

**City of Jacob City, Florida**  
**Financial Statements**  
**And**  
**Independent Auditors' Report**  
**September 30, 2024**

Vance CPA, LLC  
*Certified Public Accountants*  
219-B Avenue E • Apalachicola, FL 32320  
*Tel. (706) 442-3084*

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JACOB CITY, FLORIDA**

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# Vance CPA LLC

*Certified Public Accountants*

219-B Avenue E • Apalachicola, FL 32320

(706) 442-3084 • ben@vancecpa.com

## INDEPENDENT AUDITORS' REPORT

Honorable Mayor and City Council  
City of Jacob City  
Jacob City, Florida

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities, and each major fund, of the City of Jacob City, Florida, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Jacob City, Florida'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 each major fund, of the City of Jacob City, Florida, as of September 30, 2024, and the respective changes in financial position, and, 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 City of Jacob City 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 City of Jacob City'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 City of Jacob City, Florida's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Jacob City'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, and budgetary comparison information, be presented to supplement the basic financial statements. Such information, 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 statement, 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 Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 19, 2026, on our consideration of the City of Jacob City, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 City of Jacob City's internal control over financial reporting and compliance.

Apalachicola, Fl.  
January 19, 2026



**Vance CPA LLC**

**City of Jacob City  
Management's Discussion and Analysis  
September 30, 2024**

Management is pleased to offer the following assessment of the operations of the City of Jacob for the year ending September 30, 2024.

There was no significant business challenges during the fiscal year ended September 30, 2024.

**Financial Highlights**

The assets of the City of Jacob exceeded its liabilities at September 30, 2024 by \$2,006,773 (net position). Of this amount \$26,988, (unrestricted net position), exists to meet ongoing obligations.

**Overview of Financial Statements**

This discussion and analysis is intended to serve as an introduction to basic financial statements which are comprised of three components. These three components consist of the government-wide financial statements, the fund financial statements, and the notes to the financial statements.

**Government-Wide Financial Statements**

The government-wide financial statements consist of the Statement of Net Position and Statement of Activities. These statements combine and consolidate governmental fund current resources with capital assets and long-term obligations. These statements are presented on the full accrual basis of accounting and are intended to report the activity of the City in a manner similar to a private-sector business. The Statement of Net Position presents information on all of the City's assets and liabilities, 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 City is improving or deteriorating. The Statement of Activities presents information showing how net position changed during this fiscal year. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. This statement separates program revenue between grants and other revenue, which shows the extent to which the City is dependent on operating grants.

**Fund Financial Statements**

The fund financial statements consist of the Balance Sheet of the governmental funds as well as the Statement Revenues, Expenditures and Changes in Fund Balance of the governmental funds. The City maintains two governmental funds, the General Fund, and the Water Fund. The fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

**City of Jacob City  
Management's Discussion and Analysis  
September 30, 2024 (Continued)**

**Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

	<u>Net Position</u>	
	<u>2024</u>	<u>2023</u>
Current assets	\$ 36,062	\$ 86,928
Capital assets, net	2,239,912	2,161,417
Other Noncurrent assets	<u>2,070</u>	<u>1,850</u>
<b>Total assets</b>	<b><u>2,278,044</u></b>	<b><u>2,250,195</u></b>
Current liabilities	16,529	64,339
Long-term liabilities	<u>254,742</u>	<u>240,737</u>
<b>Total Liabilities</b>	<b><u>271,271</u></b>	<b><u>305,076</u></b>
<b>Net Position</b>	<b><u>\$2,006,773</u></b>	<b><u>\$ 1,945,119</u></b>

	<u>Changes Net Position</u>	
	<u>2024</u>	<u>2023</u>
<b>Revenues</b>		
Program Revenues		
Charges for Services	\$ 53,485	\$ 53,135
Operating Grants and Contributions	24,614	31,881
Capital Grants	183,453	56,470
General Revenues:		
Property Taxes	19,627	20,052
Other Taxes	57,959	84,136
Other	<u>2,993</u>	<u>3,634</u>
<b>Total Revenues</b>	<b><u>342,131</u></b>	<b><u>249,308</u></b>
<b>Expenses</b>		
General Government	135,340	150,011
Physical Environment	113,958	134,791
Human Services	—	—
Cultural and Recreation	<u>31,179</u>	<u>35,270</u>
<b>Total Expenses</b>	<b><u>280,477</u></b>	<b><u>320,072</u></b>
<b>Changes in Net Position</b>	<b>61,654</b>	<b>(70,764)</b>
<b>Net Position, Beginning of Year</b>	<b><u>1,945,119</u></b>	<b><u>2,015,883</u></b>
<b>Net Position, End of Year</b>	<b><u>\$2,006,773</u></b>	<b><u>\$1,945,119</u></b>

**City of Jacob City**  
**Management's Discussion and Analysis**  
**September 30, 2024 (Continued)**

**Financial Analysis of the City of Jacob City**

**Net Position:** For the year ended September 30, 2024, the City's net position increased by \$61,654 from fiscal year 2023. This increase primarily resulted from reduced grant funds.

