



PINECREST

ANNUAL COMPREHENSIVE FINANCIAL REPORT **2025**

PINECREST, FLORIDA
FISCAL YEAR ENDED
SEPTEMBER 30, 2025



VILLAGE OF PINECREST, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

Prepared By
The Finance Department

VILLAGE OF PINECREST, FLORIDA
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I. INTRODUCTORY SECTION



PINECREST

Office of the Village Manager

March 6, 2026

To the Honorable Mayor Joseph Corradino
Members of the Village Council and
Citizens of the Village of Pinecrest:

The Government Finance Officers' Association recommends that local governments publish within (6) six months of the close of each fiscal year a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that recommendation, we hereby issue the Annual Comprehensive Financial Report of the Village of Pinecrest for the fiscal year ended September 30, 2025.

This report is consistent with management's representation of the Village of Pinecrest's finances. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, the Village of Pinecrest's management has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Village of Pinecrest's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Village of Pinecrest's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The Village of Pinecrest's financial statements have been audited by Caballero Fierman Llerena & Garcia, LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Village of Pinecrest for the fiscal year that ended September 30, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amount and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Village of Pinecrest's financial statements for the fiscal year ended September 30, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Village of Pinecrest's MD&A can be found immediately following the report of the independent auditors.



PINECREST

Office of the Village Manager

Profile of the Government

The Village of Pinecrest was incorporated on March 12, 1996 pursuant to Ordinance 95-207 adopted by the Miami-Dade Board of County Commissioners on November 12, 1995. The Village of Pinecrest occupies a land area of approximately 8 square miles and serves a population of 18,206. The Village of Pinecrest receives tax levies on real and personal properties located within its boundaries.

The Village of Pinecrest has operated under the Council-Manager form of government since its inception. Policymaking and legislative authority are vested in a governing council consisting of the Mayor and four Council Members. The Council is responsible for adopting ordinances, adopting the budget, and appointing the Village Manager, Village Clerk and Village Attorney. The Village Manager is responsible for carrying out the policies and directives of the Council, for overseeing the day-to-day operations of the government, and for appointing department heads.

The Village of Pinecrest offers a wide range of services, including, police protection, maintenance of roadways, parks and recreation, building, planning and zoning and stormwater services. Certain services are provided through other governmental entities such as the Miami-Dade Fire and Rescue Department, Miami-Dade Public School Board and Miami-Dade County.

The Village of Pinecrest has six major departments: Police, Building and Planning, Public Works, Parks & Recreation, Pinecrest Gardens and General Government. General Government consists of the following subdivisions: Village Council, Village Manager, Village Clerk, Finance, Information Technology, and Village Attorney.

The annual budget serves as a foundation for the Village of Pinecrest's financial planning and control. All departments of the Village are required to submit requests for appropriation to the Village Manager and these requests are the starting point for developing a proposed budget. The Village Manager then presents this proposed budget to the Village Council for review. The Village Council is required to hold public hearings on the proposed budget and to adopt a final budget no later than September 30th, the close of the Village's fiscal year. The appropriated budget is prepared by type of fund and department. No department may expend in excess of the amount appropriated for that department within an individual fund without the approval of the Village Manager. The Village Manager may make transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the Village Council through a budget amendment process. The Village Council approves supplemental appropriations. Budget to actual comparisons are provided in this report for the General Fund for which an appropriated annual budget has been adopted. The General Fund budget to actual report is presented in the required supplemental information section of this report.

Factors Affecting Financial Condition

The information presented in the financial statements is best understood when it is considered from the broader perspective of the specific environment with which the Village of Pinecrest operates.



PINECREST

Office of the Village Manager

Local economy. Despite the volatility of the early 2020's the Village has managed to maintain excellent financial stability. This medium sized municipality is an active community of involved citizens who take a genuine interest in the social, business, cultural and governing aspects of their Village. The Village is comprised of an affluent residential housing stock and several retail shopping malls. There is no industrial area in the community.

Long-term financial planning. The Village has undertaken several capital improvement projects as part of its five-year capital improvement plan. The Village of Pinecrest has provided funding for improvements at Pinecrest Gardens: Lakeview ramps and terraces, Lower Garden electrical upgrades, acoustic and video equipment, nursery design and construction, cage shelters and zoo fence, master plan improvements and Banyan Bowl restroom improvement; Community Center: room dividers, landscape beautification and fitness center equipment; Suniland Park: bleachers and canopy, landscape beautification, athletic field renovation, building foundation repairs, air conditioning unit and a golf cage; Evelyn Greer Park: landscape beautification, shade improvement structures and parking lot resurfacing; Coral Pine Park: multipurpose room renovation, phase 2 park improvements and court equipment; Gary Matzner Park: master plan site development; Veteran's Wayside Park: master plan update and perimeter siting wall; Aleyda Mas Park: master plan design and park improvements; Village Wide: sidewalk improvements, Ficus replacement program, street resurfacing, traffic signal mas wrapping, the Kendall Shared Use construction document, roundabout lighting and monument construction; IT: Office 365, computer replacements and cyber security enhancements; Police: license plate reader, tasers and vehicles; and Stormwater drainage improvements.

Financial policies. The Village of Pinecrest has the following financial policies: Operating Budget Policy, Capital Improvement Policy, Debt Management Policy, Revenue Policy, Investment Policy, Fund Balance Policy, Account, Auditing & Financial Reporting Policy, Audit Committee & Auditor Selection Policy, Capital Asset Policy, Travel Policy, Purchasing Policy, Retiree Health Care Policy, Fraud Policy, Construction Guarantee Policy and Credit Card Policy. The Revenue Policy establishes that all one-time revenues will be matched with expenditures to decrease the reliance on the fund balance.

Pension. The Village of Pinecrest sponsors a defined contribution pension plan 401 (a) with VOYA Financial. With the exception of sworn police personnel, full time employees contribute seven percent (7%) of his or her pay to the plan, which is matched by a contribution by the Village of Pinecrest of thirteen percent (13%) for general employees, eighteen-point one percent (18.1%) for department heads and thirty-two-point sixty-seven percent (32.67%) for the Village Clerk and Village Manager.

A defined benefit plan sponsored by the Florida Retirement System (FRS) was established for sworn police personnel. Sworn police personnel who were employed at the time the defined benefit plan by FRS was established had the option of remaining in the 401 (a) plan sponsored by the ICMA RC (International City/County Management Association, Retirement Corporation) at the time. The 401 (a) is now managed by VOYA Financial. All newly hired sworn police personnel participate in the FRS.

Additional information on the Village of Pinecrest pension benefits can be found in Note 9 of the financial statements.



PINECREST

Office of the Village Manager

Awards and acknowledgements

The Government Finance Officers Association of the United State and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Village of Pinecrest for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024. This was the 29th year that the Village received this prestigious award. To be awarded a Certificate of Achievement, the government must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. The report submitted for the Fiscal Year 2024 satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current ACFR continues to meet the Certificate of Achievement Program's requirements and it will be submitted it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department. We would like to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. Credit must also be given to the Mayor and the Village Council for their unfailing support for maintaining the highest standards of professionalism in the management of the Village of Pinecrest's finances.

Respectfully submitted,

Yocelyn Galiano
ICMA-CM, LEED GA
Village Manager

Marie Arteaga-Narino
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Village of Pinecrest
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

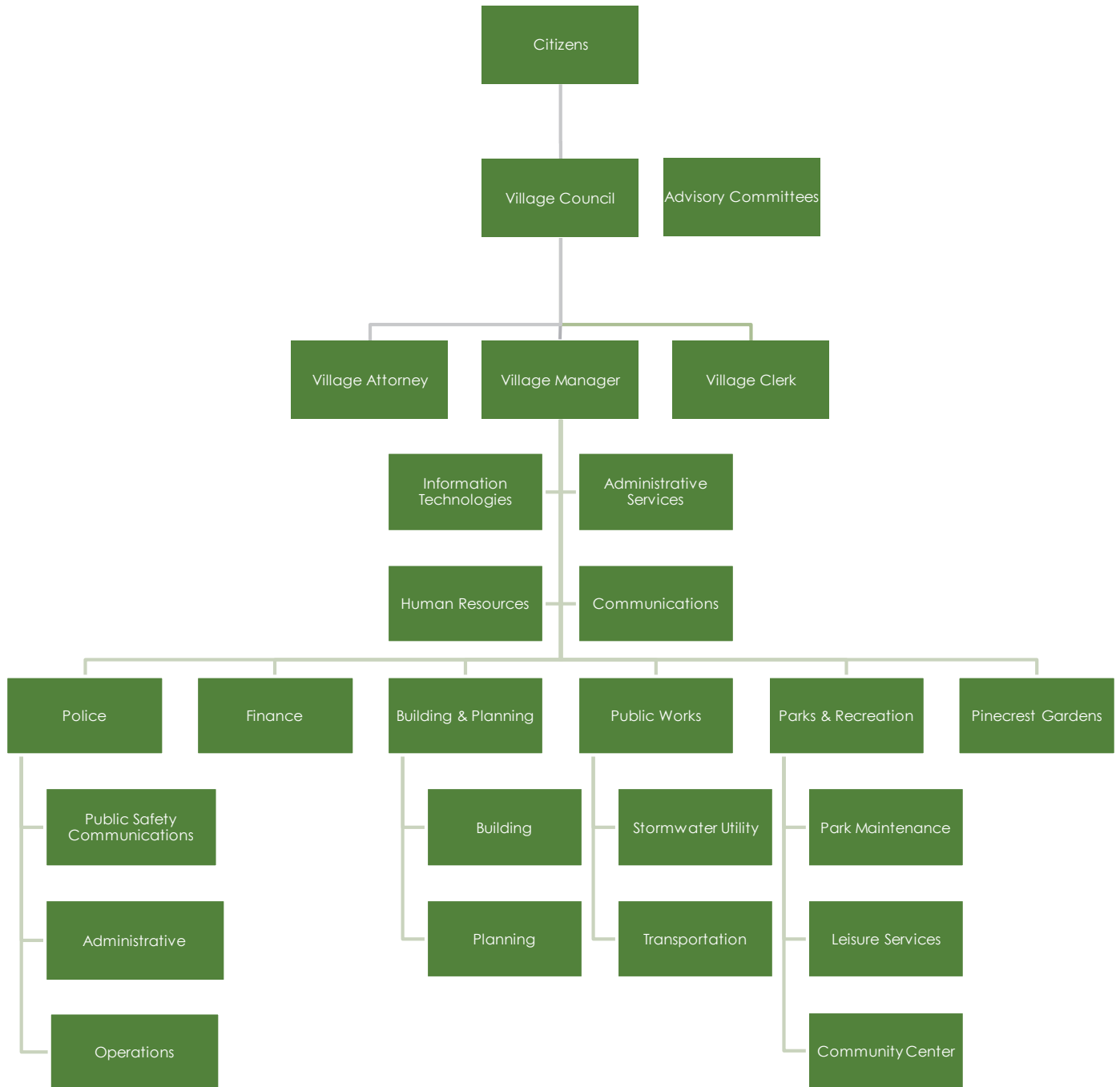
September 30, 2024

Christopher P. Morrill

Executive Director/CEO

Organizational Chart

2023-2024





2024-2025 Village Council and Charter Officers



Joseph M. Corradino
Mayor
jcorradino@pinecrest-fl.gov
Term Ends 11/2026



Jerry Greenberg
Vice Mayor - Seat 2
jgreenberg@pinecrest-fl.gov
Term Ends 11/2028



Ariel Meyer
Councilmember - Seat 1
ameyer@pinecrest-fl.gov
Term Ends 11/2028



Shannon del Prado
Councilmember - Seat 3
sdelprado@pinecrest-fl.gov
Term Ends 11/2028



Ken Fairman
Councilmember - Seat At-Large
kfairman@pinecrest-fl.gov
Term Ends 11/2026



Yocelyn Galiano, ICMA-CM
Village Manager
manager@pinecrest-fl.gov
Serves at the Pleasure of the Village Council



Priscilla Torres, MMC
Village Clerk
clerk@pinecrest-fl.gov
Serves at the Pleasure of the Village Council



Mitchell Bierman
Village Attorney
attorney@pinecrest-fl.gov
Serves at the Pleasure of the Village Council

II. FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT



INDEPENDENT AUDITORS' REPORT

Honorable Mayor, Members of the Village Council and Village Manager
Village of Pinecrest, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Pinecrest, Florida (the "Village") as of and for the fiscal year ended September 30, 2025, 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, the business-type activities, each major fund, and the aggregate remaining fund information of the Village, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof 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 Auditors' 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.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our 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, budgetary comparison information, the schedules of contribution and proportionate share for FRS and HIS, and the schedule of changes in total OPEB liability and related ratios on pages 4-14 and 51-57 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The accompanying combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 6, 2026, on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Village's internal control over financial reporting and compliance.

Caballero Fierman Llerena & Garcia, LLP

Caballero Fierman Llerena & Garcia, LLP
Miami, Florida
March 6, 2026

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(MD&A)**

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

As management of the Village of Pinecrest, Florida, we offer the Village of Pinecrest's financial statements in this narrative overview and analysis of the financial activities of the Village of Pinecrest for the fiscal year ending September 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

The Village of Pinecrest remains one of the most affluent and economically stable municipalities in Florida. Its economic standing is characterized by high household wealth, a workforce dominated by white-collar professionals, and a real estate market that—while cooling slightly from the post-pandemic frenzy—maintains values significantly higher than the national average. Pinecrest is consistently ranked among the top income-producing areas in South Florida. The economy is driven by high-earning residents rather than local industry. The village's economic health is tied heavily to property values, as it has a limited industrial or commercial tax base. The Village maintains a conservative and proactive stance with respect to its finances and has a solid financial standing.

Financial Highlights

- The assets and deferred outflow of resources for the Village of Pinecrest exceeded its liabilities at the close of the most recent fiscal year by \$86,802,163 (net position).
- The government's total net position increased by \$297,632. The minor increase, however, was due to the netting of larger variations within the net position components. The total assets increased by about \$15.1M. The cash and cash equivalents grew by \$10.9M and the capital assets also grew by about \$4.8M. The cash line increased by the bond that was issued in April 2025 for \$14.5M plus a premium of \$.8M. As of the close of the fiscal year, \$10M of those funds remain unspent, thereby increasing the cash balance. The capital assets increased by \$4.8M. Asset additions were \$13.2M and depreciation was \$8.4M, resulting in the \$4.8M capital asset growth. \$4.8M of FY24 and FY25 bond funds were spent on Coral Pine Park improvements, \$3.1M on Public Works transportation projects using FY24 bond money, and about \$2.5M in Pinecrest Gardens improvements and \$1M on the Aleyda Mas project purchased with FY24 bond money and another \$1M on other park improvements. The remaining asset additions were for the police department and minor amounts for the IT department. The accounts receivable decreased by \$.06M. The Village continued its concentrated effort to collect on past due accounts and resulted in this reduction. The deferred outflows decreased by \$1.1M, of which \$1M was from decreases in the deferred outflow for pensions. The Special Masters balance increased slightly, which represents the zoning department's efforts to ensure compliance with local regulations and the resulting violations occurred when not corrected within the allotted time frame.
- The liabilities increased by \$13M, which partially offsets the \$16 increase in the asset section. The accounts payable and accrued liabilities increased \$2.1M; due to the timing of everyday management of payments. The unearned revenue increased \$.465 due to an increase in cultural programming receipts received in advance of the season, offset by the \$10.8M growth in noncurrent liability debt for the FY25 bond issuance. The deferred inflows of resources increased by about \$.545M, due to \$739K increase in pensions offset by \$174 decrease in Special Masters. As mentioned previously, the Special Master represents the zoning department's efforts to ensure compliance. These Special Masters in the liability section offset the amount in the asset section. The recognition of revenue will occur once the violation is paid and thereby decrease these amounts. The pension line increased due to the rising cost of the program.

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

- At the close of the current fiscal year, the Village of Pinecrest's government funds reported combined ending fund balances of \$37,180,082 an increase of \$8,118,600 in comparison with the prior year. Approximately 60% of this total amount, \$22,457,816 is available for spending at the government's discretion (Unassigned Fund balance). The financial position of the Village governmental funds increased, and the overall financial position continues to be excellent. The increase is attributable to the cash flow for the year. The cash on hand grew \$10.9M, which is mostly accountable to the bond issuance and capital projects that are pending.
- At the end of the current fiscal year, the Unassigned Fund balance for the General Fund was \$2,567,941 or 6.4% of the total General Fund expenditures and transfers. It is important to note that \$4,061M fund balance reserve is no longer included in the unassigned portion of the fund balance and instead is shown as part of the assigned funds.
- The Village of Pinecrest total bank/bond debt increased by \$12,305,087 or 32.6.3% during the current fiscal year. The Village issued a bond in the amount of \$14,515 million with a premium of \$.787M to be used for \$13.2 million in capital improvements at the parks, including the park purchased last year and \$.350M for transportation projects, and \$1.4M for Pinecrest Gardens improvement.
- The Village received federal funding from the American Recovery Plan of \$9,593,852. The funding was allocated as follows: \$7,491,407 to the potable water project, \$1,300,700 for stormwater projects, \$528,852 for a capital project in Pinecrest Gardens, and \$272,893 for an employee vaccine incentive to protect against the Covid-19 virus. The funds have been received and \$180K is deferred revenue until the stormwater projects are completed. All other project funds have been earned and completed. With the completion of the portable water project, all residents in the Village of Pinecrest have access to hook up to the county for potable water.

Overview of the Financial Statements

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

Government-wide financial statement. The government-wide financial statements are designed to provide readers with a broad overview of the Village of Pinecrest's finances in a manner similar to a private-sector business.

The statement of net position presents information on all of the Village of Pinecrest's assets, liabilities, and deferred inflow/outflow 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 of Pinecrest is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal 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 flow. Thus, revenues and expenses are reported in this statement for some that will only result in cash flow in the future fiscal periods (i.e. uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements distinguish functions of the Village of Pinecrest that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the Village include general government, police and public works (including highways, parks, and planning and building). The business-type activities of the Village include stormwater activities.

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

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 of Pinecrest, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the Village of Pinecrest are governmental and proprietary funds.

Governmental funds. 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 inflow and outflow 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 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 government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Village of Pinecrest maintains fourteen (14) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances. The Village has the following governmental funds: General, Transportation, CITT, Capital Projects, nine (9) Special Revenue funds and a Debt Service Fund. Only the General, Debt Service and Capital Projects funds are major funds. Data from the other funds are combined into a single, aggregated presentation. Individual data for these non-major governmental funds are provided in the form of combining statements elsewhere in this report.

The Village of Pinecrest adopts an annual appropriate budget for its General Fund as well as for its other governmental funds. A budgetary statement has been provided for the General Fund to demonstrate compliance with this budget.

Proprietary Fund. The Village of Pinecrest maintains one type of proprietary fund - an Enterprise Fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Village of Pinecrest uses an Enterprise Fund to account for its stormwater activities.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The Proprietary Fund financial statements provide separate information for the Stormwater Fund, which is considered a major fund of the Village of Pinecrest.

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.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the footnotes.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Village of Pinecrest, assets and deferred outflow of resources exceeded liabilities by \$86,897,192 at the close of the most recent fiscal year.

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

By far the largest portion of the Village of Pinecrest's net position, \$74,468,204 or 85.9% reflects its investment in capital assets (i.e. land, buildings, machinery, and equipment), less any related debt used to acquire those assets that are still outstanding. The Village of Pinecrest uses these capital assets to provide services to citizens. Consequently, these assets are not available for future spending. Although the Village of Pinecrest's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources because the capital assets themselves cannot be used to liquidate these liabilities. The investment in capital assets grew again this year, which is in line with the Village's commitment to the betterment of its community through parks and infrastructure investment.

