (“Pompano”) to provide EMS and fire services to the Village through September 30, 2033. In addition, Pompano shall invoice, collect and retain all EMS transport fees, fire safety inspections, plan reviews, fire code enforcement services and hazardous materials mitigation services. In October of each year, the fee shall be subject to a percentage increase or decrease directly related to the increase or decrease in the Pompano Beach Fire and EMS annual budget for the upcoming fiscal year. Any increase or decrease to the Village shall not exceed 5% in any one fiscal year. During fiscal year 2023 the Village paid Pompano \$ 255,937 per the above agreement for EMS and fire services. For fiscal year 2024, the fee will increase 5.0% to \$ 268,734.

The Village has an agreement with Waste Management, Inc. of Florida through February 28, 2025, to provide it with solid waste and recyclable material collection services for a fee per unit, adjusted annually in accordance with the change in the Consumer Price Index plus a specific increase or decrease by an amount equal to \$ 0.17 for each \$ 1.00 of increase or decrease in disposal fees. The fee per unit for October 1, 2022 to September 30, 2023 was \$ 37.33. The agreement may be renewed by mutual consent of both parties for additional periods for three years.

**Post-retirement benefits:** The Village does not provide post-retirement benefits to retired employees.

**Risk management:** The Village is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Village places all insurance risk, less nominal deductibles, in the hands of commercial carriers. The Village has not incurred any claims resulting from these risks in the past three fiscal years.

# OTHER REPORTS OF INDEPENDENT AUDITORS



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

To the Honorable Mayor and  
Members of the Village Council  
Village of Sea Ranch Lakes, 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 governmental activities and major fund of the Village of Sea Ranch Lakes, Florida (the "Village"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated January 22, 2024.

### Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Village'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village'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 Village’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.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
January 22, 2024

## INDEPENDENT AUDITOR'S REPORT TO VILLAGE MANAGEMENT

To the Honorable Mayor and  
Members of the Village Council  
Village of Sea Ranch Lakes, Florida

### Report on the Financial Statements

We have audited the financial statements of the Village of Sea Ranch Lakes, Florida (the "Village"), as of and for the fiscal year ended September 30, 2023, and have issued our report thereon January 22, 2024.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 22, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Village of Sea Ranch Lakes, Florida was established in 1959 under the provision of Chapter 59-1858 of the laws of the State of Florida. The Village does not have any component units.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a., and 10.556(7) Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not the Village has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Village 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 Village. It is management's responsibility to monitor the Village's financial condition, and our financial condition assessment was based in part on representations made by management and 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.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants 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 Village Council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
January 22, 2024

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE  
WITH SECTION 218.415 FLORIDA STATUTES

To the Honorable Mayor and  
Members of the Village Council  
Village of Sea Ranch Lakes, Florida

We have examined the Village of Sea Ranch Lakes, Florida's (the "Village") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2023. Management is responsible for the Village's compliance with the specific requirements. Our responsibility is to express an opinion on the Village's compliance with the specific 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 Village complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Village 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.

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

In our opinion, the Village complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of Members of the Village Council, management, and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

*Keefe McCullough*

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
January 22, 2024

CPAs + Trusted Advisors