**Capital Assets:** Depreciation expense of \$93,891 was recognized in the Statement of Net Position. Capital assets include miscellaneous equipment with an original cost of \$500 or more. See additional information on the City's capital assets in Note 5 of the financial statements.

**Governmental Funds:** As of September 30, 2024, the City's governmental funds reported combined ending fund balances of \$29,058, of which \$2,070 was restricted for debt service. This increased by \$2,356 from the previous year's fund balance of \$26,702.

**Budget Variances:** Neither fund experienced revenues and expenditures significantly over budget, with exception of grant budgets wherein the projects were not completed during the year.

**Request for Information:**

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

City of Jacob  
4490 Jackson Road  
Cottdale, Florida 32431

**STATEMENT OF NET POSITION**

**CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

	<b><u>Governmental Activities</u></b>
<b>Assets</b>	
Current Assets	
Cash	\$ 24,918
Accounts Receivable	4,327
Due from Other Governments	<u>6,817</u>
<b>Total Current Assets</b>	<b><u>36,062</u></b>
Noncurrent Assets	
Restricted Cash	2,070
Capital Assets:	
Nondepreciable	20,200
Depreciable, net	<u>2,219,712</u>
<b>Total Noncurrent Assets</b>	<b><u>2,241,982</u></b>
<b>Total Assets</b>	<b><u>2,278,044</u></b>
<b>Liabilities and Net Position</b>	
Current liabilities:	
Accounts Payable	6,087
Current portion of long-term debt	<u>10,442</u>
<b>Total Current Liabilities</b>	<b><u>16,529</u></b>
Noncurrent liabilities:	
Loan payable	251,755
Utility Deposits Payable	<u>2,987</u>
<b>Total Noncurrent Liabilities</b>	<b><u>254,742</u></b>
<b>Total Liabilities</b>	<b><u>271,271</u></b>
<b>Net Position</b>	
Net investment in capital assets	1,977,715
Restricted for:	
Debt Service	2,070
Economic Environment	<u>—</u>
Unrestricted	<u>26,988</u>
<b>Total Net Position</b>	<b><u>2,006,773</u></b>
<b>Total Liabilities &amp; Net Position</b>	<b><u>\$2,278,044</u></b>

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

**STATEMENT OF ACTIVITIES**

**CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

<b>Function/Program Activities</b>	<b>Expenses</b>	<b>Program Revenues</b>			<b>Net (Expenses)</b>
		<b>Charges for Services</b>	<b>Operating Grants &amp; Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Revenues and Changes to Net Position</b>
					<b>Total Governmental Activities</b>
<b>Governmental Activities:</b>					
General Government	\$ 135,340	\$ —	\$ —	\$ 172,386	\$ 37,046
Physical Environment	113,958	53,364	—	11,067	(49,527)
Economic Environment	—	—	—	—	—
Human Services	—	—	—	—	—
Cultural and Recreation	<u>31,179</u>	<u>121</u>	<u>24,614</u>	<u>—</u>	<u>(6,444)</u>
<b>Total Governmental Activities</b>	<b><u>\$ 280,477</u></b>	<b><u>\$ 53,485</u></b>	<b><u>\$ 24,614</u></b>	<b><u>\$ 183,453</u></b>	<b><u>(18,925)</u></b>

**General Revenues**

<b>Taxes:</b>	
Property Taxes	19,627
Franchise Fees	12,910
Infrastructure Surtax	21,184
Communication Tax	2,280
Sales Taxes	9,021
State Shared	12,564
Investment	87
Miscellaneous	<u>2,906</u>