	Governmental Activities		Business-type Activities		Total	
	2024	2025	2024	2025	2024	2025
Current and other assets	\$ 38,087,290	\$ 48,153,545	\$ 3,195,206	\$ 3,467,988	\$ 41,282,496	\$ 51,621,533
Capital assets	91,523,218	96,602,075	9,986,197	10,659,211	101,509,415	107,261,286
Total assets	<u>129,866,156</u>	<u>144,755,620</u>	<u>13,183,427</u>	<u>14,127,199</u>	<u>142,793,935</u>	<u>158,882,819</u>
Deferred outflows of resources	14,898,410	13,788,513	-	-	14,898,410	13,788,513
Current and other liabilities	3,750,619	5,915,637	746,969	793,240	4,497,588	6,708,877
Long term bond or bank debt	54,645,980	65,572,907	-	-	54,645,980	65,572,907
Total liabilities	<u>46,024,913</u>	<u>71,488,544</u>	<u>746,969</u>	<u>793,240</u>	<u>59,143,568</u>	<u>72,281,784</u>
Deferred inflows of resources	12,042,222	12,587,385	-	-	12,042,222	12,587,385
Net investment in capital assets	64,354,022	62,257,258	9,986,197	10,659,211	74,340,219	72,916,469
Restricted	2,310,702	3,776,395	-	-	2,310,702	3,776,395
Unrestricted	7,405,373	7,434,551	2,448,237	2,674,748	9,853,610	10,109,299
Total net position	<u>\$ 74,070,097</u>	<u>\$ 73,468,204</u>	<u>\$ 12,434,434</u>	<u>\$ 13,333,959</u>	<u>\$ 86,504,531</u>	<u>\$ 86,802,163</u>

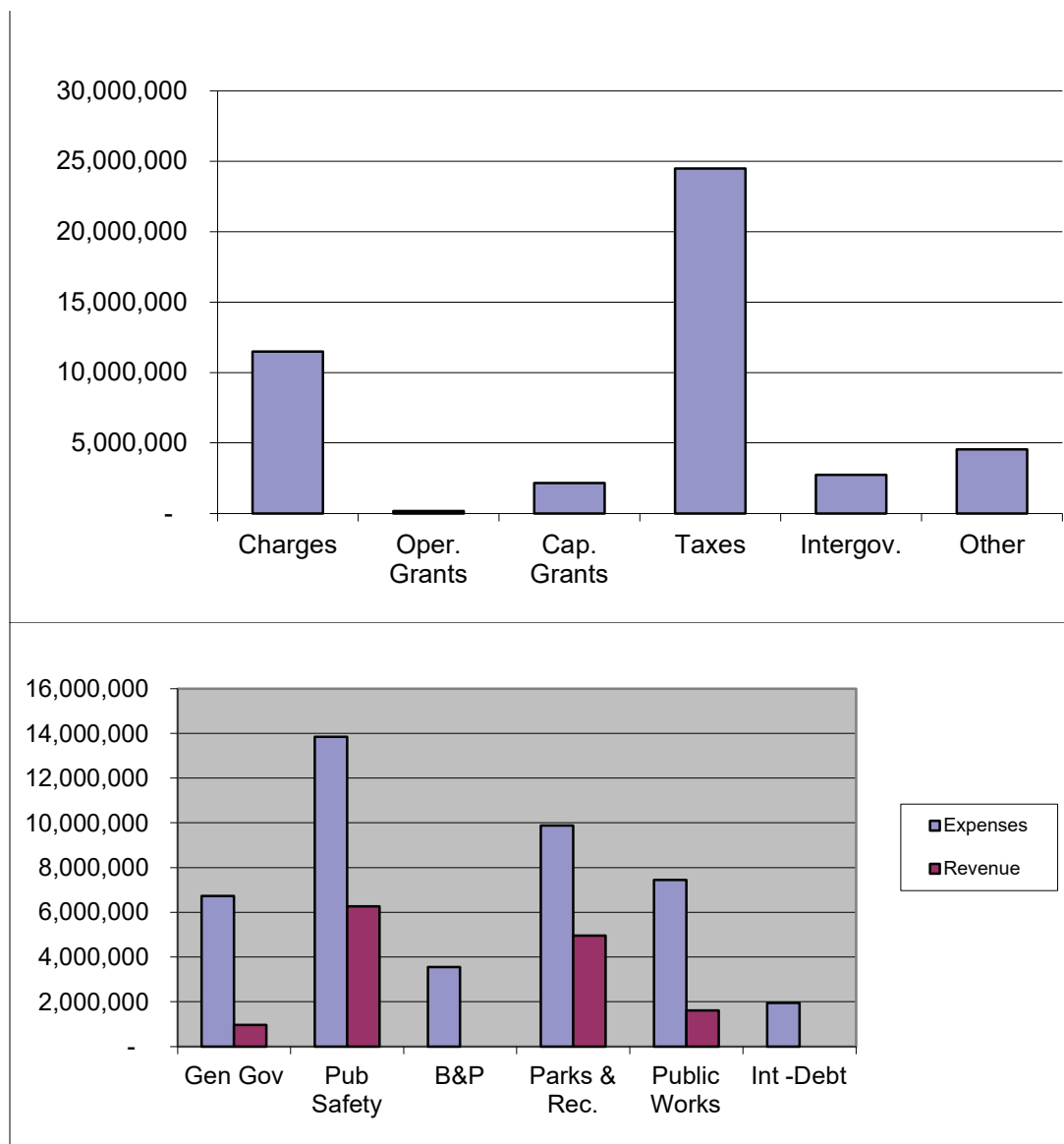
Governmental activities. Governmental and Business Type (stormwater) activities increased the Village of Pinecrest's net position by \$297,632. Key elements in the changes in net position activity are as follows:

	Governmental Activities		Business-Type Activities		Totals	
	2024	2025	2024	2025	2024	2025
Revenues:						
Program revenues:						
Charges for services	\$ 10,883,612	\$ 11,483,739	\$ 1,179,416	\$ 1,663,980	\$ 12,063,028	\$ 13,147,719
Operating grants and contributions	102,207	160,875	-	-	102,207	160,875
Capital grants and contributions	2,045,168	2,161,523	-	-	2,045,168	2,161,523
General revenues:						
Taxes	22,394,766	24,471,909	-	-	22,394,766	24,471,909
Other	(7,874,303)	4,533,944	1,271,510	299,722	(6,602,793)	4,833,666
Total Revenues	<u>27,551,450</u>	<u>42,811,990</u>	<u>2,450,926</u>	<u>1,963,702</u>	<u>30,002,376</u>	<u>44,775,692</u>
Operating expenses:						
General government	5,657,984	6,728,340	-	-	5,657,984	6,728,340
Public safety	13,284,653	13,847,822	-	-	13,284,653	13,847,822
Building, planning and zoning	3,651,311	3,553,861	-	-	3,651,311	3,553,861
Parks and recreation	9,406,581	9,879,352	-	-	9,406,581	9,879,352
Public works	7,637,690	7,450,491	-	-	7,637,690	7,450,491
Interest	1,374,280	1,954,017	-	-	1,374,280	1,954,017
Stormwater	-	-	1,668,073	1,064,177	1,668,073	1,064,177
Total Expenses	<u>41,012,499</u>	<u>43,413,883</u>	<u>1,668,073</u>	<u>1,064,177</u>	<u>42,680,572</u>	<u>44,478,060</u>
Change in net position	(13,461,049)	(601,893)	782,853	899,525	(12,678,196)	297,632
Net position - beginning	87,531,146	74,070,097	11,651,581	12,434,434	99,182,727	86,504,531
Net position - ending	<u>\$ 74,070,097</u>	<u>\$ 73,468,204</u>	<u>\$ 12,434,434</u>	<u>\$ 13,333,959</u>	<u>\$ 86,504,531</u>	<u>\$ 86,802,163</u>

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

- Revenues increased by \$14,773,316 or 49.2%, while expenses increased by \$1,797,488 or 4.2% over the prior fiscal year. The prior year had a drop in revenues due to the \$12.3M loss in sales of assets when the potable water project was conveyed to the county water department for \$0 dollars. Without this transaction, the total sales would have been \$42.3M, which is more in line with \$44.8M in FY25. It is important to keep this one-time transaction in mind when reviewing the totals and percentages below, as this \$12.3 M transaction skews the FY24 figures. The Other line shows a growth of \$11.4M due to the loss of \$6.6 total in FY24 from the loss of sale. Without this event, the other line in FY24 would have been \$5.7M, which is more in line with the \$4.8M in FY25. In this fiscal year expenses increased in parks by about \$.5M due to the addition of a new park and the additional programming and services, the public works expenses decreased due to the completion of the water project of about \$.2M and the increase in interest expense of \$.6K for the new bond that was issued.
- Taxes, \$24,471,909 comprised 57.2% of the total governmental revenues, \$42,811,990 during the fiscal year. Most of this category is property taxes, \$ 17,251,865. The millage rate remained at 2.35, however the tax base of property values increased at an exponential rate. The taxable value grew about \$801M or about 11.8% over the prior year. The net increase in ad valorem revenues was \$1,763,599. Franchise and utility taxes accounted for another \$5,574,387 of this total revenue and experienced an increase of about \$226K due to increases in electricity rates.
- Charges for services accounted for \$11,483,739 or 26.8% of total governmental revenues. The parks and recreation line experienced an increase of about \$127K as programming demand continued to grow while the expenses in this line increased by \$473K. The parks department now has a new park to maintain and develop. At this point, no revenue generation is occurring in the new park acquisition. With the addition of the red-light cameras in the school zones, revenues have increased by about \$1M, those funds are to be in used in support of the police department.
- Operating and capital grants and contributions accounted for \$2,322,398 or 5.4% of total governmental revenues. This line increased by about \$175K. This year, a sustainability grant of \$400,000 was awarded and \$71,689 has been earned. Another \$125K was received for Pinecrest Garden all for capital improvements at the site. These grants were for the upper garden for sensory and inclusion facilities and a lower garden pathway improvement. The Village also receives grants of about \$140K to support the on-command transit service within village limits. About \$48,000 was received from prior year Covid and FEMA grants, closing out all the remaining claims. The Public works department received \$790K for a shared use path as well as another \$800K for additional transportation projects.

Revenues by Source – Governmental Activities



Financial Analysis of the Government's Funds

The Village of Pinecrest used fund accounting to ensure and demonstrate compliance with finance-related requirements.

Governmental funds. The focus of the Village of Pinecrest's governmental funds is to provide information on near-term inflow, outflow and balances of spendable resources. Such information is useful in assessing the Village of Pinecrest's financing requirements. In particular, the Unassigned Fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the Village of Pinecrest's governmental funds (GAAP basis) reported combined ending fund balances of \$37,180,082 an increase of \$8,118,600 or 27.9% in comparison with the prior year, \$29,061,482. Approximately 60% of this total amount, \$22,457.816, constitutes an unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is not available for new spending or is assigned. The major reason for the increase is the increase in cash on hand of \$10M for pending capital projects from the bond offering.

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

The General Fund experienced a decrease of \$827,695. This was due to the excess of expenses over the revenues. The Capital Fund increased \$7,231,331 as capital improvements are planned with the remaining proceeds from the bond used towards various park improvements and road projects. The Debt Fund traditionally had a zero-fund balance because the general fund transferred the exact amount needed for both principal and interest payments each year. However, a special assessment district was created to cover the costs of the potable water not funded by the ARP grant. This assessment is for a 25-year period. The tax bill of 2025 was year 4 of 25 of the assessment. The Debt Fund increased by \$97,123 reflecting the payments received by residents that have not yet been paid out on the debt. The special revenue assessments will be used to pay the \$4.3M loan taken in fiscal year 2022 (\$3,496,768 potable water/\$803,232 capital project). The non-major governmental funds increased by \$1,617,841. The changes in fund balance are as follows: Transportation fund increased \$999,157 as funds are being accumulated to fund future planned infrastructure projects, the Police Education Fund decreased \$10,674 as the revenues received were less than the projects incurred this year that required using reserve amounts, the three 911 funds combined increased \$3,388 as more funds were recognized in the wireless account than expected. The receipt of those recognized revenues was delayed however, and a transfer from the general fund was required to keep the cash account positive and the Impact Fees Fund increased by \$254,738 due to capital projects at the police department, parks and municipal center pending completion. Projects are in the planning phase to ensure those funds are expended within the time frame required by the law. The CITT Public Transit Fund increased \$371,232. The CITT increase was due to a due to project delays from scarcity of materials. However, those projects are planned and will move forward.

The General Fund is the chief operating fund of the Village of Pinecrest. At the end of the current fiscal year, the Unassigned Fund balance of the General Fund was \$2,567,941. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. The unassigned Fund balance is 6.4% of total General Fund expenditure including transfers and represents 21.8% of the total fund balance.

- The unassigned fund balance of the Village of Pinecrest's General Fund decreased by \$4,629,053 over the prior year. Please note, starting in FY25, the \$4,060,585 fund balance reserve is shown in the assigned category. Without this change, the decrease would have been \$568,468.
- Starting in fiscal year 2023, the Village is showing the emergency event amount as an assigned part of the general fund. Also in fiscal year 2023, the emergency event amount increased from \$3M to \$5M.
- The Police expenditures were under budget by \$848,671 due to unfilled open positions and various capital projects that were not completed and will be carried over into the new year, such as the Police Motorola radios.
- General Government departments combined were under budget of \$250,022. The savings were mostly attributable to the attorney budget under \$66,804 for less activity than planned, which will be carried over into the next year as a legal escrow, the village manager line was under \$41,068 due to \$25,206 for professional services not rendered, the village clerk was under \$36,369 for \$17,809 contractual and \$25,065 other obligations not incurred, and general government line by \$45,732 for unfinished projects such as the municipal center exterior painting and the Information technology department was under \$52,883 for computer hardware and software of \$35,637, both of which were carried over into the new fiscal year.
- Building and Planning was under budget by \$355,013. The department has experienced a high workload and has been trying to fill open positions to meet the growth in demand.

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

- Parks and Recreation were under \$322,283. This underage was due to some open positions not being filled and many planned repairs and purchases were delayed due to supply chain issues. \$25,000 will be carried over into 2026 for the Coral Pine phase 2 project as well as \$25,000 for a new truck.

Proprietary Fund. The Stormwater Fund accounts for revenues collected for the maintenance of the stormwater collection function in the Village. The Village maintains the canals and underground pipes and there are operational costs associated with treating the water. This year the unrestricted net position went from \$2,448,237 to \$2,674,748, an increase of \$226,511. This increase reflects the fact that some of the planned projects have not been completed. Less funds were spent on capital improvements than received this year. Any excess funds will be used for future capital improvements, which are depreciated over many years. A portion of the ARP funding, \$1,300,700, was allocated to the stormwater funds. Of this amount \$1,120,739 of the projected was completed and \$179,961 was recorded as an unearned revenue until the projects are expended.

General Fund Budget Highlights

The budget to actual variances in the General Fund were:

- **Total Taxes, \$ 508,789.** \$412,877 of the over budgeted revenues is due to rate increases that resulted in higher franchise and utility fees, \$22,088 is from a higher property value applied to the same milage rate. The communication services tax is over due to a remapping of addresses that now pertain to the Village of \$45,279.
- **Licenses and Permits, (\$305,023).** Much of the shortfall is in the building permit fees which were under budget by \$272K. The revenues in this line came in at \$3,240K against a budget of \$3,545K and under last year's figures of \$3,294K. The exponential growth of previous years may be slowing down.
- **Charges for Services, \$48,057.** The amount over budget is due to a larger than expected demand for recreational programs and activities at the parks. The demand for programming in the parks, Community Center and Pinecrest Gardens grew more than planned and offset the costs of increased contract services for the new offerings.
- **Intergovernmental revenue, (\$88,465).** The shortfall was due to a Pinecrest Gardens cultural grant that was cut from the state budget for \$79,000. We also received Covid grant of \$19,808 that was not budgeted, due from 2021 as well as the FEMA funding from Hurricane Irma from 2017 of \$27,835. These grants offset the shortfall of \$35,000 in the sales tax line.

During the year, actual revenues were less than actual expenditures, impacting the general fund balance by \$7,207,982 or (\$827,695) when including the transfers in and out. This decreased the general fund balance from \$12,586,971 to \$11,759,276.

The amended budget had planned for a fund appropriation of \$4,127,709. However, due to excess revenues exceeding the budget by \$1,342,673 and expenditures under budget by \$1,957,343, the impact was fund impact was a decrease of \$827,695.

The following highlights the reason for the budget amendments in the General Fund:

- \$152,289 in bond issuance costs of \$302,288 compared to the budget figure of \$150,000
- \$720,000 for Kendall Shared Used Path transportation project that will be funded by an FDOT Transportation Alternative Funding Grant.
- \$28,460 for a Pinecrest Gardens aviary feasibility study.

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

- FY25 Bond projects \$153,595 for Coral Pine Phase 2 and \$9,225,000 for Aleyda Mas Park improvements to begin expenditure earlier than planned with bond funds received in current fiscal year.
- Unused departmental funds were used to purchase the following capital Projects: \$599,447 for Police Department Motorola Radios, \$100,000 for Furniture and Fixtures at the Pinecrest Gardens Restaurant, \$35,334 for Building and Planning Computer purchases, and \$25,000 for a truck to be used in the Parks Department as well as \$100,000 for a Legal departmental escrow.
- \$100,480 of sidewalk funds moved from the general fund to the capital fund
- \$7,925 for the 911 wireless funds due to a delay in the receipt of funds from the county.
- \$31,274 to fund a Bike Path Initiative
- \$68,500 to purchase a generator at the Village with impact funds

Capital Asset and Debt Administration

Capital assets. The Village of Pinecrest's investment in capital assets for its governmental activities as of September 30th amounts to \$106,261,286 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, roads, sidewalks, infrastructure, stormwater system, and construction in progress. The total increase in the Village of Pinecrest's investment in capital assets for the current fiscal year was 4.7%.

Major capital asset events during the current fiscal year included the following:

- Stormwater improvements
- Transportation projects such as shared use paths, monument signs, round-about sculptures, landscape projects and traffic signal mast wraps
- Renovations and improvements at Pinecrest Gardens, the Community Center and various parks.
- Village-wide Road and sidewalk improvement
- Police vehicles and equipment
- Computer replacements and software
- Construction in Progress. This year the Village there were no projects transferred out of construction in progress into completed asset class. There were, however, \$8,552,102 in projects added to construction in progress. The following list details the items currently in construction in progress.
 - Master Plan Update, Veteran Wayside
 - Park Improvement Phase 2 And Multipurpose Room, Coral Pine
 - Ramps and Terrace Upgrade, Pinecrest Gardens
 - Master Plan Site Update, Gary Matzner
 - Ludlam and Kendall Shared Use Paths
 - Aleyda Mas Park improvements
 - Pinecrest Gardens Zoo fence extension
 - Pinecrest Gardens Nursery Design and Construction

VILLAGE OF PINECREST, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2025

	Governmental Activities		Business-type Activities		Total	
	2024	2025	2024	2025	2024	2025
General government	\$ 4,989,218	\$ 5,019,695	\$ -	\$ -	\$ 4,989,218	\$ 5,019,695
Public safety	2,772,142	2,193,678	-	-	2,772,142	2,193,678
Building and planning	286,584	288,907	-	-	286,584	288,907
Parks	62,378,366	69,780,570	-	-	62,378,366	69,780,570
Public works	21,596,908	18,319,225	-	-	21,596,908	18,319,225
Stormwater	-	-	9,986,197	10,659,211	9,986,197	10,659,211
Totals	\$ 92,023,218	\$ 95,602,075	\$ 9,986,197	\$ 10,659,211	\$ 102,009,415	\$ 106,261,286

Additional information on the Village of Pinecrest's capital assets can be found in Note 4.

Long-term loan at the end of the fiscal year, the Village of Pinecrest had total bank debt outstanding of \$50,063,144.