**Total General Revenue** 80,579

**Change in Net Position** 61,654

**Net position – beginning of year** 1,945,119

**Net position – end of year** **\$2,006,773**

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

**BALANCE SHEET – GOVERNMENTAL FUNDS**

**CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

	<u>General Fund</u>	<u>Special Revenue</u>	<u>Total Governmental Funds</u>
<b>Assets</b>			
Cash	\$ 12,644	\$ 12,274	\$ 24,918
Restricted Cash	—	2,070	2,070
Accounts Receivable	—	4,327	4,327
Due from Other Governments	<u>6,817</u>	<u>—</u>	<u>6,817</u>
<b>Total Assets</b>	<u><b>19,461</b></u>	<u><b>18,671</b></u>	<u><b>38,132</b></u>
<b>Liabilities Deferred Inflows And Fund Balances</b>			
<b>Liabilities:</b>			
Accounts payable	5,198	889	6,087
Utility Deposits Payable	<u>—</u>	<u>2,987</u>	<u>2,987</u>
<b>Total Liabilities</b>	<u><b>5,198</b></u>	<u><b>3,876</b></u>	<u><b>9,074</b></u>
<b>Fund Balances</b>			
Restricted for:			
Debt Service	—	2,070	2,070
Committed for:			
Utility Services	—	12,725	12,725
Unassigned	<u>14,263</u>	<u>—</u>	<u>14,263</u>
<b>Total Fund Balances</b>	<u><b>14,263</b></u>	<u><b>14,795</b></u>	<u><b>29,058</b></u>
<b>Total Liabilities Deferred Inflows and Fund Balances</b>	<u><b>\$ 19,461</b></u>	<u><b>\$ 18,671</b></u>	<u><b>\$ 38,132</b></u>

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

**RECONCILIATION OF THE BALANCE SHEET OF  
GOVERNMENTAL FUNDS TO  
THE STATEMENT OF NET POSITION**

**CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

<b>Fund Balance – Total governmental Funds</b>		<b>\$ 29,058</b>
<b>Amounts reported for governmental activities in the Statement of Net Position are different because:</b>		
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		(262,197)
Capital assets used in governmental activities are not financial resources And, therefore, are not reported in the governmental funds.		
	Land	20,200
	Other capital Assets	3,617,908
	(Accumulated Depreciation)	<u>(1,398,196)</u>
		<u>2,239,912</u>
<b>Net Position of Governmental Funds</b>		<b><u>\$2,006,773</u></b>

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

**STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS**

**CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>			
Taxes	\$ 56,001	\$ —	\$ 56,001
Intergovernmental Revenues	239,189	—	239,189
Charges for Services	121	53,364	53,485
Miscellaneous Revenues	<u>3,643</u>	<u>—</u>	<u>3,643</u>
<b>Total Revenues</b>	<b><u>298,954</u></b>	<b><u>53,364</u></b>	<b><u>352,318</u></b>
<b>Expenditures</b>			
Current:			
General Government	133,908	—	133,908
Physical Environment	—	39,065	39,065
Cultural and Recreation	13,613	—	13,613
Capital Outlay	172,386	—	172,386
Debt Service:			
Principal	467	5,000	5,467
Interest	<u>1,053</u>	<u>9,720</u>	<u>10,773</u>
<b>Total Expenditures</b>	<b><u>321,427</u></b>	<b><u>53,785</u></b>	<b><u>375,212</u></b>
Excess (deficiency) of revenues over expenditures	<u>(22,473)</u>	<u>(421)</u>	<u>(22,894)</u>
<b>Other Financing Sources (Uses)</b>			
Debt proceeds	25,250	—	25,250
Operating transfers in (out)	<u>(10,000)</u>	<u>10,000</u>	<u>—</u>
<b>Total Other Financing Sources (Uses)</b>	<b><u>15,250</u></b>	<b><u>10,000</u></b>	<b><u>25,250</u></b>
Net change in Fund Balance	(7,223)	9,579	2,356
<b>Fund Balances, beginning of year</b>	<u>21,846</u>	<u>5,216</u>	<u>26,702</u>
<b>Fund Balances, end of year</b>	<b><u>\$ 14,263</u></b>	<b><u>\$ 14,795</u></b>	<b><u>\$ 29,058</u></b>

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

**RECONCILIATION OF THE STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES**

**CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

<b>Net Changes in Fund Balances – Total Governmental Funds</b>	<b>\$ 2,356</b>
<b>Amounts reported for governmental activities in the Statement of Activities are different because:</b>	
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position	6,053
Debt proceeds are revenues in the governmental funds but increases long-term liabilities in the Statement of Net Position	(25,250)
Governmental Funds report capital outlay as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets:	(25,250)
Capital Outlay	172,386
Depreciation Expense	<u>(93,891)</u>
Debt proceeds are shown as revenue in the funds but not in the statement of activities	<u>—</u>
<b>Change in Net Position of Governmental Activities</b>	<b><u>\$ 61,654</u></b>

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

**NOTES TO THE FINANCIAL STATEMENTS  
CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

**Note 1 – Reporting Entity**

The City of Jacob City, Florida, (the City), is a political subdivision of the State of Florida located in Jackson City, Florida. The City was established in 1983, Laws of Florida 83-434.

The City is a Florida municipality governed by an elected five-member City Council. The City provides water services to its citizens and other general governmental services.

Generally accepted accounting principles require that these financial statements include all entities for which the City is considered to be financially accountable (component units). There were no separate legal entities identified that required inclusion as a component unit within the City's financial statements. The City did not participate in any joint ventures during the 2023-2024 fiscal year.

**Note 2 - Summary of Significant Accounting Policies**

The accounting policies of the City conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

**Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the nonfiduciary activities of the primary government. There are no component units or fiduciary funds.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include grants that are restricted to meeting the capital requirements of particular function or segment. Other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for the governmental funds. The City reports two governmental funds: (1) general fund; and (2) special revenue fund.

**Basis of Presentation**

• **General Fund**

To account for all financial resources not properly accounted for in another fund.

• **Special Revenue Funds**

To account for revenues derived from specific source purposes. The City uses this fund to account for the activities of the water system.

**NOTES TO THE FINANCIAL STATEMENTS  
CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

**Note 2 - Summary of Significant Accounting Policies (Continued)**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resource measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of the related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized in the accounting period in which they become both available and measurable (flow of current financial resources measurement focus). The basis of accounting determines when transactions and economic events are reflected in the financial statements, and measurement focus identifies which transactions and events should be recorded.

Revenues are measurable when they are subject to reasonable estimation, while the available criterion is satisfied when revenues are collectible during the period and actual collection will occur either: a) during the current period; or b) after the end of the period, but in time to pay fund liabilities. For this purpose, the City considers revenues to be available if they are collected within sixty days of end of the current fiscal year. Generally, federal grant revenues are recorded as revenues when they are susceptible to accrual and conditions of the grant have been satisfied. Expenditures, if measurable, are recorded when they have used or are expected to use current expendable financial resources.

**Classification of Revenues**

The City classifies its revenues as operating or nonoperating according to the following criteria:

- **Operating Revenues** – include activities that have the characteristics of exchange transactions, such as water sales.
- **Nonoperating Revenues** - include activities that have the characteristics on nonexchange transactions, such as revenues from ad valorem taxes.

**Property Taxes**

Ad valorem property tax revenue is recognized in the fiscal year in which the taxes are both measurable and available. Uncollected taxes are not accrued because such amounts are not measurable and available as of the balance sheet date. Taxes are billed and collected for the City by the City Tax Collector according to Florida Statutes under the following calendar:

Lien Date:	January 1
Levy Date:	October 1
Due Date:	November 1
Delinquency Date:	April 1

**NOTES TO THE FINANCIAL STATEMENTS  
CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

**Note 2 - Summary of Significant Accounting Policies (Continued)**

The City levied a property tax millage of 4.086 mills during the 2023-2024 fiscal year. The City is legally authorized to levy a property tax millage of up to 10 mills annually.

**Receivables**

Receivables are deemed fully collectible; therefore, allowance for uncollectible accounts has not been recorded.

**Accumulated Unpaid Vacation and Sick Pay**

No liability existed as of September 30, 2024

**Encumbrances**

The City does not use the encumbrance method of accounting.

**Budget**

An annual budget was adopted for governmental funds. Budgeted amounts presented in the accompanying financial statements are prepared on the same basis of accounting as described above for governmental fund types. All appropriations lapse at the close of the fiscal year to the extent that they have not been expended.

The City's procedures for preparing and adopting the annual budget are as follows:

- The City's Mayor is responsible for preparing a proposed operating budget for the upcoming year, prior to September 30, which includes estimated revenues and proposed expenditures.
- Public hearings are held to obtain public comments and suggestions. The budget is enacted through passage of a resolution.
- Florida Statutes stipulate that the fund is the legal level of budgetary control.
- Budget amendments are approved by the City Council.