Village of Pinecrest's Outstanding Debt

Revenue Bonds	Governmental Activities	
	2024	2025
	\$37,758,057	\$50,063,144

The Village of Pinecrest increased its total debt by \$12,305,087 or 32.6% during the current fiscal year. There are eight loan issues outstanding: Community Center/Coral Pine Park for \$1,795,300 which matures in FY 2029, a Capital Improvements loan with an outstanding balance of \$883,500 which matures in FY 2028, another Capital Improvements loan with an outstanding balance of \$6,671,437 that matures in FY 2041, and a Refund, land purchase and Capital Improvements loan of \$4,233,969 that matures in FY 2036, A Potable Water and Capital Note was issued in 2022 in the amount of \$3,960,774 in FY47 and is funded in large portion by an special assessment to those homes benefitting from the potable water project (3,220,909 balance at the end of FY25). The Village issued a 2023 capital improvement loan with a current outstanding balance of \$5,343,165 which matures in 2042. Last year a bond was issued for the purchase of land and other capital improvements with a principal remaining of \$12,660,000. In 2025 another bond was issued for \$14,515,000 for capital improvements at several park locations and a smaller transportation project.

Six of the eight loans are bank loans. The series 2024 and 2025 bonds the Village issued earned a AAA rating from S&P Global, a testament to the Village's financial strength.

Additional information on the Village of Pinecrest's long-term debt can be found in Note 6.

Economic Factors and Next Year's Budgets and Rates

- Property values in the Village continue to grow and have allowed the Village to keep one of the lowest millage rates in the county, at 2.503, an increase over the prior year's rate of 2.35.
- The job market is tight and the ability to fill positions, especially in the parks and recreation, is country wide. The Village is researching ways to ensure competitive fringes and offerings to attract prospective employees.
- The increased inflationary trend of the past seems to stabilize yet, the Village continues to be aggressive in securing pricing that is within our budget plans.
- Interest rate increases will affect the project costs and future loan issues. The Village will work to ensure the financial effects are considered and managed as much as possible.

VILLAGE OF PINECREST, FLORIDA
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- There is some uncertainty about the future of property tax collection as the legislature Florida has proposed to make changes to the process. The discussion of tariff increases may also impact future operations. The Village remains vigilant over the possible implication to the sources of income and expenditures.

During the current fiscal year, the unassigned fund balance for general governmental funds was \$2,567,941, which allows the Village financial flexibility. The Village has \$5 million assigned for an Emergency Event, providing for an extra measure of safety and conservatism. The Village also has \$19,889,875 of fund balance in the Capital Projects Fund available for various capital improvement projects.

Requests for Information

This financial report is designed to provide a general overview of the Village of Pinecrest's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Department of Finance, 12645 Pinecrest Parkway, Pinecrest, Florida 33156-5931 or emailed to finance@pinecrest-fl.gov.

BASIC FINANCIAL STATEMENTS

VILLAGE OF PINECREST, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 41,305,452	\$ 3,441,653	\$ 44,747,105
Accounts receivable - net	6,832,305	26,335	6,858,640
Prepaid Items	15,788	-	15,788
Capital assets not being depreciated	40,886,167	-	40,886,167
Capital assets being depreciated, net	54,715,908	10,659,211	65,375,119
Total assets	<u>143,755,620</u>	<u>14,127,199</u>	<u>157,882,819</u>
DEFERRED OUTFLOWS OF RESOURCES			
Other post employment benefits	100,013	-	100,013
Pension	3,408,105	-	3,408,105
Special Master	10,280,395	-	10,280,395
Total deferred outflows of resources	<u>13,788,513</u>	<u>-</u>	<u>13,788,513</u>
LIABILITIES			
Accounts payable and accrued liabilities	5,643,966	165,702	5,809,668
Accrued interest	12,343	-	12,343
Unearned revenues	259,328	627,538	886,866
Noncurrent liabilities:			
Due within one year	4,315,218	-	4,315,218
Due in more than one year	61,257,689	-	61,257,689
Total liabilities	<u>71,488,544</u>	<u>793,240</u>	<u>72,281,784</u>
DEFERRED INFLOWS OF RESOURCES			
Other post employment benefits	129,662	-	129,662
Pension	2,822,182	-	2,822,182
Special Master	9,635,541	-	9,635,541
Total deferred inflows of resources	<u>12,587,385</u>	<u>-</u>	<u>12,587,385</u>
NET POSITION			
Net investment in capital assets	62,257,258	10,659,211	72,916,469
Restricted for:			
Public safety	104,097	-	104,097
Parks and recreation	-	-	-
Transportation	3,672,298	-	3,672,298
Unrestricted	7,434,551	2,674,748	10,109,299
Total net position	<u>\$ 73,468,204</u>	<u>\$ 13,333,959</u>	<u>\$ 86,802,163</u>

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

VILLAGE OF PINECREST, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Program Revenue				Net Revenue (Expense) and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities							
General government	\$ 6,728,340	\$ 790,282	\$ 47,643	\$ 127,000	\$ (5,763,415)	\$ -	\$ (5,763,415)
Police	13,847,822	6,002,851	113,232	156,058	(7,575,681)	-	(7,575,681)
Building, planning and zoning	3,553,861	-	-	-	(3,553,861)	-	(3,553,861)
Public works	7,450,491	7,876	-	1,597,476	(5,845,139)	-	(5,845,139)
Parks and recreation	9,879,352	4,682,730	-	280,989	(4,915,633)	-	(4,915,633)
Interest on long-term debt	1,954,017	-	-	-	(1,954,017)	-	(1,954,017)
Total governmental activities	\$ 43,413,883	\$ 11,483,739	\$ 160,875	\$ 2,161,523	(29,607,746)	-	(29,607,746)
Business-type activities							
Stormwater	1,064,177	1,663,980	-	-	-	599,803	599,803
Total business-type activities	1,064,177	1,663,980	-	-	-	599,803	599,803
General revenues:							
Taxes:							
Property taxes					17,251,865	-	17,251,865
Franchise fees, based on gross receipts					2,241,573	-	2,241,573
Utility taxes					3,332,814	-	3,332,814
Communication service tax					1,044,469	-	1,044,469
Transportation tax					472,653	-	472,653
Business tax					128,535	-	128,535
Intergovernmental (unrestricted)					2,612,456	142,528	2,754,984
Investment income (unrestricted)					1,705,167	157,194	1,862,361
Miscellaneous					216,321	-	216,321
Total general revenues					29,005,853	299,722	29,305,575
Change in net position					(601,893)	899,525	297,632
Net position - beginning					74,070,097	12,434,434	86,504,531
Net position - ending					\$ 73,468,204	\$ 13,333,959	\$ 86,802,163

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

VILLAGE OF PINECREST, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	<u>Major funds</u>				
	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
ASSETS					
Cash and cash equivalents	\$ 14,195,025	\$ 829,187	\$ 21,761,075	\$ 4,520,165	\$ 41,305,452
Receivables	1,286,771	5,070,169	125,000	350,365	6,832,305
Prepaid items	15,788	-	-	-	15,788
Total assets	<u>15,497,584</u>	<u>5,899,356</u>	<u>21,886,075</u>	<u>4,870,530</u>	<u>48,153,545</u>
DEFERRED OUTFLOWS					
Special masters violations	10,280,395	-	-	-	10,280,395
Total deferred outflows of resources	<u>10,280,395</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,280,395</u>
Total assets and deferred outflows of resources	<u>\$ 25,777,979</u>	<u>\$ 5,899,356</u>	<u>\$ 21,886,075</u>	<u>\$ 4,870,530</u>	<u>\$ 58,433,940</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 708,958	\$ -	\$ 1,996,200	\$ 168,786	\$ 2,873,944
Accrued liabilities	2,770,022	-	-	-	2,770,022
Unearned revenue	259,328	-	-	-	259,328
Total liabilities	<u>3,738,308</u>	<u>-</u>	<u>1,996,200</u>	<u>168,786</u>	<u>5,903,294</u>
Deferred inflows of resources:					
Special masters violations	10,280,395	-	-	-	10,280,395
Potable water special assessment	-	5,070,169	-	-	5,070,169
Total deferred inflows of resources	<u>10,280,395</u>	<u>5,070,169</u>	<u>-</u>	<u>-</u>	<u>15,350,564</u>
Fund balances:					
Nonspendable:					
Prepaid items	15,788	-	-	-	15,788
Restricted:					
Transportation	-	-	-	3,672,298	3,672,298
Public safety	-	-	-	104,097	104,097
General government	-	-	-	305,926	305,926
Special assessment debt service	-	829,187	-	-	829,187
Capital improvements	-	-	-	-	-
Committed:					
Capital improvements	-	-	-	619,423	619,423
Assigned:					
Emergency event	5,000,000	-	-	-	5,000,000
Fund balance reserve	4,060,585	-	-	-	4,060,585
Health care	114,962	-	-	-	114,962
Capital improvements	-	-	-	-	-
Unassigned	2,567,941	-	19,889,875	-	22,457,816
Total fund balances	<u>11,759,276</u>	<u>829,187</u>	<u>19,889,875</u>	<u>4,701,744</u>	<u>37,180,082</u>
Total liabilities and fund balances	<u>\$ 25,777,979</u>	<u>\$ 5,899,356</u>	<u>\$ 21,886,075</u>	<u>\$ 4,870,530</u>	<u>\$ 58,433,940</u>

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

VILLAGE OF PINECREST, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balances - total governmental funds (see page 17) \$ 37,180,082

Amounts reported for governmental activities in the statement of net position are different as a result of:

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

Governmental capital assets	274,690,135	
Less accumulated depreciation	<u>(179,088,060)</u>	
		95,602,075

Deferred inflows/outflows of resources in the statement of net position will be recognized in future periods.

Deferred outflows related to OPEB	100,013	
Deferred inflows related to OPEB	(129,662)	
Deferred outflows related to pension	3,408,105	
Deferred inflows related to pension	<u>(2,822,182)</u>	
		556,274

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the governmental funds.

Bonds payable	(50,063,143)	
Premium on debt	(2,592,833)	
OPEB liability	(299,912)	
Net pension liability	(10,220,375)	
Accrued interest payable	(12,343)	
Compensated absences	<u>(2,396,644)</u>	
		(65,585,250)

Revenue collected outside of the period of availability is not available to pay for current period expenditures and therefore, is a deferred inflow in the funds.

5,715,023

Net position of governmental activities (see page 15) **\$ 73,468,204**

VILLAGE OF PINECREST, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds				
	General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES					
Taxes	\$ 23,999,256	\$ -	\$ -	\$ 472,653	\$ 24,471,909
Licenses and permits	3,239,977	-	-	461,022	3,700,999
Intergovernmental	2,715,550	-	127,000	1,437,259	4,279,809
Charges for services	5,751,002	-	-	-	5,751,002
Fines and forfeitures	2,452,419	-	-	4,731	2,457,150
Special assessments revenues	-	217,998	-	-	217,998
Investment earnings	843,440	33,480	674,025	154,222	1,705,167
Miscellaneous	227,956	-	-	-	227,956
Total revenues	<u>39,229,600</u>	<u>251,478</u>	<u>801,025</u>	<u>2,529,887</u>	<u>42,811,990</u>
EXPENDITURES					
Current:					
General government	6,491,154	-	-	-	6,491,154
Public safety	12,783,693	-	-	236,430	13,020,123
Public works	1,101,365	-	-	1,265,517	2,366,882
Parks and recreation	8,021,594	-	-	-	8,021,594
Buildings, planning and zoning	3,421,480	-	-	-	3,421,480
Debt service:					
Principal	-	2,209,913	-	-	2,209,913
Interest and other charges	-	1,652,364	302,288	-	1,954,652
Capital outlay	202,332	-	11,348,774	958,774	12,509,880
Total expenditures	<u>32,021,618</u>	<u>3,862,277</u>	<u>11,651,062</u>	<u>2,460,721</u>	<u>49,995,678</u>
Excess (deficiency) of revenues over expenditures	7,207,982	(3,610,799)	(10,850,037)	69,166	(7,183,688)
OTHER FINANCING SOURCES (USES)					
Issuance of debt	-	-	14,515,000	-	14,515,000
Premium on bonds issued	-	-	787,288	-	787,288
Transfers in	-	3,707,922	2,779,080	1,548,675	8,035,677
Transfers out	(8,035,677)	-	-	-	(8,035,677)
Total other financing sources and uses	<u>(8,035,677)</u>	<u>3,707,922</u>	<u>18,081,368</u>	<u>1,548,675</u>	<u>15,302,288</u>
Net change in fund balances	(827,695)	97,123	7,231,331	1,617,841	8,118,600
Fund balances - beginning	12,586,971	732,064	12,658,544	3,083,903	29,061,482
Fund balances - ending	<u>\$ 11,759,276</u>	<u>\$ 829,187</u>	<u>\$ 19,889,875</u>	<u>\$ 4,701,744</u>	<u>\$ 37,180,082</u>

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

VILLAGE OF PINECREST, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES
EXPENDITURES, AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total government funds (see page 19) \$ 8,118,600

Amounts reported for governmental activities in the statement of activities are different 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 outlay	12,509,880	
Less current year depreciation	(8,197,763)	
Net adjustment	4,312,117	4,312,117

The net effect of various transactions involving capital assets (i.e., sales, trade-ins and donations) is to increase (decrease) net position.

Capital outlays not meeting threshold for capitalization	(229,536)	
Disposal of capital assets	(3,724)	
Net adjustments	(233,260)	(233,260)

The issuance of long term debt (e.g., bonds, leases) provides current financial debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position resources to governmental funds, while the repayment of the principal of long term.

Bond principal payments	2,209,913	
Bond proceeds	(15,302,288)	
	(13,092,375)	(13,092,375)

Certain changes related to pension and other post employment benefits (OPEB) assets and liabilities are not reported in the net change in the governmental funds:

Change in deferred outflows of resources relating to pension	(1,160,852)	
Change in deferred outflows of resources relating to other post employment benefits (OPEB)	6,683	
Change in deferred inflows of resources relating to pensions	(739,971)	
Change in deferred inflows of resources relating to other post employment benefits (OPEB)	21,083	
	(1,873,057)	(1,873,057)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in net pension liability	2,878,591	
Change in compensated absences	(663,902)	
Change in OPEB liability	(49,242)	
Change in accrued interest payable	635	
	2,166,082	2,166,082

Change in net position of governmental activities (see page 16) **\$ (601,893)**

VILLAGE OF PINECREST, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUND - STORMWATER
SEPTEMBER 30, 2025

ASSETS

Current assets:	
Cash and cash equivalents	\$ 3,441,653
Accounts receivable	26,335
Total current assets	3,467,988
Non-current assets:	
Capital assets:	
Capital assets being depreciated, net	10,659,211
Total non-current assets	10,659,211
Total assets	\$ 14,127,199

LIABILITIES

Current liabilities:	
Accounts payable and accrued liabilities	165,702
Unearned revenue	627,538
Total current liabilities	793,240
Total liabilities	793,240

NET POSITION

Net investment in capital assets	10,659,211
Unrestricted	2,674,748
Total net position	\$ 13,333,959

See notes to basic financial statements.

VILLAGE OF PINECREST, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND - STORMWATER
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

OPERATING REVENUES	
Stormwater fees	\$ 1,663,980
Intergovernmental	142,528
Total operating revenues	1,806,508
 OPERATING EXPENSES	
Operating, administrative and maintenance	806,860
Depreciation	257,317
Total operating expenses	1,064,177
Operating income	742,331
 NON-OPERATING REVENUES (EXPENSES)	
Investment earnings	157,194
Total non-operating revenues (expenses)	157,194
Income before contributions and transfers	899,525
Change in net position	899,525
Total net position - beginning	12,434,434
Total net position - ending	\$ 13,333,959

See notes to basic financial statements.

VILLAGE OF PINECREST, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUND - STORMWATER
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Cash flows from operating activities:	
Cash received from customers, governments and other funds	\$ 1,789,282
Cash paid to suppliers	<u>(744,714)</u>
Net cash provided by operating activities	<u>1,044,568</u>
Cash flows from capital related financing activities:	
Acquisition and construction of capital assets	<u>(930,331)</u>
Net cash used in capital and related financing activities	<u>(930,331)</u>
Cash flows from investing activities:	
Interest and other income	<u>157,194</u>
Net cash provided by investing activities	<u>157,194</u>
Net increase in cash and cash equivalents	271,431
Cash and cash equivalents, October 1	3,170,222
Cash and cash equivalents, September 30	<u>\$ 3,441,653</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	<u>\$ 742,331</u>
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	257,317
Change in assets and liabilities:	
(Increase) in:	
Accounts receivable	(1,351)
Increase (decrease) in:	
Accounts payable and accrued liabilities	62,146
Unearned revenue	<u>(15,875)</u>
Total adjustments	<u>302,237</u>
Net cash provided by operating activities	<u>\$ 1,044,568</u>

See notes to basic financial statements.

NOTES TO BASIC FINANCIAL STATEMENTS

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Village of Pinecrest (the Village) was incorporated March 12, 1996, pursuant to Ordinance 95-207 adopted by the Miami-Dade Board of County Commissioners November 12, 1995. The Village occupies a land area of eight square miles and serves a population of 18,419. The Village operates under a Council-Manager form of government and provides the following services: public safety (police), public works, building, planning and zoning, code enforcement, stormwater management, and parks and recreation.

The basic financial statements of the Village have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to governmental units, which are generally accepted in the United States. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental and financial reporting principles.

Significant accounting and reporting policies and practices of the Village are described below.

A. Financial Reporting Entity

The financial statements were prepared in accordance with the GASB, the reporting entity, which establishes standards for defining and reporting on the financial reporting entity. The definition of the financial reporting entity is based upon the concept that elected officials are accountable to their constituents for their actions. One of the objectives of financial reporting is to provide users of financial statements with a basis for assessing the accountability of the elected officials. The financial reporting entity consists of the Village, organizations for which the Village is financially accountable and other organizations for which the nature and significance of their relationship with the Village are such that exclusion would cause the reporting entity's financials statements to be misleading or incomplete. The Village is financially accountable for a component unit if it appoints a voting majority of the organization's governing board 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. Based upon the application of these criteria, there were no organizations that met the criteria described above.

B. Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the Village as a whole) and fund financial statements.

The government-wide financial statements (i.e. the statements of net position and the statement of activities) report information on all activities of the Village. The effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities which rely to a significant extent on fees and charges for support.

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: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for governmental funds and the proprietary fund. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting is used for the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 90 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Village.

The Village reports the following major governmental funds:

General Fund – This fund is the Village’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The debt service fund is used to accumulate resources and distribute principal, interest and bond related issuance costs on long-term debt.

Capital Projects Fund – This fund receives transfers from the general fund as well as grants and accounts for purchases of land and improvements to the parks and buildings in the community.

The Village reports one major proprietary fund:

Stormwater Fund – This fund (an enterprise fund) accounts for the stormwater control activities of the community. Funds are received from business and residential users and used to maintain the stormwater collection system.

Additionally, the Village reports other special revenue funds.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the governments various functions. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. General revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the stormwater fund are charges to business and residential customers for stormwater system maintenance. Operating expenses report on the costs to maintain the stormwater system, the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance

1. Deposits and Investments – Cash and cash equivalents, which are cash and short-term investments with maturities of three months or less, include cash on hand, a repurchase agreement and investments with the State Board of Administration Investment Pool. Investments are reported at fair value.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance (Continued)

2. Interfund transactions – As the Village does not have any lending/borrowing arrangements between funds, all outstanding balances between funds are reported as "due to/from other funds". All amounts receivable from or payable to other funds are to be settled with expendable, available financial resources. Transactions which are recurring annual transfers between two or more funds are recorded as transfers in and out. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."
3. Receivables – Receivables include amounts due from other governments and others for services provided by the Village. Receivables, including special assessments, are recorded when the related service is provided.
4. Restricted assets – Proceeds from impact fees, CITT surtax and 2nd local option gas taxes are classified as restricted in various special revenue funds since these resources are specifically earmarked for restricted purposes including law enforcement, transportation and recreational eligible items.
5. Prepaid items – Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. These costs are accounted for under the consumption method.
6. Capital assets – 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. Major outlays for capital assets and improvements are capitalized as projects are constructed. The threshold for capitalization is of \$10,000.

Capital assets of the Village are depreciated using the straight-line method over the following estimated useful lives:

Buildings	40 years
Improvements	15 years
Equipment:	
Cars	5 years
Trucks	10 years
Equipment	5 years
Computer equipment	3 years
Computer software	7 years
Infrastructure:	
Roads	25 years
Stormwater system	50 years
Sidewalks	20 years

7. Deferred outflows/deferred 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 assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Village only has three items that qualify for reporting in this category. One is the deferred charge on refunding resulting from the difference in the carrying value of a refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The other two items are the deferred outflows relating to the pension plan (discussed in Note 9) and the deferred outflows relating to the OPEB plan (discussed in Note 10).

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance (Continued)

7. Deferred outflows/deferred inflows of resources (Continued)

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 an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Village has three items that qualify for reporting in this category. One is a deferred gain on refunding that results from the difference in the carrying value of refunded debt and its reacquisition price.

This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The second item is the deferred inflows relating to the pension plans and the OPEB plan. These are discussed in further detail in Note 9 and Note 10. The Village also has one other type of these items, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from certain charges for services and fines and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

The Village maintains balances for outstanding permit violations and code enforcement violations imposed through the Village's Special Masters process. The balance represented as corresponding deferred outflows of resources and deferred inflows of resources are considered by the Village to be collectable as liens are placed on properties subject to enforcement measures. The balance for total violations under the Special Masters process on September 30, 2025 is approximately \$10,280,395.

8. Compensated absences – Village employees are granted vacation and sick leave in varying amounts based on length of service and the department that the employee services. The Village's sick leave policy is to permit employees to accumulate earned but unused sick pay benefits. Such leave is accrued and reported as a fund liability when it is probable that the Village will compensate the employee in the following fiscal year. Unused sick pay is not paid at termination.

The Village's vacation policy is that earned vacation must be taken within one year of the employee's anniversary. Carryover is limited to two hundred and forty (240) hours. Unused vacation pay, if any, is paid with the employee's termination or retirement. Those amounts estimated to be liquidated with expendable available financial resources from the General Fund are reported as expenditures and a fund liability of the General Fund.

9. Long-term obligations – In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities or business-type activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as another financing source. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance (Continued)

10. Property taxes – Property taxes for the current year were assessed and collected by Miami-Dade County and subsequently remitted to the Village. Property taxes are assessed as of January 1 each year and are first billed (levied) and due the following November 1. Under Florida law, the assessment of all properties and the collection of all county, municipal, school board and special district property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws for the state regulating tax assessments are also designed to assure a consistent property valuation method statewide. State statutes permit municipalities to levy property taxes at a rate of up to 10 mills (\$10 per \$1,000 of assessed taxable valuation). The millage rate assessed by the Village for the year ended September 30, 2025, was 2.350 mills.

The tax levy of the Village is established by the Village Council prior to October 1 of each year, and the County Property Appraiser incorporates the millage into the tax levy, which includes Miami-Dade County, Miami-Dade County School Board and special taxing districts.

All property is reassessed according to its fair market value as of January 1 of each year. Each assessment roll is submitted to the Executive Director of the State Department of Revenue for review to determine if the rolls meet all of the appropriate requirements of State Statutes.

All real and tangible personal property taxes are due and payable on November 1, each year or as soon as practicable thereafter as the assessment roll is certified by the County Property Appraiser. Miami-Dade County mails to each property owner on the assessment roll a notice of the taxes due and Miami-Dade County also collects the taxes for the Village. Taxes may be paid upon receipt of such notice from Miami-Dade County, with discounts at the rate of 4% if paid in the month of November, 3% if paid in the month of December, 2% if paid in the month of January and 1% if paid in the month of February. Taxes paid during the month of March are without discount, and all unpaid taxes on real and tangible personal property become delinquent and liens are placed on April 1 of the year following the year in which taxes were assessed. Procedures for the collection of delinquent taxes by Miami-Dade County are provided for in the laws of Florida. There were no material delinquent property taxes at September 30, 2025.

11. Use of estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.
12. Encumbrances – Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year-end, valid outstanding encumbrances may be re-appropriated and become part of the subsequent year's budget pursuant to state regulations. There were no outstanding encumbrances at year-end.
13. Net position – Net position is the result of assets and deferred outflows of resources less liabilities and deferred inflows of resources. The net position of the government-wide and proprietary funds are categorized into three components:

Net investment in capital assets – this category consists of capital assets, reduced by accumulated depreciation and any outstanding debt incurred to acquire, construct or improve those assets excluding unexpended bond proceeds.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance (Continued)

13. Net position (Continued)

Restricted net position – this category consists of all net position that has been restricted for general use by external parties (creditors, grantors, contributors, or laws or regulations of other governments) or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position – consists of the net position not meeting the definition of either of the other two components.

Restricted consists of net position with constraints placed on their use by external parties (creditors, grantors, contributors, or laws and regulations of other governments) or imposed by law through constitutional provisions or enabling legislation. Unrestricted indicates that portion of net position that is available to fund future operations.

Net position flow assumption – Sometimes the Village will fund outlays for a particular purpose from both restricted (i.e. restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Village's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

It is the Village's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

14. Fund Balance – As of September 30, 2025, fund balances of the governmental fund financial statements are classified as follows:

Fund balances of the governmental funds are classified as follows:

Non-spendable – amounts that cannot be spent either because they are in non-spendable form or because they are legally or contractually required to be maintained intact.

Restricted – amounts that can be spent only for specific purposes because of constitutional provisions, charter requirements or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Committed – amounts that can be used only for specific purposes determined by a formal action of Village Council. Village Council is the highest level of decision making authority for the Village. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by Village Council. Ordinances and resolutions are equally changing to binding formal actions of the Village Council.

Assigned – amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. Under the Village's adopted policy, only Village Council may assign amounts for specific purposes.

Unassigned – all other spendable amounts. The General Fund is the only fund that reports a positive unassigned fund balance. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in government funds other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance (Continued)

14. Fund Balance (Continued)

Fund balance flow assumptions – Sometimes the Village will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Village’s policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policy – The Village of Pinecrest will maintain a minimum unassigned fund balance in the General Fund of 10% of budgeted expenditures and transfers out. The Village shall strive to keep an additional unassigned fund balance for extraordinary expenditures and mitigation due to the Village being located in a hurricane zone. That amount is to be determined each year by Council during the budget process.

15. Use of estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Although these estimates are based on management’s knowledge of current events and actions, actual results may ultimately differ from those estimates.

NOTE 2 – DEPOSITS AND INVESTMENTS

Deposits

In addition to insurance provided by the Federal Depository Insurance Corporation, all deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or banking institution eligible collateral. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The Village invests surplus funds in an external investment pool, the Local Government Surplus Funds Trust Fund (Florida PRIME). The State Pool is administered by the Florida State Board of Administration (SBA), who provides regulatory oversight.

The Florida Prime has adopted operating procedures consistent with the requirement for 2a-7 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. These investments are exempt from fair value hierarchy level disclosure. The Village had the following investments as of September 30, 2025:

Investment	Fair Value
Florida Prime	\$ 13,279,789

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)

Credit risk

The Village has an investment policy that emphasizes the safety of principal while maintaining adequate liquidity to meet its needs. Investments are limited to the highest ratings by two of the nationally recognized statistical rating organizations - Nationally Recognized Statistical Rating Organization (NRSRO) and Standard and Poor's and Moody's Investment Services. The Florida PRIME is rated AAAM by Standard and Poor's.

The weighted average maturity (WAM) of the securities held in Florida PRIME is 47 days. The weighted average life (WAL) of Florida PRIME is 73 days.

Redemption gates

With regard to redemption gates for Florida PRIME, Chapter 218.409(8)(a), Florida Statutes, states, "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility.

Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days."

Liquidity fees

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

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

Concentration of credit risk

GASB Statement 40 requires disclosure when the percent is 5% or more in any one issuer. External investment pools, such as Florida PRIME, are exempt from Concentration and Interest Rate Risk disclosures. The Village does not maintain any further investments for disclosure.

Interest rate risk

In accordance with our investment policy, the Village manages its exposure to declines in fair values by investing in conservative investments with the emphasis on safety of principal.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 3 – RECEIVABLES

As of September 30, 2025, receivables for the Village's individual major and nonmajor funds, in the aggregate including applicable allowances for uncollectible accounts, are as follows:

	General	Debt Service	Capital Projects	Nonmajor Governmental	Stormwater	Total
	<u>Fund</u>	<u>Fund</u>	<u>Fund</u>	<u>Funds</u>	<u>Fund</u>	<u>Total</u>
Receivables						
Potable water special assessment	\$ -	\$ 5,070,169	\$ -	\$ -	\$ -	\$ 5,070,169
Intergovernmental	216,949		125,000	350,365	-	692,314
Franchise and utility	840,487	-	-	-	-	840,487
Ad-valorem taxes	40,366	-	-	-	-	40,366
Fines	79,056	-	-	-	-	79,056
Accounts	-	-	-	-	26,335	26,335
Other	116,557	-	-	-	-	116,557
Allowance for uncollectible accounts	(6,645)	-	-	-	-	(6,645)
	<u>\$ 1,286,771</u>	<u>\$ 5,070,169</u>	<u>\$ 125,000</u>	<u>\$ 350,365</u>	<u>\$ 26,335</u>	<u>\$ 6,858,640</u>

Total unearned revenues as of September 30, 2025, are as follows:

Occupational taxes collected in advance	\$ 93,467
Sponsorships collected in advance	165,861
Stormwater utility charges collected in advance	627,538
	<u>\$ 886,866</u>

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 4 – CAPITAL ASSETS

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

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 30,836,776	\$ -	\$ -	\$ 30,836,776
Construction in progress	1,497,291	8,552,100	-	10,049,391
Total capital assets, not being depreciated	<u>32,334,067</u>	<u>8,552,100</u>	<u>-</u>	<u>40,886,167</u>
Capital assets, being depreciated:				
Buildings	28,270,683	29,741	-	28,300,424
Improvements other than buildings	25,015,840	1,371,056	-	26,386,896
Machinery and equipment	9,952,826	892,937	(3,724)	10,842,039
Computer software	865,841	346,095	-	1,211,936
Infrastructure	165,974,258	1,088,415	-	167,062,673
Total capital assets, being depreciated	<u>230,079,448</u>	<u>3,728,244</u>	<u>(3,724)</u>	<u>233,803,968</u>
Less accumulated depreciation for:				
Buildings	(9,529,140)	(665,980)	-	(10,195,120)
Improvements other than buildings	(8,934,535)	(1,284,225)	-	(10,218,760)
Machinery and equipment	(6,670,373)	(1,120,102)	-	(7,790,475)
Computer software	(387,227)	(84,447)	-	(471,674)
Infrastructure	(145,369,022)	(5,043,009)	-	(150,412,031)
Total accumulated depreciation	<u>(170,890,297)</u>	<u>(8,197,763)</u>	<u>-</u>	<u>(179,088,060)</u>
Total capital assets, being depreciated, net	<u>59,189,151</u>	<u>(4,469,519)</u>	<u>(3,724)</u>	<u>54,715,908</u>
Governmental activities capital assets, net	<u>\$ 91,523,218</u>	<u>\$ 4,082,581</u>	<u>\$ (3,724)</u>	<u>\$ 95,602,075</u>
	Beginning Balance	Additions	Deletions	Ending Balance
Business-type activities:				
Capital assets, being depreciated:				
Infrastructure	\$ 13,634,422	\$ 930,331	\$ -	\$ 14,564,753
Total capital assets being depreciated	<u>13,634,422</u>	<u>930,331</u>	<u>-</u>	<u>14,564,753</u>
Less accumulated depreciation for:				
Infrastructure	(3,648,225)	(257,317)	-	(3,905,542)
Total accumulated depreciation	<u>(3,648,225)</u>	<u>(257,317)</u>	<u>-</u>	<u>(3,905,542)</u>
Total capital assets, being depreciated, net	<u>9,986,197</u>	<u>673,014</u>	<u>-</u>	<u>10,659,211</u>
Business-type activities capital assets, net	<u>\$ 9,986,197</u>	<u>\$ 673,014</u>	<u>\$ -</u>	<u>\$ 10,659,211</u>

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 4 – CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 258,373
Public safety	848,798
Public works	5,130,046
Building and planning	48,531
Parks & recreation	<u>1,912,015</u>
Total depreciation expense - governmental activities	<u>\$ 8,197,763</u>
Business-type activities:	
Stormwater utility	<u>\$ 257,317</u>
Total depreciation expense - business-type activities	<u>\$ 257,317</u>

NOTE 5 – INTERFUND TRANSFERS

The composition of interfund transfers as of September 30, 2025, is as follows:

Transfers Out	Transfers In	Amount	Purpose
General Fund	Debt Service Fund	\$ 3,707,922	To provide debt service funds
General Fund	Capital Projects Fund	2,779,080	To provide capital funds
General Fund	Transportation Fund	1,385,250	To provide operational funds
General Fund	Hardwire Fund	40,000	To provide operational funds
General Fund	Wireless Fund	59,925	To provide operational funds
General Fund	Prepaid Fund	63,500	To provide operational funds
Total General Fund		<u>\$ 8,035,677</u>	

NOTE 6 – LONG-TERM DEBT

The Village has six debt issues outstanding at September 30, 2025, all of which are considered direct borrowings. Principal and interest on these bonds are payable from a covenant to budget and appropriate legally available non-ad valorem revenues.

Series 2015 is for the expansion of the Community Center and improvements at Coral Pines Park. The note bears interest at 2.40%. In the event of a default, the note contains a provision to bear interest at the default rate until the default is cured. Additionally, the Council or Lender shall have all remedies provided by law to collect amounts then due.

Series 2019 was issued in the amount of approximately \$2,617,100 to provide funding for various capital projects including improvement of the Community Center, the Municipal Center/Library, Pinecrest Gardens, and other parks within the Village. The note bears interest at 2.53%. In the event of a default, the note contains a provision to bear interest at the default rate until the default is cured. Additionally, the Council or Lender shall have all remedies provided by law to collect amounts then due.

Series 2021A was issued in the amount of approximately \$7,880,000 to provide funding for various park improvement projects including Pinecrest Gardens. The note bears interest at 2.22%. In the event of a default, the note contains a provision to bear interest at the default rate until the default is cured. Additionally, the Council or Lender shall have all remedies provided by law to collect amounts then due.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 6 – LONG-TERM DEBT (CONTINUED)

On July 1, 2021 the Village issued Series 2021B in the amount of approximately \$5,750,526 to purchase a parcel of land for parks and recreational purposes, improvements to Pinecrest Gardens, and the refunding of Series 2011. The note bears interest at 1.92%. In the event of a default, the loan agreement has a provision that the Council or Lender shall have all remedies provided by law to collect amounts then due.

The Village utilized \$948,125 of the proceeds from the Series 2021B note to advance refund approximately \$862,465 outstanding from the 2011 Series note. The net proceeds were deposited with an escrow agent to provide for future debt service payments on the 2011 Series bonds. As a result, the 2011 Series Note is considered to be defeased and the corresponding liability has been removed from the Village's long-term liabilities. The advance refunding transaction resulted in an economic gain of approximately \$124,763 derived from the difference between the present value of the prior debt net cash flow and the present value of the refunding debt service of approximately \$1,088,507 and \$951,210 respectively.

On July 1, 2021 the Village issued the Capital Improvement Revenue Note, Series 2022 in the amount of \$4,300,000 for the purpose of financing construction costs and capital projects related to the Village's Potable Water Project. The note bears interest ranging from 3.215% to 3.510%. In the event of a default, the loan agreement has a provision that the Council or Lender shall have all remedies provided by law to collect amounts then due.

On May 1, 2023 the Village issued the Capital Improvement Revenue Note, Series 2023A in the amount of \$5,852,377 for the construction, acquisition, renovation, and equipping of certain capital improvements, including, but not limited to: (i) the construction, acquisition, renovation, and equipping of various park, athletic, and recreational facilities at the Suniland Park, Flagler Grove Park, Veterans Park, Coral Pine Park, and Gary Matzner Park; and (ii) construction, acquisition, renovation, and equipping of Kendall Drive Shared Use Path. The note bears interest at 3.92%. In the event of default, the loan agreement has a provision that the Council or Lender shall have all remedies provided by law to collect amounts then due.

On January 2024, the Village issued the Florida Municipal Loan Council Revenue Bonds, Series 2024 in the amount of \$15,000,000 for the purchase of a park and the construction, installation, renovation, or equipping costs incurred during the construction period. The bonds bear interest at 5% payable on an annual basis commencing April 1, 2024. The Series 2024 bonds mature on October 1, 2043.

On March 1, 2025, the Village will issue the Florida Municipal Loan Council Revenue Bonds, Series 2025 in the amount of \$16,000,000 for the purchase of construction, acquisition, renovation, and equipping of certain capital improvements.

Maturities of these direct borrowings are as follows:

Year ending September 30,	Principal	Interest	Total
2026	2,720,564	964,647	3,685,211
2027	2,812,170	918,974	3,731,144
2028	2,904,849	871,544	3,776,393
2029	2,694,023	822,342	3,516,365
2023	2,309,914	775,141	3,085,055
2031-2035	12,399,290	3,197,280	15,596,570
2036-2040	13,450,479	1,910,078	15,360,557
2041-2045	10,275,351	582,604	10,857,955
2046-2047	496,504	13,146	509,650
	<u>\$ 50,063,144</u>	<u>\$ 10,055,756</u>	<u>\$ 60,118,900</u>

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 6 – LONG-TERM DEBT (CONTINUED)

Changes in long-term liabilities of governmental activities during the year are summarized as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Direct borrowings:					
Bonds payable	\$ 37,758,057	\$ 14,515,000	\$ (2,209,913)	\$ 50,063,144	\$ 2,720,564
Plus: premium on bonds issued	1,805,545	\$ 787,288	-	2,592,833	-
Total OPEB liability	250,670	49,242	-	299,912	11,850
Net pension liability	13,098,966	-	(2,878,591)	10,220,375	38,407
Compensated absences	1,732,742	764,054	(100,152)	2,396,644	1,544,397
Total governmental activities	<u>\$ 54,645,980</u>	<u>\$ 16,115,584</u>	<u>\$ (5,188,656)</u>	<u>\$ 65,572,908</u>	<u>\$ 4,315,218</u>

The total OPEB liability and the net pension liability are generally liquidated by the General Fund.

NOTE 7 – ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Accounts payable as of fiscal year end for the Village's individual major and nonmajor funds, in the aggregate are as follows:

	General Fund	Capital Projects Fund	Nonmajor Governmental Funds	Stormwater Fund	Total
Payables:					
Payroll	\$ 1,440,355	\$ -	\$ -	\$ -	\$ 1,440,355
Vendors	708,958	1,996,200	168,786	165,702	3,039,646
Security deposits	644,008	-	-	-	644,008
Other	685,659	-	-	-	685,659
Total payables	<u>\$ 3,478,980</u>	<u>\$ 1,996,200</u>	<u>\$ 168,786</u>	<u>\$ 165,702</u>	<u>\$ 5,809,668</u>

NOTE 8 – DEFINED CONTRIBUTION PLAN

The Village of Pinecrest 401(a) Money Purchase Plan is a defined contribution plan established by the Village to provide benefits at retirement for its employees. All full-time employees must be a member of the Plan. Plan members are required to contribute 7% of base earnings for the Plan year. The Village is required to contribute 10% of base earnings for each participant for the Plan year. Plan provisions and contribution requirements are established and may be amended by the Village Council.

The Plan's assets are administered by Voya Financial. The Village does not exercise any control over the Plan assets. Village contributions to the Plan were \$1,115,039. Employee contributions were \$516,911 for the fiscal year ended September 30, 2025.

The Village also offers its employees a deferred compensation plan. The Plan, available to all Village employees, permits them to defer a portion of their salary until future years. Participation in the Plan is optional. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. Benefit provisions and contributions are established and may be amended by the Village Council. During the fiscal year ended September 30, 2025, the Village made no contributions and employees contributed \$364,839. Pursuant to the Statement No. 32 of the GASB, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, the Village does not have a fiduciary relationship with the Plan. Accordingly, the balances and transactions of the Village's Plan are not reported in the Village's financial statements.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – RETIREMENT PLAN

Florida Retirement System

The Village participates in the Florida Retirement System (FRS), a statewide cost-sharing multiple- employer public employee retirement system (PERS), available to governmental units within the state and administered by the State of Florida Department of Management Services, Division of Retirement. The sworn police personnel are eligible to participate in the FRS.