**NOTES TO THE FINANCIAL STATEMENTS  
CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

**Note 2 - Summary of Significant Accounting Policies (Continued)**

**Capital Assets**

Capital assets, which include property and equipment, are reported in the governmental activities' columns in the government-wide financial statements. Property and equipment are depreciated using the straight-line method over the following useful lives:

Buildings	40 years
Park	40 years
Machinery and equipment	5 – 10 years
Water System	40 years
Sheds, Landscaping and Other Property Improvements	15 years

**Note 3 – Cash Deposits**

Chapter 280 of the Florida Statutes requires, in general, that all public deposits (including those of the City) be made in qualified public depositories within the state of Florida.

All of the City's cash deposits at September 30, 2024 were held by qualified public depositories within the state of Florida and were fully insured.

The following is a summary of the carrying amounts and bank balances at September 30, 2024, for each fund.

	<u>Carrying Amount</u>	<u>Bank Balance</u>
General Fund	\$ 12,444	\$ 13,126
Special Revenue Funds	14,344	15,112
	<u>\$ 26,788</u>	<u>\$ 28,238</u>

**Note 4 – Pension Plan**

The City has one full-time employee and does not participate or contribute to any pension plan.

**NOTES TO THE FINANCIAL STATEMENTS  
CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

**Note 5 – Capital Assets**

Capital asset activity for the year ended September 30, 2024, was as follows:

	<u>Balance 10/01/23</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance 09/30/24</u>
<b>Capital assets not being depreciated</b>				
Land	\$ 20,200	\$ —	\$ —	\$ 20,200
Construction in progress	<u>78,261</u>	<u>—</u>	<u>(78,261)</u>	<u>—</u>
<b>Total capital assets not being depreciated</b>	<u>98,461</u>	<u>—</u>	<u>(78,261)</u>	<u>20,200</u>
<b>Capital assets being depreciated:</b>				
City Hall	57,267	—	—	57,267
Equipment	23,511	—	—	23,511
Infrastructure	—	228,856	—	228,856
Water System	2,924,985	—	—	2,924,985
Parks and Recreation Facilities	<u>361,498</u>	<u>21,791</u>	<u>—</u>	<u>383,289</u>
<b>Total capital assets being depreciated</b>	<u>3,367,261</u>	<u>250,647</u>	<u>—</u>	<u>3,617,908</u>
<b>Less accumulated depreciation for:</b>				
Buildings	(41,525)	(1,432)	—	(42,957)
Equipment	(20,426)	(1,093)	—	(21,519)
Water System	(1,064,818)	(74,121)	—	(1,138,939)
Parks and Recreation	<u>(177,536)</u>	<u>(17,245)</u>	<u>—</u>	<u>(194,781)</u>
<b>Total accumulated depreciation</b>	<u>(1,304,305)</u>	<u>(93,891)</u>	<u>—</u>	<u>(1,398,196)</u>
Total capital assets being depreciated, net	<u>2,062,956</u>	<u>156,756</u>	<u>—</u>	<u>2,219,712</u>
<b>Governmental activities capital assets, net</b>	<u><b>\$ 2,161,417</b></u>	<u><b>\$ 156,756</b></u>	<u><b>\$ (78,261)</b></u>	<u><b>\$ 2,239,912</b></u>

Depreciation expense was charged to functions as follows:

General Government	\$ 1,432
Physical Environment	74,893
Culture and Recreation	<u>\$ 17,566</u>
Total Depreciation Expense	<u><b>\$ 93,891</b></u>

**NOTES TO THE FINANCIAL STATEMENTS  
CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

**Note 6 –Risk Management**

The City is exposed to various risks of loss related to torts; theft of damage to and destruction of assets; errors and omissions; and natural disasters for which the City carries commercial insurance through the Florida League of Cities, Inc. Insurance against losses is provided for the following types of risk:

- Workers’ Compensation
- General Liability
- Real and Personal Property Damage
- Public Officials’ Liability

The City’s coverage for workers’ compensation is under a retrospectively rated policy. Premiums are accrued based on the ultimate cost to date of the City’s experience for this type of risk.

**Note 7 – Commitments and Contingencies**

**Grants**

The City participated in a grant program in prior years for the rehabilitation of the City’s water system. This program is subject to program compliance audits by the grantor or its representatives. In management’s opinion, there are no material instances of noncompliance relating to this grant.

**Note 8 – Long-Term Debt**

On February 25, 2010 the City borrowed \$300,000 from the United States Department of Agriculture for improvements to the water system. The note bears a 4% interest rate. The loan is payable in annual principal and interest payments for forty years.

On May 15, 2024 the City borrowed \$25,250 from a local bank for improvements to City property. The note bears a 7.5% interest rate. The loan is payable over 60 months with monthly principal and interest payments of \$507.

Long-term debt activity for the year ended September 30, 2024 was as follows:

	<b><u>Beginning Balance</u></b>	<b><u>Additions</u></b>	<b><u>Reductions</u></b>	<b><u>Ending Balance</u></b>
Capital assets not being depreciated				
USDA Loan	243,000	—	(5,000)	238,000
Bank Loan	—	25,250	(5,000)	24,197
	<u>\$ 243,000</u>	<u>\$ 25,250</u>	<u>\$ (5,000)</u>	<u>\$ 262,197</u>

**NOTES TO THE FINANCIAL STATEMENTS  
CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

**Note 8 – Long-Term Debt (continued)**

<b><u>For Fiscal Year Ending September 30,</u></b>	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
2025	\$ 6,000	\$ 9,520	\$ 15,520
2026	6,000	9,280	15,280
2027	6,000	9,040	15,040
2028	6,000	8,800	14,800
2029	7,000	8,560	15,560
2030	7,000	8,280	15,280
2031	7,000	8,000	15,000
2032	7,000	7,720	14,720
2033	8,000	7,440	15,440
2034	8,000	7,120	15,120
2035	8,000	6,800	14,800
2036	9,000	6,480	15,480
2037	9,000	6,120	15,120
2038	9,000	5,760	14,760
2039	10,000	5,400	15,400
2040	10,000	5,000	15,000
2041	11,000	4,600	15,600
2042	11,000	4,160	15,160
2043	11,000	3,720	14,720
2044	12,000	3,280	15,280
2045	12,000	2,800	14,800
2046	13,000	2,320	15,320
2047	13,000	1,800	14,800
2048	14,000	1,280	15,280
2049	18,000	720	18,720
	<b><u>\$ 238,000</u></b>	<b><u>\$ 144,000</u></b>	<b><u>\$ 382,000</u></b>

Principal and interest requirements for the USDA loan are as follows:

<b><u>For Fiscal Year Ending September 30,</u></b>	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
2025	4,442	1,638	6,080
2026	4,786	1,293	6,079
2027	5,158	921	6,079
2028	5,558	521	6,079
2029	4,253	109	4,362
	<b><u>\$ 24,197</u></b>	<b><u>\$ 4,482</u></b>	<b><u>\$ 28,679</u></b>

**Note 9 – Subsequent Events**

The City evaluated subsequent events through January 19, 2026 the date on which the financial statements were available to be issued.

**NOTES TO THE FINANCIAL STATEMENTS  
CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

**Note 9 – Subsequent Events - (Continued)**

Subsequent to the date of September 30, 2019, the World Health Organization, declared a health emergency on January 30, 2020 response to Covid-19 coronavirus pandemic and on March 11, 2020 declared a global pandemic. As growing concerns about the virus and its effects on the health and well-being of citizens and the city's ability to respond and advisories from the state and federal levels of government. The effects of the coronavirus are not known as of the date of the audited financial statements.

**Note 10 – Fund Balance Classification**

Governmental funds report fund balances as either spendable or non-spendable. Spendable fund balances are further classified as restricted, committed, assigned or unassigned depending upon the extent to which there are external or internal constraints on the spending of these fund balances.

Non-spendable fund balance: Amounts that are not in spendable form or that are legally or contractually required to be maintained intact. Items that are not spendable also include inventories, prepaid amounts and long-term portions of loans and notes receivable, as well as property held for resale.

Spendable fund balance:

- Restricted fund balance – Amounts that can be spent only for specific purposes through restrictions placed upon them by external resource providers such as creditors, grantors, or contributors; or imposed by law through constitutional provisions or enabling legislation.
- Committed fund balance – Amounts that can be spent only for specific purposes determined by the City's highest decision-making authority, the City Council. Commitments may be modified or removed only by the City Council through the same formal action that created the original commitment.
- Assigned fund balance – Amounts that are intended to be spent for specific purposes as determined by the City Council, but that are neither restricted nor committed to the specific purpose.
- Unassigned fund balance – Unassigned fund balance is the residual classification for the City's general fund. Amounts in this classification are spendable but have not been deemed restricted, committed or assigned. Unassigned fund balance may also include negative balances for any governmental fund whose expenditures have exceeded the amounts restricted, committed or assigned for those specific purposes.