General information

As provided by Chapters 121 and 112, Florida Statutes, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan (“Pension Plan”) and the Retiree Health Insurance Subsidy (“HIS Plan”). The FRS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, Florida Statutes, and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature. The state of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for the FRS. The latest available report may be obtained by writing to the State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida 32315-9000, by calling (877) 377-1737, or by visiting:

www.dms.myflorida.com/workforce_operations/retirement/publications

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – RETIREMENT PLAN (CONTINUED)

Plan description

The Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (“DROP”) for eligible employees.

Benefits provided

Benefits under the Pension Plan are computed on the basis of age, average final compensation, and service credit. Special Risk Administrative Support class members who retire at or after age 55 with at least six years of credited service or 25 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of credited service. Special Risk class members (sworn law enforcement officers, firefighters, and correctional officers) who retire at or after age 55 with at least six years of credited service, or with 25 years of service regardless of age, are entitled to a retirement benefit payable monthly for life, equal to 3.0% of their final average compensation based on the five highest years of salary for each year of credited service.

For Special Risk and Special Risk Administrative Support class members enrolled on or after July 1, 2011, the vesting requirement is extended to eight years of credited service for all these members and increasing normal retirement to age 60 or 30 years of service regardless of age. Also, the final average compensation for these members will be based on the eight highest years of salary.

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

In addition to the above benefits, the DROP program allows eligible members to defer receipt of monthly retirement benefit payments while continuing employment with a FRS employer for a period not to exceed 60 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants.

Contributions

Effective July 1, 2011, all enrolled members of the FRS, other than DROP participants, are required to contribute 3% of their salary to the FRS. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year. The employer contribution rates by job class for the periods from October 1, 2024 through June 30, 2025, and from July 1, 2025 through September 30, 2025, respectively, were as follows: Regular Class – 10.19% and 11.51%; Senior Management – 26.11% and 30.61%; and DROP participants – 16.94% and 19.13%. These employer contribution rates do not include the 1.66% HIS Plan subsidy for the periods October 1, 2024 through June 30, 2025, and from July 1, 2025 through September 30, 2025, respectively.

The Village’s contributions, including employee contributions, to the Pension Plan totaled \$1,652,913 for the fiscal year ended September 30, 2025.

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions

At September 30, 2025, the Village reported a liability of \$8,591,702 for its proportionate share of the Pension Plan’s net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The Village’s proportion of the net pension liability was based on a projection of the Village’s 2024-2025 fiscal year contributions relative to the 2024-2025 fiscal year contributions of all participating members. At June 30, 2025, the Village’s proportion was 0.0276%, which was a decrease from its proportion measured as of June 30, 2024, of 0.0287%.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – RETIREMENT PLAN (CONTINUED)

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions (Continued)

For the fiscal year ended September 30, 2025, the Village recognized pension expense of \$817,489. In addition, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 917,684	\$ -
Change of assumptions	997,720	-
Net difference between projected and actual earnings on FRS pension plan investments	-	1,434,471
Changes in proportion and differences between Village FRS contributions and proportionate share of contributions	860,093	720,966
Village FRS contributions subsequent to measurement date	387,665	-
Total	\$ 3,163,162	\$ 2,155,437

The deferred outflows of resources related to the Pension Plan, totaling \$387,665 resulting from Village contributions to FRS subsequent to the measurement date. Contributions made after the measurement date of the net pension liability but before the end of the employer's or governmental nonemployer contributing entity's reporting period will be recognized as a reduction of the net pension liability or collecting net pension liability in the subsequent fiscal period rather than in the current fiscal period. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Fiscal Year End	Deferred Outflows/(Inflows), net
2026	\$ 1,425,904
2027	(48,047)
2028	(393,918)
2029	(363,879)
2030	-
Total	\$ 620,060

Actuarial assumptions

The total pension liability in the June 30, 2025, actuarial valuation was determined using the following actuarial assumption, applied to all period included in the measurement:

Inflation:	2.40%
Salary increases:	3.50%, average, including inflation
Investment rate of return:	6.70%, net of pension plan investment expense, including inflation

Mortality rates were based on PUB-2010 base tables and varies by member category and sex, projected generationally with Scale MP-2018.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – RETIREMENT PLAN (CONTINUED)

Actuarial assumptions (Continued)

The actuarial assumptions used in the July 1, 2025, valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation ¹	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.2%	3.2%	1.1%
Fixed income	29.0%	5.5%	5.4%	4.0%
Global equity	45.0%	8.5%	6.9%	18.3%
Real estate	12.0%	8.4%	7.1%	16.8%
Private equity	11.0%	12.4%	8.8%	28.4%
Strategic investments	2.0%	6.5%	6.1%	8.7%
	<u>100%</u>			
Assumed inflation-Mean			2.4%	1.5%

Note: (1) As outlined in the Plan's investment policy

Discount rate

The discount rate used to measure the total pension liability was 6.70%. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculation the total pension liability is equal to the long-term expected rate of return.

Sensitivity of the Village's proportionate share of the net position liability to changes in the discount rate

The following represents the Village's proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the Village's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate.

	1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
Village's proportionate share of the net pension liability	\$ 16,861,082	\$ 8,591,702	\$ 1,658,773

Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report.

Payables to the pension plan

At September 30, 2025, the Village reported a payable in the amount of \$0 for outstanding contributions to the Pension Plan required for the fiscal year ended September 30, 2025.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – RETIREMENT PLAN (CONTINUED)

HIS Plan

Plan description

The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, *Florida Statutes*, and may be amended by the Florida legislature at any time. The benefit is a monthly payment to assist retirees of state-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits provided

For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$30 and a maximum HIS payment of \$150 per month. To be eligible to receive these benefits, a retiree under a state-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions

The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2024, the HIS contribution for the period October 1, 2024 through September 30, 2025, was 1.66%. The Village contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The Village's contributions to the HIS Plan totaled \$111,401 for the current year.

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions

At September 30, 2025, the Village reported a liability of \$1,628,672 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The Village's proportionate share of the net pension liability was based on the Village's 2021-2025 fiscal year contributions relative to the 2024-2025 fiscal year contributions of all participating members. At June 30, 2025, the Village's proportionate share was 0.0127%, which was a decrease from its proportionate share measured as of June 30, 2024, of 0.0131%.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – RETIREMENT PLAN (CONTINUED)

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions (Continued)

For the fiscal year ended September 30, 2025, the Village recognized pension expense of \$12,692. In addition the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 9,722	\$ 2,584
Change of assumptions	14,416	393,934
Net difference between projected and actual earnings on FRS pension plan investments	-	1,356
Changes in proportion and differences between Village FRS contributions and proportionate share of contributions	195,881	268,871
Village FRS contributions subsequent to measurement date	24,924	-
	\$ 244,943	\$ 666,745

The deferred outflows of resources related to the HIS Plan, totaling \$24,924 resulting from Village contributions to the HIS Plan subsequent to the measurement date. Contributions made after the measurement date of the net pension liability but before the end of the employer's or governmental nonemployer contributing entity's reporting period will be recognized as a reduction of the net pension liability or collecting net pension liability in the subsequent fiscal period rather than in the current fiscal period. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year End	Deferred Outflows/(Inflows), net
2026	\$ (89,382)
2027	(102,658)
2028	(84,680)
2029	(104,378)
2030	(65,628)
Thereafter	-
Total	\$ (446,726)

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

Inflation:	2.40%
Salary increases:	3.50%, average, including inflation
Municipal bond index	5.20%

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2018 tables.

The actuarial assumptions used in the July 1, 2025, valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – RETIREMENT PLAN (CONTINUED)

Discount rate

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

Sensitivity of the Village's proportionate share of the net position liability to changes in the discount rate

The following represents the Village's proportionate share of the net pension liability calculated using the discount rate of 5.20%, as well as what the Village's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease 4.20%	Current Discount Rate 5.20%	1% Increase 6.20%
Village's proportionate share of the net pension liability	\$ 17,974,082	\$ 1,628,672	\$ 1,454,295

Pension plan fiduciary net position

Detailed information regarding the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report.

Payables to the pension plan

At September 30, 2025, the Village reported a payable in the amount of \$0 for outstanding contributions to the HIS Plan required for the fiscal year ended September 30, 2025.

Applicable totals for all of the Village's defined benefit pension plans are reflected below:

	FRS	HIS	Total
Village's proportionate share of net pension liability	\$ 8,591,703	\$ 1,628,674	\$ 10,220,377
Deferred outflows of resources	3,163,162	244,943	3,408,105
Deferred inflows of resources	2,155,437	666,745	2,822,182
Pension expense/expenditure	817,489	12,692	830,181

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS

Description

The Village administers a single-employer defined benefit OPEB plan. The purpose of this plan is to account for the implicit rate subsidy the Village provides to its retirees Florida Statutes require that municipalities provide their retirees access to the same health insurance programs as their current employees at the same rates. Since the inclusion of the retirees results in higher overall health insurance costs to the municipality which cannot be passed on to the retirees, it in effect results in what is called the implicit rate subsidy. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75. This is the only post-employment benefit the Village provides to its retirees other than its pension plan.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Description (Continued)

Membership in the plan consisted of the following at September 30, 2025:

Active employees	137
Total	<u>137</u>

Separate financial statements for the Village's OPEB plan are not available. Funds from the General Fund are used to liquidate the total OPEB liability.

This actuarial valuation involves estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend.

Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to constant revision as actual experience is compared with past expectations and new estimates are made about the future.

Calculations are based upon the types of benefits provided under the terms of the substantive plan at the time of the valuation and on the pattern of sharing of costs between the employer and plan members to that point. Calculations reflect a long-term prospective, so methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

Benefits Provided

Retirees and their dependents can continue participating in the group insurance plans offered by the Village, but they are required to contribute 100% of the active premiums.

Total OPEB liability of the Village

The Village's total OPEB liability was measured as of September 30, 2024 and was determined by an actuarial valuation as of October 1, 2023, with the actuary using standard techniques to roll forward the liability to the measurement date.

Actuarial assumptions

The total OPEB liability in the October 1, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Discount rate:	4.06% per annum, this rate was used to discount all future benefit payments and is based on the return on the S&P Municipal Bond 20-year High Grade Index as of the measurement date.
Salary increases:	3.00% per annum
Cost-of-living increases:	Retiree contributions, health insurance premiums, and the implied subsidy have been assumed to increase in accordance with the healthcare cost trend rates.
Healthcare cost trend rates:	Increases in healthcare costs are assumed to be 8.00% for the 2023/24 fiscal year graded down by 0.50% per year to 5.00% for the 2029/30 and later fiscal years.
Age-related morbidity:	Healthcare costs are assumed to increase at the rate of 3.50% for each year of age.
Implied subsidy:	Because the insurance carrier charges the same monthly rate for health insurance regardless of age, an implied monthly subsidy of \$700.00 has been assumed at age 65 for the 2023/24 fiscal year; at other ages, the implied subsidy was developed based on the age-related morbidity assumption and, for other fiscal years, the implied subsidy was increased in accordance with the healthcare cost trend rates.
Mortality basis:	Sex-distinct rates set forth in the PUB-2010 Mortality Table (without income adjustments) for general and public safety employees, with full generational improvements in mortality using Scale MP-2020
Retirement:	Retirement is assumed to occur at age 55 for police officers and at age 60 for general employees.
Other decrements:	Assumed employment termination is based on the Scale 155 table; assumed disability is based on the Wyatt 1985 Disability Study (Class 1 rates are used for general employees and Class 4 rates are used for police officers).
Coverage election:	10% of eligible employees are assumed to elect single coverage at retirement under the high-deductible plan; health coverage is assumed to end upon the attainment of age 65.
COBRA:	Future healthcare coverage provided solely pursuant to COBRA was not included in the OPEB valuation, because the COBRA premium is determined periodically based on plan experience, the COBRA premium to be paid by the participant is assumed to fully cover the cost of providing healthcare coverage during the relevant period.
Changes:	Since the prior measurement date, the discount rate was decreased from 4.91% per annum to 4.06% per annum; the healthcare cost trend rates were increased from 6.50% for the 2023/24 fiscal year graded down to 5.00% for the 2026/27 and later fiscal years to the amounts shown above; and the implied monthly subsidy at age 65 for the 2023/24 fiscal year was decreased from \$749.00 to \$700.00.

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Discount rate

Given the Village’s decision not to fund the program, all future benefit payments were discounted using a municipal bond rate of 4.06%.

Changes in the total OPEB liability for the Village for the year ended September 30, 2025, were as follows:

	Total OPEB Liability
Balance at September 30, 2024	\$ 250,670
Changes for the year:	
Service cost	21,408
Expected interest growth	-
Demographic experience	6,751
Benefit payments and refunds	21,083
Assumption changes	-
Net changes	49,242
Balance at September 30, 2025	\$ 299,912

There were no significant changes in assumptions since the prior measurement date.

The required schedule of changes in the Village’s total OPEB liability and related ratios immediately following the notes to the financial statements presents multi-year trend information about the total OPEB liability.

Sensitivity of the total OPEB liability to changes in the discount rate

The following presents the total OPEB liability of the Village, as well as what the Village’s total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.06%) or 1-percentage-point higher (5.06%) than the current discount rate:

	1% Decrease (3.06%)	Current Discount Rate Assumption (4.06%)	1% Increase (5.06%)
Total OPEB liability	\$ 331,427	\$ 299,912	\$ 272,191

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates

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

	1% Trend Decrease	Healthcare Cost Trend Rate Assumption (8.00% graded down to 5.00%)	1% Trend Increase
Total OPEB liability	\$ 262,069	\$ 299,912	\$ 345,885

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates (Continued)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revisions as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of September 30, 2025, and the current sharing pattern of costs between employer and inactive employees.

OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB

For the year ended September 30, 2025, the Village recognized OPEB expense of \$49,242. At September 30, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 20,221	\$ 75,479
Change of assumptions	25,280	54,183
Village contributions subsequent to the measurement date	11,850	-
Totals	\$ 57,351	\$ 129,662

The deferred outflows of resources related to the OPEB Plan, totaling \$6,553 resulting from Village contributions to the plan subsequent to the measurement date. Contributions made after the measurement date of the OPEB liability but before the end of the employer's or governmental nonemployer contributing entity's reporting period will be recognized as a reduction of the OPEB or collecting OPEB in the subsequent fiscal period rather than in the current fiscal period. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the OPEB Plan will be recognized in OPEB (benefit) or OPEB expense as follows:

Fiscal Year Ending September 30:	Amount
2025	\$ 6,553
2026	6,553
2027	6,553
2028	6,553
2029	6,553
Thereafter	(2,784)

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 11 – COMMITMENTS AND CONTINGENCIES

Risk management

The Village is exposed to various risks of loss related to torts, theft of or damage to and destruction of assets, errors and omissions, injuries to employees, and natural disasters for which the Village carries insurance through the Florida League of Cities. There were no significant reductions in insurance coverage from the coverage in the prior year. There were no settled claims that have exceeded insurance coverage for each of the past three years.

Litigation

The Village is a defendant in various lawsuits incidental to its operations. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the Village’s management and legal counsel that resolution of these matters will not have a material adverse effect on the financial condition of the Village.

Contingent liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. In the opinion of management, future disallowances of grant expenditures, if any, would not have a material adverse effect on the Village’s financial condition.

Interlocal agreements

On June 17, 1997, the Village entered into an interlocal agreement with Miami-Dade County to passthrough the Village’s share of the franchise fee on electricity collected by Florida Power and Light. Under this agreement, the County remitted \$2,009,104 to the Village for the fiscal year ending September 30, 2024. This agreement will be in effect as long as the ordinance establishing the collection of these fees is in place.

On July 17, 2003, the Village entered into another interlocal agreement with Miami-Dade County. Under this agreement, the County remitted \$1,149,928 to the Village for the fiscal year ending September 30, 2024, for the purpose of providing transportation services within the Village. This agreement shall remain in effect as long as the County receives net proceeds from the ½ cent County Transit System Surtax as authorized by Miami-Dade County Ordinance No. 02-116 pursuant to the authority of Section 212.055(1), *Florida Statutes 2002*.

Construction commitments and budget carryovers

There are several ongoing projects and equipment purchases in the various funds of the Village at fiscal year-end. The outstanding commitments and budget carryovers are as follows:

General Fund:	
ICMA Conference	\$ 3,311
Florida League of Cities Membership	3,259
Legal Escrow	166,804
Municipal Parking Lot Resurfacing	4,022
Fortinac Implementation Consulting Service	10,140
API Integration	1,750
Granicus Renewal	8,058
Council Chambers Trickster Upgrade	15,689
Motorola Radios	599,447
Furniture for PG	100,000
Medical Procedure for Buster	5,107
Tuition From B&P	5,535
Computer Replacement	35,333
FRPA Hotel	1,800
State Conference	1,125
Vehicle Purchase	25,000
CP Phase 2	31,796
Total General Fund Carryovers	\$ 1,018,176

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 11 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

Stormwater Fund:

Drainage Improvements - C100A-W3N-Phase 1	\$ 131,881
Basin C100A E-2 Drainage Improvements	28,721
CEI for Drainage Improvements Phase 2 C-100 DN-1W (Basin 2)	325,782
Categorical Exclusion for New Lateral Lines for Water Service	3,000
Coral Pine Park Phase 2 Improvements	210,571
C100 W3N DRAINAGE IMPROVEMENTS - PHASE 2	62,742
Drainage Improvements - C100A - W3N Phase 3	77,016
Residential Drainage Improvements - 3 Locations	16,251
Stormwater Improvements for SubBasin U35-S	76,978
DRAINAGE IMPROVEMENTS U-29 WEST	18,688
Drainage Sub-Basins U29-East	64,586
Drainage Improvements Phase 2	3,962
QA/QC Services for Miscellaneous Drainage Plans	15,747
Resurfacing Works at SW 135 Terr & 58 Ct	45,540
SW 130th Terr Roundabout CEI	7,081
SW 72nd Ave Drainage Improvements CEI	15,618
SW 69th Ave Drainage CEI	23,928
Drainage Improvement SW 130th Terr	4,850
C100 DN-1W Drainage Improvements Phase 2 2025-009	3,315,765
C100 DN-1W DRAINAGE IMPROVEMENTS PHASE 1	2,416,370
Total Stormwater Fund Carryovers	\$ 6,865,077

Transportation Fund:

Ludlam ROW & SUP Design Project	\$ 9,837
Linear Park for Pedestrians/Bicyclists & Safety Improvement Rd	25,575
Traffic Study SW 65th Ave at SW 123rd St, SW 123rd Ter, SW 126	7,438
Public Art Work Structural Analysis 67th Ave & Old Cutler Rd Rou	9,697
Public Art Work Structural Analysis 137th St & Old Cutler Rotunda	9,697
Howard Drive Landscaping CEI	1,418
US 1 Median Landscape Design Agreement	34,200
Kendall Shared Use Path - CEI	77,249
Kendall Shared Use Path - Post Design	3,493
Design Plans SW 88th Street and SW 67 Ave	4,000
Cultural Resources Assessment - Kendall Drive Sup	21,810
SW 112th St and US1 Intersection Improvements	11,282
Traversal Public Exterior Sculpture	1,890
Resurfacing Works at SW 115th Ter & SW 72nd Ave	17,290
Wayside Market Pedestrian Crossing Evaluation	9,897
RRFB Pedestrian Signal SW 60th Ave and 120th St	41,040
Cul-de-Sac at SW 116th Terr (near #7100)	1,214
Total Transportation Fund Carryovers	\$ 287,027

VILLAGE OF PINECREST, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 11 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

Impact Fee Fund:

Sidewalk Flags Replacement Phase 3	\$	27,439
Municipal Center Emergency Generator		34,184
Impact - CC Install Door between Playground and Palm Room		7,600
PCC Gym Expansion		12,195
Municipal Center Emergency Generator		34,184
Total Impact Fee Fund Carryovers	\$	115,602

NOTE 12 – SUBSEQUENT EVENTS

The Village is a defendant in *Megalodon, Inc. v. Village of Pinecrest*, pending in the United States District Court for the Southern District of Florida. The plaintiff challenges the Village’s requirement to dedicate a 7.5-foot strip of property as a condition of permit approval, alleging an unlawful exaction and unconstitutional taking. The matter is currently set for jury trial on March 6, 2026.