**REQUIRED SUPPLEMENTARY INFORMATION**

**BUDGETARY COMPARISON SCHEDULE  
GENERAL FUND**

**CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final</u>
	<u>Original</u>	<u>Final</u>		<u>Budget Positive (Negative)</u>
<b>Revenues:</b>				
Taxes	\$ 38,914	\$ 38,914	\$ 56,001	\$ 17,087
Intergovernmental Revenues	214,917	214,917	239,189	24,272
Charges for services	2,500	2,500	121	(2,379)
Miscellaneous Revenues	<u>5,150</u>	<u>5,150</u>	<u>3,643</u>	<u>(1,507)</u>
<b>Total revenues</b>	<u>261,481</u>	<u>261,481</u>	<u>298,954</u>	<u>37,473</u>
<b>Expenditures:</b>				
Current:				
General Government	128,162	153,162	133,908	19,254
Physical Environment	—	—	—	—
Culture and recreation	17,000	17,000	13,613	3,387
Capital Outlay	144,500	172,386	172,386	—
Principal	—	1,053	1,053	—
Interest Expense	<u>—</u>	<u>467</u>	<u>467</u>	<u>—</u>
<b>Total Expenditures</b>	<u>289,662</u>	<u>344,068</u>	<u>321,427</u>	<u>22,641</u>
Excess (deficiency) of revenues over expenditures	<u>(28,181)</u>	<u>(82,587)</u>	<u>(22,473)</u>	<u>60,114</u>
<b>Other Financing Sources (Uses)</b>				
Debt proceeds	—	25,250	25,250	—
Transfers (out)	<u>—</u>	<u>(10,000)</u>	<u>(10,000)</u>	<u>—</u>
<b>Total Other Financing Sources (Uses)</b>	<u>—</u>	<u>15,250</u>	<u>15,250</u>	<u>—</u>
<b>Net Change in Fund Balances</b>	(28,181)	(67,337)	(7,223)	60,114
<b>Fund balances - beginning</b>	<u>21,486</u>	<u>21,486</u>	<u>21,486</u>	<u>—</u>
<b>Fund balances - ending</b>	<u>\$ (6,695)</u>	<u>\$ (45,851)</u>	<u>\$ 14,263</u>	<u>\$ 60,114</u>

The accompanying note to schedule of revenues, expenditures, and changes in fund balance – budget to actual – general fund is an integral part of this schedule.

**BUDGETARY COMPARISON SCHEDULE  
WATER FUND**

**CITY OF JACOB CITY, FLORIDA**

**For the Year Ended September 30, 2024**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues:</b>				
Charges for services	\$ 54,000	\$ 54,000	\$ 53,364	\$ (636)
Miscellaneous Revenues	<u>200</u>	<u>200</u>	<u>—</u>	<u>(200)</u>
<b>Total revenues</b>	<u>54,200</u>	<u>54,200</u>	<u>53,364</u>	<u>(836)</u>
<b>Expenditures:</b>				
Current:				
Physical Environment	43,700	43,700	39,065	4,635
Debt Service	<u>15,500</u>	<u>15,500</u>	<u>14,720</u>	<u>780</u>
<b>Total Expenditures</b>	<u>59,200</u>	<u>59,200</u>	<u>53,785</u>	<u>5,415</u>
Excess (deficiency) of revenues over expenditures	<u>(5,000)</u>	<u>(5,000)</u>	<u>(421)</u>	<u>4,579</u>
<b>Other Financing Sources (Uses)</b>				
Transfers (out)	<u>—</u>	<u>10,000</u>	<u>10,000</u>	<u>—</u>
<b>Total Other Financing Sources (Uses)</b>	<u>—</u>	<u>10,000</u>	<u>10,000</u>	<u>—</u>
<b>Net Change in Fund Balances</b>	(5,000)	5,000	9,579	4,579
<b>Fund balances - beginning</b>	<u>5,216</u>	<u>5,216</u>	<u>5,216</u>	<u>—</u>
<b>Fund balances - ending</b>	<u>\$ 216</u>	<u>\$ 10,216</u>	<u>\$ 14,795</u>	<u>\$ 4,579</u>

The accompanying note to schedule of revenues, expenditures, and changes in fund balance – budget to actual – general fund is an integral part of this schedule.

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

### CITY OF JACOB CITY, FLORIDA

For the Year Ended September 30, 2024

**(1) Budgetary Information:**

An annual budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general fund and water fund. All annual appropriations lapse at fiscal year-end.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- a) The preparation, adoption and amendment of the budgets are governed by Florida Statutes. Public hearings are conducted to obtain taxpayer comments.
- b) Budget excess expenditures over revenues are funded through appropriations from the City Council.
- c) Formal budgetary integration is employed as a management control device during the year. The legal level of budgetary control is the fund level.
- d) The budgets for the funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America

## **COMPLIANCE SECTION**

# Vance CPA LLC

*Certified Public Accountants*

219-B Avenue E • Apalachicola, FL 32320

(706 442-3084 • ben@vancecpa.com)

## INDEPENDENT AUDITORS' REPORT ON INVESTMENT COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

Honorable Mayor and City Council  
City of Jacob City  
Jacob City, Florida

We have examined the City of Jacob City, Florida's compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2024, as required by Section 10.556(10)(a) *Rules of the Auditor General*.

Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

Apalachicola, Fl.  
January 19, 2026

*Vance CPA LLC*

**Vance CPA LLC**

# Vance CPA LLC

*Certified Public Accountants*

219-B Avenue E • Apalachicola, FL 32320

(706) 442-3084 • ben@vancecpa.com

## INDEPENDENT AUDITOR'S MANAGEMENT LETTER

Honorable Mayor and City Council  
City of Jacob City  
Jacob City, Florida

We have audited the financial statements of the City of Jacob City, Florida as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated January 19, 2026.

### **Auditor's Responsibility**

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

### **Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated January 19, 2026, should be considered in conjunction with this management letter.

### **Prior Audit Findings:**

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

### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, require 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 statement. This information is disclosed in the notes to the financial statements.

**Financial Condition**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether or not the City of Jacob City, Florida has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City of Jacob City, Florida was not in a state of financial emergency, as it 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. It is management’s responsibility to monitor the City of Jacob City’s financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**Property Assessed Clean Energy (PACE) programs**

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

**Other Matters**

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address 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 which warrants the attention of those charged with governance. In connection with our audit, we did not have 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 City Council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Apalachicola, Fl.  
January 19, 2026

*Vance CPA LLC*

**Vance CPA LLC**

# Vance CPA LLC

*Certified Public Accountants*

219-B Avenue E • Apalachicola, FL 32320

(706) 442-3084 • ben@vancecpa.com

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

Honorable Mayor and City Council  
City of Jacob City  
Jacob City, 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 each major fund of Jacob City, Florida, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Jacob City Florida’s basic financial statements and have issued our report thereon dated January 19, 2026.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Jacob City Florida’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Jacob City Florida’s internal control. Accordingly, we do not express an opinion on the effectiveness of Jacob City Florida’s internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies

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. We consider the deficiency described in the accompanying schedule of findings and responses to be a material weakness. (2024-001)

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Jacob City Florida's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. 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.

Apalachicola, Fl.  
January 19, 2026

*Vance CPA LLC*

**Vance CPA LLC**

**JACOB CITY, FLORIDA**

**SUMMARY SCHEDULE OF AUDIT FINDINGS AND RESPONSES  
SEPTEMBER 30, 2024**

**2024-001 (Prior year 2023-001)**

**General ledger accounting system not properly maintained (Material Weakness)**

Condition: The City did not maintain an adequate accounting system as required by Statute.

Criteria: Accounting records must be maintained in accordance with accounting standard required by the state of Florida.

Effect: Management and governance do not have adequate information to make informed decisions for operations and budgeting.

Recommendation: Obtain and utilize an accounting system that will allow proper management and reporting information. Maintain offsite data backups of all electronic records.

Managements Response: We agree. The City has already obtained accounting software capable of meeting the accounting standards required including an adequate backup system.

**JACOB CITY, FLORIDA**

**SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS  
SEPTEMBER 30, 2024**

<u>Finding Number</u>	<u>Finding Title</u>	<u>Status</u>
2023-001	General ledger accounting system not properly maintained	Repeated (2024-001)

## City of Jacob City, Florida

4490 Jackson Road Jacob City, Florida 32431

August 29, 2025

### MANAGEMENT'S CORRECTIVE ACTION PLAN

In regard to findings 2023-001 contained in the 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 we respectfully submit the following.

Finding 2023-00 I -The City experienced the failure of the computer used for the accounting system and had no adequate backup. As a result, the City had to recreate all the lost accounting data. The City Clerk at the time was undergoing medical treatment and was absent a good portion of the time.

The City has replaced the hardware and software, restored all the missing data and has instituted a daily backup system to ensure the data is properly protected.

Belinda Dianne Blount is the contact person responsible for any corrective action.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Felix A. George". The signature is written in a cursive style.

Felix George, Mayor