Based on consultation with legal counsel, management believes an unfavorable outcome in this matter is reasonably possible, but not probable. The plaintiff seeks approximately \$1.5 million in damages and, if successful, may also recover attorneys’ fees and litigation costs estimated between approximately \$1.0 million and \$2.0 million, resulting in a total reasonably possible. Accordingly, no liability has been recorded in the accompanying financial statements.

**REQUIRED SUPPLEMENTARY
INFORMATION (OTHER THAN MD&A)**

VILLAGE OF PINECREST, FLORIDA
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes:				
Ad valorem taxes	\$ 17,229,777	\$ 17,229,777	\$ 17,251,865	\$ 22,088
Franchise taxes	2,109,000	2,109,000	2,241,573	132,573
Utility taxes	3,052,500	3,052,500	3,332,814	280,314
Communication service tax	999,190	999,190	1,044,469	45,279
Business tax	100,000	100,000	128,535	28,535
Licenses and permits	3,545,000	3,545,000	3,239,977	(305,023)
Intergovernmental	2,804,015	2,804,015	2,715,550	(88,465)
Charges for services	5,702,945	5,702,945	5,751,002	48,057
Fines and forfeitures	1,710,500	1,710,500	2,452,419	741,919
Investment earnings	500,000	500,000	843,440	343,440
Miscellaneous	134,000	134,000	227,956	93,956
Total revenues	<u>37,886,927</u>	<u>37,886,927</u>	<u>39,229,600</u>	<u>1,342,673</u>
EXPENDITURES				
Current:				
General government:				
Village council	\$ 234,200	\$ 265,474	\$ 258,540	\$ 6,934
Village manager	1,104,608	1,104,608	1,063,540	41,068
Village clerk	430,117	430,117	393,748	36,369
Finance department	548,585	548,585	548,353	232
Village attorney	720,000	720,000	653,196	66,804
General government	2,507,851	2,660,976	2,615,244	45,732
Information technology	1,011,416	1,011,416	958,533	52,883
Total general government	<u>6,556,777</u>	<u>6,741,176</u>	<u>6,491,154</u>	<u>250,022</u>
Public safety - police	13,587,431	13,644,056	12,795,385	848,671
Building, planning and zoning	3,915,807	3,931,307	3,576,294	355,013
Public works	1,129,712	1,188,042	1,102,758	85,284
Parks and recreation	8,304,850	8,378,310	8,056,027	322,283
Total expenditures	<u>33,494,577</u>	<u>33,882,891</u>	<u>32,021,618</u>	<u>1,861,273</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>4,392,350</u>	<u>4,004,036</u>	<u>7,207,982</u>	<u>(518,600)</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	(7,109,920)	(8,130,395)	(7,635,677)	(494,718)
Appropriation of fund balance	2,718,920	4,127,709	-	4,127,709
Total other financing sources (uses)	<u>(4,391,000)</u>	<u>(4,002,686)</u>	<u>(8,035,677)</u>	<u>4,032,991</u>
Net change in fund balances	<u>1,350</u>	<u>1,350</u>	<u>(827,695)</u>	<u>3,514,391</u>
Fund balances - beginning			<u>12,586,971</u>	
Fund balances - ending			<u>\$ 11,759,276</u>	

VILLAGE OF PINECREST, FLORIDA
NOTE TO BUDGETARY COMPARISON SCHEDULES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

NOTE 1 – BUDGETS AND BUDGETARY ACCOUNTING

An annual appropriated budget is adopted for all of the governmental funds on a basis consistent with accounting principles generally accepted in the United States.

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

- a. The Village Manager submits to the Council a proposed operating and capital budget for the ensuing year. The budget includes proposed expenditures and means of financing them.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally enacted through the passage of a budget ordinance.
- d. The Village Council, by motion, may make supplemental appropriations for the year up to the amount of revenues in excess of those estimated. There were no supplemental appropriations during the fiscal year ended September 30, 2025.
- e. Formal budgetary integration is employed as a management control device during the year for all of the funds.
- f. The Village Manager is authorized to transfer part of, all or an unencumbered appropriation within a department within a fund; however, any revisions that alter the total appropriations of any department or fund must be approved by the Village Council. The Departments are General Government, Police, BPZ (Building, Planning and Zoning), Public Works, and Parks and Recreation. The classification detail at which expenditures may not legally exceed appropriations is at the department level.
- g. Unencumbered appropriations lapse at fiscal year-end. Unencumbered amounts are reappropriated in the following year's budget.

Budgeted amounts are as originally adopted or as amended. Individual type amendments are not material in relation to the original appropriations.

VILLAGE OF PINECREST, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE VILLAGE'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM PENSION PLAN (FRS)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Village's proportion of the net pension liability (asset)	0.027683794%	0.028758438%	0.029800662%	0.0228222%	0.024375%	0.027684%	0.027808%	0.031705%	0.032074%	0.031173%
Village's proportionate share of the net pension liability (asset)	\$ 8,591,703	\$ 11,125,117	\$ 11,874,621	\$ 8,491,757	\$ 1,841,231	\$ 11,998,695	\$ 9,576,699	\$ 9,549,770	\$ 9,487,370	\$ 7,871,188
Village's covered payroll	\$ 4,497,658	\$ 4,340,297	\$ 4,400,711	\$ 4,306,648	\$ 4,310,385	\$ 12,131,118	\$ 11,017,488	\$ 10,414,656	\$ 10,026,993	\$ 9,129,495
Village's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	191.03%	256.32%	269.83%	197.18%	42.72%	276.64%	217.12%	193.99%	190.46%	176.53%
FRS plan fiduciary net position as a percentage of the total pension liability	87.26%	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.69%	84.88%

* The amounts presented for each fiscal year were determined as of 6/30 (measurement date of the collective net pension liability).

VILLAGE OF PINECREST, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE VILLAGE'S CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM PENSION PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 1,652,913	\$ 1,628,485	\$ 1,433,604	\$ 973,872	\$ 928,571	\$ 919,820	\$ 862,250	\$ 903,573	\$ 834,974	\$ 834,553
Contributions in relation to the contractually required contribution	(1,652,913)	(1,628,485)	(1,433,604)	(973,872)	(928,571)	(2,653,326)	(2,389,761)	(2,204,195)	(2,082,376)	(1,817,153)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village's covered payroll	\$ 5,743,558	\$ 5,519,723	\$ 5,629,100	\$ 4,306,648	\$ 4,310,385	\$ 3,963,213	\$ 4,011,802	\$ 3,977,497	\$ 4,132,168	\$ 4,419,337
Contributions as a percentage of covered payroll	28.78%	29.50%	25.47%	22.61%	21.54%	23.21%	21.49%	22.72%	20.21%	18.88%

* The amounts presented for each fiscal year were determined as of 6/30 (measurement date of the collective net pension liability).

VILLAGE OF PINECREST, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE VILLAGE'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
HEALTH INSURANCE SUBSIDY SYSTEM PENSION PLAN (HIS)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Village's proportion of the net pension liability (asset)	0.0127067%	0.0131581%	0.0147412%	0.0116294%	0.0120480%	0.01158900%	0.01195700%	0.01313600%	0.01269700%	0.01221600%
Village's proportionate share of the net pension liability (asset)	\$ 1,628,674	\$ 1,973,846	\$ 2,341,101	\$ 1,231,742	\$ 1,477,873	\$ 1,414,972	\$ 1,337,908	\$ 1,390,295	\$ 1,357,598	\$ 1,423,708
Village's covered payroll	\$ 4,156,152	\$ 4,006,278	\$ 4,066,761	\$ 3,959,471	\$ 4,049,302	\$ 3,963,213	\$ 4,011,802	\$ 3,977,497	\$ 4,132,168	\$ 4,419,337
Village's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	39.19%	49.27%	57.57%	31.11%	36.50%	35.91%	33.46%	32.41%	32.28%	37.76%
Plan fiduciary net position as a percentage of the total pension liability	6.36%	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%

* The amounts presented for each fiscal year were determined as of 6/30 (measurement date of the collective net pension liability).

VILLAGE OF PINECREST, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE VILLAGE'S CONTRIBUTIONS
HEALTH INSURANCE SUBSIDY PENSION PLAN (HIS)

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 113,568	\$ 111,401	\$ 96,970	\$ 70,368	\$ 70,818	\$ 66,781	\$ 66,398	\$ 71,235	\$ 67,195	\$ 48,773
Contributions in relation to the contractually required contribution	(113,568)	(111,401)	(96,970)	(70,368)	(375,790)	(201,377)	(193,764)	(172,883)	(172,063)	(143,366)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village's covered payroll	\$ 5,301,691	\$ 5,094,681	\$ 5,198,620	\$ 3,959,471	\$ 4,049,302	\$ 3,920,088	\$ 3,888,592	\$ 3,863,023	\$ 4,132,168	\$ 4,419,337
Contributions as a percentage of covered payroll	2.14%	2.19%	1.87%	1.78%	1.75%	1.70%	1.71%	1.84%	1.63%	1.10%

* The amounts presented for each fiscal year were determined as of 6/30 (measurement date of the collective net pension liability).

VILLAGE OF PINECREST, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS -
OTHER POST EMPLOYMENT BENEFITS (OPEB)
SEPTEMBER 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability:								
Service cost	\$ 21,408	\$ 15,115	\$ 18,392	\$ 24,195	\$ 25,501	\$ 25,752	\$ 17,496	\$ 24,009
Interest	-	-	12,138	7,205	6,926	8,898	8,400	6,051
Changes of benefit terms	-	-	-	-	-	-	55,678	-
Differences between expected and actual experience of the Total OPEB Liability	-	-	(37,499)	(52,115)	(24,308)	(8,545)	-	-
Changes in assumptions	6,751	8,791	(4,603)	(6,758)	(21,825)	64,444	(59,606)	-
Benefit payments	21,083	6,861	(9,074)	(8,535)	(15,695)	(14,644)	(10,268)	(7,548)
Net Change in total OPEB liability	49,242	30,767	(20,646)	(36,008)	(29,401)	75,905	11,700	22,512
Total OPEB liability- beginning	250,670	219,903	240,549	276,557	305,958	230,053	218,353	195,841
Total OPEB liability- ending	\$ 299,912	\$ 250,670	\$ 219,903	\$ 240,549	\$ 276,557	\$ 305,958	\$ 230,053	\$ 218,353
Covered-employee payroll	\$ 10,091,675	\$ 10,091,675	\$ 9,276,195	\$ 8,836,086	\$ 8,605,208	\$ 9,205,450	\$ 7,885,136	\$ 6,991,252
Total OPEB liability as a percentage of covered-employee payroll	2.97%	2.48%	2.37%	2.72%	3.21%	3.32%	2.92%	3.12%

Note: This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available. There are no plan assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

**COMBINING AND INDIVIDUAL FUND
FINANCIAL STATEMENTS AND SCHEDULES
(SUPPLEMENTARY INFORMATION)**

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Transportation Fund - This fund is used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Police Education Fund - This fund is used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Hardwire Fund – This fund is used to account for funds received from telephone (land lines) fees and offsets a portion of the emergency 911 operations.

Wireless Fund - This fund is used to account for funds received from wireless telephone fees and offsets a portion of the emergency 911 operations.

CITT Public Trust Fund - This fund receives funds from the half-cent sales tax levied Miami-Dade County of which 20% must be used for public transit projects.

Prepaid 911 Fund – This fund is used to account for funds received from prepaid telephone fees and offsets a portion of the emergency 911 operations.

Impact Fees Fund – This fund is a compilation of the impact fees collected for police services, parks and recreation, stormwater and general municipal services.

VILLAGE OF PINECREST, FLORIDA
COMBINING BALANCE SHEET -
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

Special Revenue Funds

	Transportation Fund	Police Education Fund	Hardware Fund	Wireless Fund	CITT Public Trust Fund	Prepaid 911 Fund	Impact Fees Fund	Subtotal
Cash and cash equivalents	\$ 1,361,238	\$ 17,300	\$ 3,068	\$ 5	\$ 2,015,205	\$ 703	\$ 1,122,646	\$ 4,520,165
Accounts receivable, net	39,223	585	2,351	13,002	292,114	3,090	-	350,365
Total assets	\$ 1,400,461	\$ 17,885	\$ 5,419	\$ 13,007	\$ 2,307,319	\$ 3,793	\$ 1,122,646	\$ 4,870,530
LIABILITIES AND FUND BALANCES								
Liabilities:								
Accounts payable	\$ 69,587	-	\$ 50	\$ 324	\$ 32,959	\$ 88	\$ 65,778	168,786
Total liabilities	69,587	-	50	324	32,959	88	65,778	168,786
Fund balances:								
Restricted for:								
Transportation	1,330,874	-	-	-	2,274,360	-	67,064	3,672,298
Public safety	-	17,885	5,369	12,683	-	3,705	64,455	104,097
General government	-	-	-	-	-	-	305,926	305,926
Committed	-	-	-	-	-	-	619,423	619,423
Total fund balances	1,330,874	17,885	5,369	12,683	2,274,360	3,705	1,056,868	4,701,744
Total liabilities and fund balances	\$ 1,400,461	\$ 17,885	\$ 5,419	\$ 13,007	\$ 2,307,319	\$ 3,793	\$ 1,122,646	\$ 4,870,530

VILLAGE OF PINECREST, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds							Subtotal
	Transportation Fund	Police Education Fund	Hardwire Fund	Wireless Fund	CITT Public Transit Fund	Prepaid 911 Fund	Impact Fees Fund	
REVENUES								
Taxes	\$ 472,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472,653
Licenses and permits	-	-	-	-	-	-	461,022	461,022
Intergovernmental	-	-	7,245	41,400	1,379,478	9,136	-	1,437,259
Fines and forfeitures	-	4,731	-	-	-	-	-	4,731
Investment earnings	38,087	1,037	766	444	72,880	960	40,048	154,222
Total revenues	510,740	5,768	8,011	41,844	1,452,358	10,096	501,070	2,529,887
EXPENDITURES								
Current:								
Public safety	-	16,442	53,293	91,282	-	75,413	-	236,430
Public works	640,256	-	-	-	625,261	-	-	1,265,517
Capital outlay	256,577	-	-	-	455,865	-	246,332	958,774
Total expenditures	896,833	16,442	53,293	91,282	1,081,126	75,413	246,332	2,460,721
Excess (deficiency) of revenues over expenditures	(386,093)	(10,674)	(45,282)	(49,438)	371,232	(65,317)	254,738	69,166
OTHER FINANCING SOURCES								
Transfers in	1,385,250	-	40,000	59,925	-	63,500	-	1,548,675
Total other financing sources	1,385,250	-	40,000	59,925	-	63,500	-	1,548,675
Net change in fund balances	999,157	(10,674)	(5,282)	10,487	371,232	(1,817)	254,738	1,617,841
Fund balances - beginning	331,717	28,559	10,651	2,196	1,903,128	5,522	802,130	3,083,903
Fund balances - ending	\$ 1,330,874	\$ 17,885	\$ 5,369	\$ 12,683	\$ 2,274,360	\$ 3,705	\$ 1,056,868	\$ 4,701,744

NON-MAJOR GOVERNMENTAL FUNDS

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
TRANSPORTATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Transportation taxes	\$ 460,160	\$ 460,160	\$ 472,653	\$ 12,493
Investment earnings	5,000	5,000	38,087	33,087
Total revenues	<u>465,160</u>	<u>465,160</u>	<u>510,740</u>	<u>45,580</u>
EXPENDITURES				
Current:				
Public works	800,818	915,033	640,256	274,777
Capital outlay	<u>1,168,177</u>	<u>1,384,792</u>	<u>256,577</u>	<u>1,128,215</u>
Total expenditures	<u>1,968,995</u>	<u>2,299,825</u>	<u>896,833</u>	<u>1,402,992</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(1,503,835)</u>	<u>(1,834,665)</u>	<u>(386,093)</u>	<u>1,448,572</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	<u>1,385,250</u>	<u>1,385,250</u>	<u>1,385,250</u>	<u>-</u>
Total other financing sources and uses	<u>1,385,250</u>	<u>1,385,250</u>	<u>1,385,250</u>	<u>-</u>
Net change in fund balance			<u>999,157</u>	
Fund balances - beginning			<u>331,717</u>	
Fund balances - ending			<u><u>\$ 1,330,874</u></u>	

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
POLICE EDUCATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Fines and forfeitures	\$ 4,000	\$ 4,000	\$ 4,731	\$ 731
Investment earnings	200	200	1,037	837
Total revenues	<u>4,200</u>	<u>4,200</u>	<u>5,768</u>	<u>1,568</u>
EXPENDITURES				
Current:				
Public safety	<u>17,925</u>	<u>17,925</u>	<u>16,442</u>	<u>1,483</u>
Total expenditures	<u>17,925</u>	<u>17,925</u>	<u>16,442</u>	<u>1,483</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(13,725)</u>	<u>(13,725)</u>	<u>(10,674)</u>	<u>3,051</u>
Net change in fund balance			<u>(10,674)</u>	
Fund balances - beginning			<u>28,559</u>	
Fund balances - ending			<u>\$ 17,885</u>	

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
HARDWIRE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental	7,800	7,800	7,245	(555)
Investment earnings	25	25	766	741
Total revenues	<u>7,825</u>	<u>7,825</u>	<u>8,011</u>	<u>(369)</u>
EXPENDITURES				
Current:				
Public safety	54,265	54,265	53,293	972
Total expenditures	<u>54,265</u>	<u>54,265</u>	<u>53,293</u>	<u>972</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(46,440)</u>	<u>(46,440)</u>	<u>(45,282)</u>	<u>603</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	40,000	40,000	40,000	-
Total other financing sources and uses	<u>40,000</u>	<u>40,000</u>	<u>40,000</u>	<u>-</u>
Net change in fund balance			<u>(5,282)</u>	
Fund balances - beginning			<u>10,651</u>	
Fund balances - ending			<u>\$ 5,369</u>	

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
WIRELESS FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental	37,745	37,745	41,400	3,655
Investment earnings	200	200	444	244
Total revenues	<u>37,945</u>	<u>37,945</u>	<u>41,844</u>	<u>7,554</u>
EXPENDITURES				
Current:				
Public safety	92,760	92,760	91,282	1,478
Total expenditures	<u>92,760</u>	<u>92,760</u>	<u>91,282</u>	<u>1,478</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(54,815)</u>	<u>(54,815)</u>	<u>(49,438)</u>	<u>9,032</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	52,000	59,925	59,925	-
Total other financing sources and uses	<u>52,000</u>	<u>59,925</u>	<u>59,925</u>	<u>-</u>
Net change in fund balance			<u>10,487</u>	
Fund balances - beginning			<u>2,196</u>	
Fund balances - ending			<u>\$ 12,683</u>	

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
CITT PUBLIC TRANSIT FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental	1,254,295	1,254,295	1,379,478	125,183
Investment earnings	5,000	5,000	72,880	67,880
Total revenues	<u>1,259,295</u>	<u>1,259,295</u>	<u>1,452,358</u>	<u>193,063</u>
EXPENDITURES				
Current:				
Public works	813,840	813,840	625,261	188,579
Capital outlay	1,845,605	1,845,605	455,865	1,389,740
Total expenditures	<u>2,659,445</u>	<u>2,659,445</u>	<u>1,081,126</u>	<u>1,578,319</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(1,400,150)</u>	<u>(1,400,150)</u>	<u>371,232</u>	<u>1,896,565</u>
Net change in fund balance			<u>371,232</u>	
Fund balances - beginning			<u>1,903,128</u>	
Fund balances - ending			<u><u>\$ 2,274,360</u></u>	

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
PREPAID 911 FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental	\$ 10,880	\$ 10,880	\$ 9,136	\$ (1,744)
Investment earnings	100	100	960	860
Total revenues	<u>10,980</u>	<u>10,980</u>	<u>10,096</u>	<u>(884)</u>
EXPENDITURES				
Current:				
Public safety	<u>76,764</u>	<u>76,764</u>	<u>75,413</u>	<u>1,351</u>
Total expenditures	<u>76,764</u>	<u>76,764</u>	<u>75,413</u>	<u>1,351</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(65,784)</u>	<u>(65,784)</u>	<u>(65,317)</u>	<u>467</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	<u>63,500</u>	<u>63,500</u>	<u>63,500</u>	<u>-</u>
Total other financing sources and uses	<u>63,500</u>	<u>63,500</u>	<u>63,500</u>	<u>-</u>
Net change in fund balance			<u>(1,817)</u>	
Fund balances - beginning			<u>5,522</u>	
Fund balances - ending			<u>\$ 3,705</u>	

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
IMPACT FEES FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Licenses and permits	\$ 280,900	\$ 280,900	\$ 461,022	\$ 180,122
Investment earnings	10,000	10,000	40,048	30,048
Total revenues	<u>290,900</u>	<u>290,900</u>	<u>501,070</u>	<u>210,170</u>
EXPENDITURES				
Capital outlay	441,275	516,555	246,332	270,223
Total expenditures	<u>441,275</u>	<u>516,555</u>	<u>246,332</u>	<u>270,223</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(150,375)</u>	<u>(225,655)</u>	254,738	480,393
Net change in fund balance			<u>254,738</u>	
Fund balances - beginning			<u>802,130</u>	
Fund balances - ending			<u><u>\$ 1,056,868</u></u>	

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
BOND DEBT SERVICE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Special assessments revenue	\$ 219,710	\$ 219,710	\$ 217,998	\$ (1,712)
Investment earnings	10,000	10,000	33,480	23,480
Total revenues	<u>229,710</u>	<u>229,710</u>	<u>251,478</u>	<u>21,768</u>
EXPENDITURES				
Debt Service:				
Principal	2,659,915	2,659,915	2,209,913	450,002
Interest and other charges	1,355,295	1,355,295	1,652,364	(297,069)
Total expenditures	<u>4,015,210</u>	<u>4,015,210</u>	<u>3,862,277</u>	<u>152,933</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(3,785,500)</u>	<u>(3,785,500)</u>	<u>(3,610,799)</u>	<u>174,701</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	3,802,640	3,802,640	3,707,922	94,718
Total other financing sources and uses	<u>3,802,640</u>	<u>3,802,640</u>	<u>3,707,922</u>	<u>94,718</u>
Net change in fund balance			<u>97,123</u>	
Fund balances - beginning			<u>732,064</u>	
Fund balances - ending			<u>\$ 829,187</u>	

VILLAGE OF PINECREST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
CAPITAL IMPROVEMENTS PROJECTS FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental	\$ 575,000	\$ 575,000	\$ 127,000	\$ (448,000)
Investment earnings	200,000	200,000	674,025	474,025
Total revenues	<u>775,000</u>	<u>775,000</u>	<u>801,025</u>	<u>26,025</u>
EXPENDITURES				
Debt Service:				
Interest and other charges	150,000	302,289	302,288	1
Capital outlay	7,387,935	31,767,893	11,348,774	20,419,119
Total expenditures	<u>7,537,935</u>	<u>32,070,182</u>	<u>11,651,062</u>	<u>20,419,120</u>
Excess (deficiency) of revenues over expenditures before other financing sources (uses)	<u>(6,762,935)</u>	<u>(31,295,182)</u>	<u>(10,850,037)</u>	<u>20,445,145</u>
OTHER FINANCING SOURCES (USES)				
Proceeds from long-term debt, net	15,000,000	15,000,000	15,302,288	(302,288)
Transfers in	1,766,530	2,779,080	2,779,080	-
Total other financing sources and uses	<u>16,766,530</u>	<u>17,779,080</u>	<u>18,081,368</u>	<u>(302,288)</u>
Net change in fund balance			<u>7,231,331</u>	
Fund balances - beginning			<u>12,658,544</u>	
Fund balances - ending			<u>\$ 19,889,875</u>	

III. STATISCAL SECTION

Table 1

VILLAGE OF PINECREST, FLORIDA
NET POSITION BY COMPONENT
(ACCRUAL BASIS OF ACCOUNTING)
AMOUNTS EXPRESSED IN THOUSANDS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities:										
Net investment in capital assets	80,888	78,157	77,087	77,663	74,033	74,152	74,152	80,554	64,354	62,257
Restricted	5,787	4,892	3,767	4,014	1,054	909	6,573	1,709	2,288	3,776
Unrestricted	244	(293)	(2,867)	(4,146)	(4,007)	(2,995)	3,860	5,268	7,428	7,435
Total governmental activities net position	86,919	82,756	77,987	77,531	71,080	72,066	84,585	87,531	74,070	73,468
Business-type activities:										
Net investment in capital assets	6,335	6,782	7,266	7,734	7,795	7,826	7,800	9,261	9,986	10,659
Restricted										
Unrestricted	355	603	868	1,165	1,864	2,238	2,776	2,391	2,448	2,675
Total business-type activities net position	6,690	7,385	8,134	8,899	9,659	10,064	10,576	11,652	12,434	13,334
Primary government:										
Net investment in capital assets	87,223	84,939	84,353	85,397	81,828	81,978	81,952	89,815	74,340	72,916
Restricted	5,787	4,892	3,767	4,014	1,054	909	6,573	1,709	2,288	3,776
Unrestricted	599	310	(1,999)	(2,981)	(2,143)	(757)	6,636	7,659	9,876	10,110
Total primary government net position	93,609	90,141	86,121	86,430	80,739	82,130	95,161	99,183	86,504	86,802

VILLAGE OF PINECREST, FLORIDA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
AMOUNTS EXPRESSED IN THOUSANDS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses:										
Governmental activities:										
General government	3,659	3,755	3,779	3,983	4,370	4,423	5,144	5,745	5,658	6,728
Public Safety	9,090	10,306	12,381	10,597	11,311	9,635	11,242	13,058	13,285	13,848
Building and Planning	2,019	2,040	2,026	2,240	2,430	2,637	3,137	3,331	3,651	3,554
Parks and recreation	5,015	5,300	5,445	5,656	6,102	6,258	7,694	8,629	7,638	9,879
Public Works	6,099	6,147	6,355	6,620	6,957	6,339	6,770	7,146	9,406	7,450
Interest on long-term debt	396	397	277	341	250	486	517	677	1,374	1,955
Total governmental activities	26,278	27,945	30,263	29,437	31,420	29,778	34,504	38,586	41,012	43,414
Business-type activities										
Stormwater	666	566	729	603	456	839	771	1,010	1,668	1,064
Total business-type activities	666	566	729	603	456	839	771	1,010	1,668	1,064
Total primary government	26,944	28,511	30,992	30,040	31,876	30,617	35,275	39,596	42,680	44,478
Program Revenues:										
Governmental activities:										
Charges for services:										
General government	142	186	287	359	209	448	345	650	960	790
Public Safety	662	3,946	3,822	4,974	3,840	4,835	7,666	5,321	5,196	6,003
Building and Planning	2,960	-	-	-	-	-	-	-	-	-
Parks and recreation	1,886	1,700	1,895	2,420	1,642	2,502	3,931	4,595	4,719	4,683
Public Works	286	8	8	8	8	8	8	8	8	8
Operating grants and contributions	274	620	636	2,487	397	2,203	1,074	209	102	161
Capital grants and contributions	774	934	306	465	543	674	12,274	5,891	2,045	2,161
Total governmental activities program revenues	6,984	7,394	6,954	10,713	6,639	10,670	25,298	16,674	13,030	13,806
Business type activities:										
Charges for services:										
Stormwater system	969	1,257	1,320	1,333	1,202	1,241	1,255	1,267	1,179	1,664
Operating grants and contributions	-	-	-	-	-	-	-	616	-	-
Capital grants and contributions	-	-	150	-	-	-	-	-	-	-
Total business-type activities program revenues	969	1,257	1,470	1,333	1,202	1,241	1,255	1,883	1,179	1,664
Total primary government program revenues	7,953	8,651	8,424	12,046	7,841	11,911	26,553	18,557	14,209	15,470
Net (expense)/revenue	(19,294)	(20,551)	(23,309)	(18,724)	(24,781)	(19,108)	(9,206)	(21,912)	(27,982)	(29,608)
Governmental activities	303	691	741	730	746	402	484	873	(489)	600
Business-type activities	(18,991)	(19,860)	(22,568)	(17,994)	(24,035)	(18,706)	(8,722)	(21,039)	(28,471)	(29,008)
Total primary government net expense										

VILLAGE OF PINECREST, FLORIDA
CHANGES IN NET POSITION (CONTINUED)
 LAST TEN FISCAL YEARS
 (ACCRUAL BASIS OF ACCOUNTING)
 AMOUNTS EXPRESSED IN THOUSANDS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Revenues and Other Changes in Net Position										
Governmental activities:										
Ad Valorem Taxes	9,037	9,629	10,231	11,034	11,616	11,631	12,172	13,922	15,488	17,252
Franchise Fees on Gross Receipts	945	772	978	904	797	1,781	2,048	2,034	2,176	2,241
Utility Taxes	2,227	2,342	2,351	2,414	2,507	2,586	2,707	3,084	3,172	3,333
Communications Services Tax	885	776	869	817	782	846	940	962	985	1,044
Transportation Tax	481	494	484	484	434	435	462	511	458	473
Business Tax	123	131	126	133	133	141	136	143	116	129
Intergovernmental grants, not restricted to specific programs	1,914	1,933	1,987	2,019	1,769	2,091	2,560	2,733	2,644	2,612
Investment earnings	96	154	143	265	115	16	188	1,186	1,683	1,705
Loss on Disposition of Assets	-	-	-	-	-	-	(96)	-	(12,334)	-
Miscellaneous	218	159	779	198	179	198	246	283	132	216
Total governmental activities	15,926	16,390	17,948	18,268	18,332	19,725	21,363	24,858	14,520	29,005
Business-type activities										
Interest earnings	2	3	7	36	14	3	29	202	1,271	300
Total business-type activities	2	3	7	36	14	3	29	202	1,271	300
Total primary government	15,928	16,393	17,955	18,304	18,346	19,728	21,392	25,060	15,791	29,305
Changes in Net Position										
Prior Period Adjustment	-	-	-	-	-	8	181	-	-	-
Government activities	(3,368)	(4,161)	(5,361)	(456)	(6,449)	617	12,157	2,946	14,520	(602)
Business-type activities	305	694	748	766	760	405	513	1,075	1,271	900
Total primary government	(3,063)	(3,467)	(4,613)	310	(5,689)	1,030	12,851	4,021	15,791	298

VILLAGE OF PINECREST, FLORIDA
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
AMOUNTS EXPRESSED IN THOUSANDS

Fiscal Year	Ad Valorem Tax	Franchise Taxes on Services	Utility Tax	Communications Service Tax	Transportation Tax	Business Tax	Total
2016	9,037	945	2,227	885	481	123	13,698
2017	9,629	772	2,342	776	494	131	14,144
2018	10,231	978	2,351	869	484	126	15,039
2019	11,034	904	2,414	917	484	133	15,886
2020	11,616	797	2,507	782	434	133	16,269
2021	11,631	1,781	2,586	845	435	141	17,419
2022	12,172	2,048	2,707	940	462	136	18,465
2023	13,922	2,034	3,084	963	510	143	20,656
2024	15,488	2,176	3,172	985	457	116	22,394
2025	17,252	2,241	3,333	1,044	473	129	24,472

Table 4

VILLAGE OF PINECREST, FLORIDA
FUND BALANCES IN GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
AMOUNTS EXPRESSED IN THOUSANDS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund	108	145	55	53	23	133	50	29	6	16
Non-spendable	-	378	453	557	29	-	-	-	-	-
Committed	1,131	473	-	-	198	516	5,608	5,608	5,607	9,175
Assigned	6,222	3,968	3,248	5,071	5,678	7,535	10,662	5,793	6,973	2,568
Unassigned	7,461	4,964	3,756	5,681	5,730	7,866	11,228	11,430	12,586	11,759
Total General Fund										
All Other Governmental Funds										
Nonspendable	-	-	-	-	-	-	-	-	-	-
Capital projects fund	-	-	-	-	-	-	-	-	-	-
Restricted	4,771	4,892	3,767	1,437	1,055	909	2,381	2,195	3,084	4,083
Special revenue funds	5,943	-	-	-	-	-	4,626	4,627	4,631	-
Capital project fund	-	-	-	-	-	-	-	461	732	829
Debt service fund	-	-	-	-	-	-	-	-	-	-
Committed	-	-	-	-	-	-	-	4,431	-	619
Capital project fund	-	-	-	-	-	-	-	-	-	-
Assigned:	-	2,687	368	2,952	1,356	5,044	417	417	417	-
Capital project fund	-	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	959	-	7,611	19,890
Capital project fund	10,714	7,579	4,135	4,389	2,411	5,953	8,383	12,131	16,475	25,421
Total all other Governmental funds										
Fund Balances all Governmental Funds	18,175	12,543	7,891	10,070	8,141	13,819	19,611	23,561	29,061	37,180

VILLAGE OF PINECREST, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
 LAST TEN FISCAL YEARS
 (MODIFIED ACCRUAL BASIS OF ACCOUNTING)
 AMOUNTS EXPRESSED IN THOUSANDS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues:										
Taxes	\$ 13,698	\$ 14,144	\$ 15,039	\$ 15,786	\$ 16,268	\$ 17,420	\$ 18,465	\$ 20,657	\$ 22,395	\$ 24,472
Licenses and permits	2,816	2,644	2,561	3,245	2,321	3,398	4,954	3,976	3,621	3,701
Intergovernmental	2,962	3,535	2,982	3,222	4,433	4,581	11,438	8,431	4,258	4,280
Charges for services	2,267	1,981	2,252	2,834	1,919	3,117	4,466	5,393	5,879	5,751
Fines and forfeitures	853	1,168	1,146	1,672	1,493	1,445	1,555	1,375	1,684	2,457
Special Assessment revenues	-	-	-	-	-	-	433	212	223	218
Interest	96	154	143	265	115	16	188	1,186	1,683	1,705
Miscellaneous	218	160	779	198	180	209	258	302	142	228
Total revenues	22,910	23,786	24,902	27,222	26,729	30,186	41,757	41,532	39,885	42,812
Expenditures:										
Current:										
General government	3,510	3,572	3,549	3,837	4,040	4,308	4,782	5,226	5,814	6,491
Public safety	8,792	9,287	8,901	9,359	9,508	9,594	10,541	11,677	12,515	13,020
Emergency Disaster Relief	-	425	2,856	290	383	416	-	-	-	-
Building, planning & zoning	1,987	2,030	2,044	2,237	2,409	2,595	3,937	3,067	3,211	3,421
Parks and recreation	5,769	4,543	4,703	4,915	5,108	5,323	6,382	6,979	7,530	8,022
Public works	2,787	1,916	3,153	4,548	2,786	1,325	773	1,787	2,193	2,367
Capital Outlay	-	4,497	2,973	859	3,020	11,204	11,573	12,394	14,907	12,510
Debt service:										
Principal	1,580	2,758	1,107	1,283	1,149	3,070	1,868	1,566	2,020	2,210
Interest	387	389	269	293	255	353	590	738	1,375	1,955
Issuance costs	-	-	-	40	-	-	-	-	-	-
Total expenditures	24,812	29,417	29,555	27,661	28,658	38,188	40,446	43,434	49,565	49,996
Excess (deficiency) of revenues over expenditures	(1,902)	(5,631)	(4,653)	(439)	(1,929)	(8,002)	1,311	(1,902)	(9,680)	(7,184)

VILLAGE OF PINECREST, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
 (CONTINUED) LAST TEN FISCAL YEARS
 (MODIFIED ACCRUAL BASIS OF ACCOUNTING)
 AMOUNTS EXPRESSED IN THOUSANDS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Other financing sources (uses):										
Issuance of debt	-	-	-	2,617	-	13,672	4,300	5,852	15,180	14,515
Premium on bond issued	-	-	-	-	-	-	-	-	-	787
Transfers in	2,883	3,844	2,026	2,400	3,240	3,323	4,093	5,015	5,168	8,036
Transfers out	(2,883)	(3,844)	(2,026)	(2,400)	(3,240)	(3,323)	(4,093)	(5,015)	(5,168)	(8,036)
Total other financing sources (uses)	-	-	-	2,617	-	13,672	4,300	5,852	15,180	15,302
Net change in Fund Balances	(1,902)	(5,631)	(4,653)	2,178	(1,929)	5,670	5,611	3,950	5,500	8,118
Debt Service as a percentage of non-capital expenditures	7.93%	12.63%	5.18%	6.03%	5.48%	12.69%	8.51%	7.42%	9.80%	11.11%

VILLAGE OF PINECREST, FLORIDA
GENERAL GOVERNMENTAL REVENUES BY FUNCTION
LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Taxes</u>	<u>Licenses and Permits</u>	<u>Inter-Governmental</u>	<u>Charges for Services</u>	<u>Fines and Forfeitures</u>	<u>Special Assessment Revenues</u>	<u>Investment</u>	<u>Misc.</u>	<u>Total</u>
2016	13,698,351	2,815,703	2,962,397	2,267,048	853,098	-	95,591	218,171	\$ 22,910,359
2017	14,143,886	2,644,085	3,534,882	1,980,518	1,168,025	-	154,294	159,330	\$ 23,785,020
2018	15,038,525	2,560,558	2,981,998	2,251,685	1,146,496	-	143,464	778,692	\$ 24,901,418
2019	15,786,014	3,200,334	3,222,520	2,878,060	1,671,866	-	264,994	198,439	\$ 27,222,227
2020	16,268,368	2,228,177	4,433,003	2,011,885	1,493,237	-	115,240	179,427	\$ 26,729,337
2021	17,419,962	3,397,676	4,580,890	3,116,839	1,444,937	-	15,859	209,341	\$ 30,185,504
2022	18,465,108	4,545,065	11,437,432	4,874,775	1,555,392	433,248	187,926	257,940	\$ 41,756,886
2023	20,656,924	3,976,218	8,431,757	5,392,924	1,375,280	211,663	1,186,004	301,271	\$ 41,532,041
2024	22,394,766	3,620,866	4,257,780	5,878,896	1,683,883	223,163	1,683,378	142,773	\$ 39,885,505
2025	24,471,909	3,700,999	4,279,809	5,751,002	2,457,150	217,998	1,705,167	227,956	\$ 42,811,990

Source: All governmental funds for fiscal years.

Note; This schedule is prepared on a GAAP basis.
The information reported is from the Comprehensive Annual Financial Reports

Table 7

VILLAGE OF PINECREST, FLORIDA
 ASSESSED VALUE OF TAXABLE PROPERTY
 LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Real Property Assessed Value</u>	<u>Personal Property Assessed Value</u>	<u>Assessed Property Value</u>	<u>Total Direct Tax Rate</u>	<u>Estimated Assessed Actual Taxable Value</u>	<u>Assessed Value as a Percentage of actual Value</u>
2016	\$ 4,336,413,371	\$ 44,457,478	\$ 4,380,870,849	2.3	\$ 4,611,442,999	95%
2017	\$ 4,550,031,863	\$ 45,295,995	\$ 4,595,327,858	2.3	\$ 4,837,187,219	95%
2018	\$ 4,760,533,992	\$ 49,951,503	\$ 4,810,485,495	2.399	\$ 5,063,668,942	95%
2019	\$ 4,973,553,690	\$ 51,513,471	\$ 5,025,067,161	2.399	\$ 5,289,544,380	95%
2020	\$ 5,099,116,379	\$ 55,481,134	\$ 5,154,597,513	2.35	\$ 5,425,892,119	95%
2021	\$ 5,325,043,375	\$ 52,964,069	\$ 5,378,007,444	2.35	\$ 5,661,060,467	95%
2022	\$ 6,010,766,055	\$ 55,944,153	\$ 6,066,710,208	2.35	\$ 6,386,010,745	95%
2023	\$ 6,758,551,525	\$ 63,106,859	\$ 6,821,658,384	2.35	\$ 7,180,693,036	95%
2024	\$ 7,542,895,262	\$ 62,827,997	\$ 7,605,723,259	2.35	\$ 8,006,024,483	95%
2025	\$ 8,254,784,581	\$ 66,076,497	\$ 8,320,861,078	2.503	\$ 8,758,801,135	95%

Data is provided by the Miami-Dade County Appraiser's Office.

VILLAGE OF PINECREST, FLORIDA
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

Fiscal Year	Village		School		State			County			Special Districts			Total Direct Millage
	Direct Operating Millage	Operating Millage	Debt Service	Everglades Project	South Florida Water Management	Okeechobee Basin	FIND (1)	Operating Millage	Debt Service	Children's Trust	Fire Rescue	Fire Debt	Library	
2016	2.300	7.138	0.184	0.0471	0.1359	0.1477	0.0320	4.6669	0.400	0.500	2.4207	0.0075	0.284	18.264
2017	2.300	6.774	0.22	0.0441	0.1275	0.1384	0.0320	4.6669	0.400	0.467	2.4207	0.0075	0.284	17.882
2018	2.399	6.504	0.229	0.0417	0.1209	0.131	0.0320	4.6669	0.464	0.442	2.4207	0	0.284	17.735
2019	2.399	7.025	0.123	0.0397	0.1152	0.1246	0.0320	4.6669	0.478	0.468	2.4207	0	0.284	18.176
2020	2.350	6.936	0.193	0.0380	0.1103	0.1192	0.0320	4.6669	0.478	0.451	2.4207	0	0.284	18.0788
2021	2.350	6.829	0.18	0.0365	0.1061	0.1146	0.0320	4.6669	0.508	0.500	2.4207	0	0.284	18.0273
2022	2.350	6.424	0.165	0.0327	0.0948	0.1026	0.0320	4.6202	0.485	0.500	2.3965	0	0.2812	17.4843
2024	2.350	6.468	0.134	0.0327	0.0948	0.1026	0.0288	4.574	0.427	0.500	2.3965	0	0.2812	17.3897
2025	2.503	6.499	0.134	0.0327	0.0948	0.1026	0.0270	4.574	0.417	0.464	2.3965	0	0	17.2445

Data is provided by the Miami-Dade County Appraiser's Office.
http://www.miamidade.gov/pa/millage_tables.asp

Table 9

VILLAGE OF PINECREST
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

<u>Fiscal Year</u>	<u>Taxes Levied (1)</u>	<u>Amount Collected (2)</u>	<u>Percentage of Levy</u>	<u>Collections in Subsequent Years</u>	<u>Collected (2)</u>	<u>Percentage of Levy</u>
2016	\$ 9,458,937	\$ 9,036,615	95.5%	*	\$ 9,036,615	95.5%
2017	\$ 10,076,003	\$ 9,628,691	95.6%	*	\$ 9,628,691	95.6%
2018	\$ 10,569,254	\$ 10,230,554	96.8%	*	\$ 10,230,554	96.8%
2019	\$ 11,540,355	\$ 11,101,282	96.2%	*	\$ 11,101,282	96.2%
2020	\$ 12,055,136	\$ 11,615,889	96.4%	*	\$ 11,615,889	96.4%
2021	\$ 12,365,879	\$ 11,630,935	94.1%	*	\$ 11,630,935	94.1%
2022	\$ 12,638,317	\$ 12,171,559	96.3%	*	\$ 12,171,559	96.3%
2023	\$ 14,256,769	\$ 13,922,287	97.7%	*	\$ 13,922,287	97.7%
2024	\$ 16,576,630	\$ 15,488,266	93.4%	*	\$ 15,488,266	93.4%
2025	\$ 17,873,450	\$ 17,251,864	96.5%	*	\$ 17,251,864	96.5%

(1) Data is taken from DR 420 or DR 420MM form submitted to the Miami-Dade County Appraisor's Office and the State of Florida

(2) Information provided by the Village of Pinecrest

* Information is not available

VILLAGE OF PINECREST, FLORIDA
PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2025

Taxpayer	Type of Use	2025			2016		
		Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Spector & Sons	Shopping Center	49,866,300	1	0.56%	32,796,490	1	0.75%
DPF Suniland LLC	Shopping Center	48,823,150	2	0.55%			
Kendall Imports LLC	Shopping Center	38,392,585	3	0.43%	18,000,000	5	0.41%
Limestone Pine Center	Shopping Center	33,200,000	4	0.37%			
Florida Power & Light	Utility	32,515,107	5	0.37%	15,704,329	6	0.36%
Gator Dadeland Partners, LTD	Shopping Center	31,717,468	6	0.36%	20,273,000	3	0.46%
Pinecrest Plaza	Shopping Center	28,699,801	7	0.32%			
G F B Enterprises	Automotive	27,235,333	8	0.31%	13,700,000	9	0.31%
Kendall Plaza, LTD	Shopping Center	25,600,000	9	0.29%	19,400,000	4	0.44%
Publix Supermarket	Supermarket	22,010,885	10	0.25%	13,835,814	7	0.32%
COFE Shopping Center	Shopping Center	294,100			26,000,000	2	0.59%
Suniland Center	Shopping Center	18,351,295		0.21%	13,726,629	8	0.31%
Suniland Associates	Shopping Center	20,746,310		0.23%	12,470,744	10	0.28%
		<u>377,452,334</u>		<u>4.24%</u>	<u>185,907,006</u>		<u>4.24%</u>

Source: Miami-Dade County Tax Assessor's Office 2025 Tax Roll
Real/Personal Property taxable value - \$8,885,165,017
Miami-Dade County Tax Assessor's Office 2016 Tax Roll
Real/Personal Property taxable value - \$4,380,870,849

Data is provided by the Miami-Dade County Appraiser's Office.

VILLAGE OF PINECREST, FLORIDA
RATIO OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities	Business Type Activities	Total Primary Government	Population -1	Per Capita Income -3	Percentage of Personal Income	Per Capita Debt
	General Obligation Bonds* (2)	Outstanding Bonds					
2016	12,761		12,761	18,382	72,069	0.96%	\$ 694
2017	10,003		10,003	18,467	72,069	0.75%	\$ 542
2018	8,897		8,897	18,490	72,069	0.67%	\$ 481
2019	10,231		10,231	18,510	72,069	0.77%	\$ 553
2020	8,834		8,834	18,619	77,459	0.61%	\$ 474
2021	19,684		19,684	18,419	77,968	1.37%	\$ 1,069
2022	22,117		22,117	18,394	88,981	1.35%	\$ 1,202
2023	26,403		26,403	18,395	100,270	1.43%	\$ 1,435
2024	37,758		37,758	18,304	103,702	1.99%	\$ 2,063
2025	50,063		50,063	18,206	113,172	2.43%	\$ 2,750

Notes: * In thousands

- (1) Fiscal year 2010, US Census and other years use the population as estimated by the Bureau of Economic and Business Research, University of Florida as of April 1 each year.
- (2) The Village of Pinecrest Finance Department is the source for this data.
- (3) Fiscal year 2010, US Census and other years use the U.S. Census Bureau, American Community Survey, 5 year estimates.

Table 12

VILLAGE OF PINECREST, FLORIDA
RATIO OF GENERAL BOND DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Fiscal Year	General Obligation Bonds* (2)	Assessed Value of Taxable Property* (3)	Ratio of Bonded Debt to Assessed Value	Population (1)	Per Capita Debt
2016	12,761	4,112,581	0.31%	18,382	\$ 694
2017	10,003	4,595,328	0.22%	18,467	\$ 542
2018	8,897	4,810,485	0.18%	18,490	\$ 481
2019	10,231	5,025,067	0.20%	18,510	\$ 553
2020	8,834	5,154,598	0.17%	18,619	\$ 474
2021	19,684	5,378,007	0.37%	18,419	\$ 1,069
2022	22,117	6,066,710	0.36%	18,394	\$ 1,202
2023	26,403	6,821,658	0.39%	18,395	\$ 1,435
2024	37,758	7,605,723	0.50%	18,304	\$ 2,063
2025	50,063	8,320,861	0.60%	18,206	\$ 2,750

Notes: * In thousands

(1) Fiscal year 2010, US Census.

Fiscal years 2007 and thereafter the population as estimated by the Bureau of Economic and Business Research, University of Florida as of April 1 each year.

(2) The Village of Pinecrest Finance Department is the source for this data.

(3) Data is provided by the Miami Dade County's Property Appraiser.

VILLAGE OF PINECREST, FLORIDA
COMPUTATION OF DIRECT AND OVERLAPPING DEBT
GENERAL OBLIGATIONS BONDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Jurisdiction	Bonded Debt Outstanding	Percentage Applicable to Pinecrest (1)	Amount Applicable to Pinecrest	Amount Per Capita Pinecrest (1)
Direct				
Village of Pinecrest	\$ 50,063,146	100.00%	\$ 50,063,146	\$ 2,750
Overlapping				
School Board (2)	\$ 969,024,000	0.68%	6,567,616	\$ 361
County (3)	\$ 2,293,268,573	0.68%	15,542,759	\$ 854
	<u>\$ 3,262,292,573</u>		<u>\$ 22,110,375</u>	
Total Village & overlapping debt			<u>\$ 72,173,521</u>	

Notes:

- (1) Based upon population; Village of Pinecrest and Miami-Dade County
(2) Amounts provided by School Board are as of June 30th.
(3) Amounts provided by the Miami-Dade County Finance Department

Table 14

VILLAGE OF PINECREST, FLORIDA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population (1)	Median Household Income (2)	Housing Units (2)	School Enrollment -3	Unemployment Rate (4)
2016	18,382	\$ 130,900	6,575	5,221	5.1%
2017	18,467	\$ 152,643	6,492	5,274	2.4%
2018	18,490	\$ 152,643	6,492	5,396	3.2%
2019	18,510	\$ 152,643	6,492	5,395	3.0%
2020	18,388	\$ 156,875	6,541	5,324	3.0%
2021	18,419	\$ 156,875	6,668	5,109	4.9%
2022	18,394	\$ 166,801	6,658	5,117	2.3%
2023	18,395	\$ 192,477	6,668	5,068	2.5%
2024	18,304	\$ 192,477	6,668	4,997	2.1%
2025	18,206	\$ 206,417	6,397	4,944	3.0%

Notes: * In thousands

(1) Fiscal year 2010, US Census.

Other years are estimated by the Bureau of Economic and Business Research, University of Florida as of April 1 each year.

(2) US Census Bureau

(3) The Miami Dade School system is the source of this data.

(4) The Department of Labor is the source of this data.

Table 15

VILLAGE OF PINECREST, FLORIDA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

Employer	2025			2016		
	Employees	Rank	Percentage of Total Village Employment	Employees	Rank	Percentage of Total Village Employment
Kendal Toyota	365	1	NA	365	1	NA
Miami Dade Schools	338	2	NA	365	2	NA
The Home Depot	245	3	NA	245	3	NA
Village of Pinecrest	213	4	NA	184	4	NA
Publix Supermarket	162	5	NA	162	5	NA
Temple Beth Am	147	6	NA			
Gulliver Preparatory School	110	7	NA	110	7	NA
Chick-fil-A	100	8	NA			
Sergios	75	9	NA			
Denny's Liquor Store	65	10	NA	65	10	NA
Best Buy				100	8	NA
Whole Foods Market				137	6	NA
Captain's Tavern Restaurant				65	9	NA
Denny's Liquor Store				65	10	NA
Total	1,820			1,863		

Source: Occupational License records of the Village of Pinecrest, except Miami Dade School Board and the Village of Pinecrest.

The Miami Dade School System provided data for the school system.

See Full time equivalent position table for the Village of Pinecrest data.

Table 16

VILLAGE OF PINECREST, FLORIDA
FULL-TIME EQUIVALENT GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Government	19.0	19.0	18.0	18.0	16.0	16.0	16.0	14.0	14.0	14.0
Public Safety										
Sworn	51.0	51.0	51.0	51.0	51.0	51.0	51.0	51.0	51.0	56.0
Civilians	28.0	28.0	27.0	24.0	24.0	24.0	24.0	26.0	26.0	26.0
Building, Planning & Zoning	28.0	28.0	27.0	19.0	18.0	17.0	18.0	18.0	18.0	18.0
Public Works	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
Parks and Recreation	48.0	45.0	39.0	26.0	26.0	26.0	26.0	34.0	34.0	34.0
Pinecrest Gardens	30.0	30.0	31.0	22.0	22.0	22.0	22.0	32.0	32.0	32.0
Total	213.0	210.0	202.0	169.0	166.0	165.0	166.0	184.0	184.0	189.0
Population	18,206	18,304	18,395	18,394	18,419	18,619	18,510	18,490	18,467	18,408
Employees per capita (000)	11.70	11.47	10.98	9.19	9.01	8.86	8.97	9.95	9.96	10.27

Data provided by Village of Pinecrest

VILLAGE OF PINECREST, FLORIDA
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Population: (1)	18,206	18,304	18,395	18,394	18,419	18,619	18,510	18,490	18,467	18,223
CONSUMER PRICE INDEX (2)	324.8	315.5	307.8	296.8	274.3	260.3	256.8	252.4	246.8	202.9
Plus/Minus Year Ago	3.0%	2.7%	3.7%	8.2%	5.4%	1.4%	1.7%	2.3%	2.2%	2.1%
Police: (3)										
Part 1 crimes*	320	432	471	436	370	453	468	430	537	583
Traffic citations & warnings	11,067	10,719	8,885	4,341	5,928	4,245	11,121	10,025	7,453	6,297
False alarms	1,163	1,293	1,290	1,323	1,386	1,343	1,757	2,013	2,259	2,066
Crashes	808	994	843	759	749	810	1,073	1,093	1,206	1,553
Other**	1,616	1,849	1,827	465	446	125	375	400	357	414
Total	14,974	15,287	13,316	7,324	8,879	6,976	14,794	13,961	11,812	10,913
* Part 1 crimes include homicide, sex offenses, robbery, aggravated assault, burglary, larceny, arson and auto theft.										
** Other, animal at large, barking dog, noise violation, trespassing, child exploitation, fire calls, recovered stolen vehicle, serving court orders, harassing or obscene phone calls, injured person, non-emergency medical, verbal threats, towing disabled vehicles and towing.										
Police: (4)										
Expenditures (thousands)	12,795	12,457	12,775	10,997	9,885	9,401	9,227	8,794	9,146	8,419
Revenue (Thousands)	2,337	1,389	1,317	1,298	1,182	1,134	1,242	927	597	623
Net Expenses	10,458	11,068	11,458	9,699	8,703	8,267	7,985	7,867	8,549	7,796
Cost per resident	\$ 574.43	\$ 604.68	\$ 622.89	\$ 527.29	\$ 472.50	\$ 444.01	\$ 431.39	\$ 425.47	\$ 462.93	\$ 427.81
911 calls (3)	7,162	8,077	7,164	5,645	6,440	5,973	6,041	6,444	6,151	6,414
Service calls (911 & nonemergency dispatch calls)	12,209	11,037	11,753	10,776	10,987	13,852	12,772	13,291	13,971	16,937
Percentage of 911 calls to total calls	58.7%	73.2%	61.0%	52.4%	58.6%	43.1%	47.3%	48.5%	44.0%	37.9%
BPZ: (5)										
Building Permits:										
Building	1,690	1,647	1,524	1,847	1,704	1,337	1,579	1,853	1,798	2,001
Electrical	505	598	557	593	606	507	586	565	508	615
Mechanical	200	295	699	297	251	279	301	323	307	328
Plumbing & Gas	493	686	283	657	608	549	587	518	549	610
Total	2,888	3,226	3,063	3,394	3,169	2,672	3,053	3,259	3,162	3,554

VILLAGE OF PINECREST, FLORIDA
OPERATING INDICATORS BY FUNCTION
(CONTINUED) LAST TEN FISCAL YEARS

Parks: (4)

Pinecrest Gardens

Expenditures (thousands)	\$ 3,835	\$ 3,534	\$ 3,315	\$ 3,076	\$ 2,503	\$ 2,430	\$ 2,475	\$ 2,314	\$ 2,095	\$ 1,942
Revenue (Thousands)	\$ 1,752	\$ 1,755	\$ 1,966	\$ 1,537	\$ 1,107	\$ 646	\$ 815	\$ 728	\$ 673	\$ 669
Net Expenses	\$ 2,083	\$ 1,779	\$ 1,349	\$ 1,539	\$ 1,396	\$ 1,784	\$ 1,660	\$ 1,586	\$ 1,422	\$ 1,273
Net cost per resident	\$ 114.41	\$ 97.19	\$ 73.34	\$ 83.67	\$ 75.79	\$ 95.82	\$ 89.68	\$ 85.78	\$ 77.00	\$ 69.86

Community Center

Expenditures (thousands)	\$ 1,731.0	\$ 1,817.0	\$ 1,779	\$ 1,504	\$ 1,266	\$ 1,089	\$ 1,089	\$ 1,036	\$ 1,004	\$ 1,044
Revenue (Thousands)	\$ 1,675.0	\$ 1,682.0	\$ 1,612.0	\$ 1,385.0	\$ 1,012.0	\$ 761.0	\$ 1,166.0	\$ 927.0	\$ 884.0	\$ 994.0
Net Expenses	\$ 56.0	\$ 135.0	\$ 167.0	\$ 119.0	\$ 254.0	\$ 328.0	\$ (77.0)	\$ 109.0	\$ 120.0	\$ 50.0
Net cost per resident	\$ 3.08	\$ 7.38	\$ 9.08	\$ 6.47	\$ 13.79	\$ 17.62	\$ (4.16)	\$ 5.90	\$ 6.50	\$ 2.74

All Other Parks:

Expenditures (thousands)	\$ 2,491	\$ 2,213	\$ 2,005	\$ 1,943	\$ 1,569	\$ 1,409	\$ 1,351	\$ 1,352	\$ 1,389	\$ 1,289
Revenue (Thousands)	\$ 1,242	\$ 1,282	\$ 1,286	\$ 1,149	\$ 782	\$ 310	\$ 500	\$ 327	\$ 232	\$ 284
Net Expenses	\$ 1,249	\$ 931	\$ 719	\$ 794	\$ 787	\$ 1,099	\$ 851	\$ 1,025	\$ 1,157	\$ 1,005
Net cost per resident	\$ 68.60	\$ 50.86	\$ 39.09	\$ 43.17	\$ 42.73	\$ 59.03	\$ 45.98	\$ 55.44	\$ 62.65	\$ 55.15

General Fund: (4)

General Fund (GF) Revenues	\$ 39,230	\$ 36,795	\$ 34,725	\$ 33,612	\$ 28,584	\$ 25,287	\$ 25,551	\$ 22,842	\$ 21,702	\$ 21,430
Per Capita GF Revenues	\$ 2,154.78	\$ 2,010.22	\$ 1,887.74	\$ 1,827.34	\$ 1,552	\$ 1,358	\$ 1,380	\$ 1,235	\$ 1,175	\$ 1,176
General Fund (GF) Expenditures	\$ 10,057	\$ 35,638	\$ 34,523	\$ 30,276	\$ 26,512	\$ 25,238	\$ 23,626	\$ 24,640	\$ 24,198	\$ 21,712
Per Capita GF Expenditures	\$ 552.40	\$ 1,947.01	\$ 1,876.76	\$ 1,645.97	\$ 1,439.38	\$ 1,355.50	\$ 1,276.39	\$ 1,332.61	\$ 1,310.34	\$ 1,191.46
GF Rev. as a % of GF Exp.	390.08%	103.25%	100.59%	111.02%	107.82%	100.19%	108.15%	92.70%	89.69%	98.70%

Interest rates, maximum	2.04%	5.50%	5.34%	2.87%	0.26%	1.96%	2.67%	2.84%	1.38%	0.84%
Interest rates, minimum	1.75%	5.12%	3.22%	0.14%	0.08%	0.16%	1.96%	0.10%	0.01%	0.01%

VILLAGE OF PINECREST, FLORIDA
OPERATING INDICATORS BY FUNCTION
(CONTINUED) LAST TEN FISCAL YEARS

Stormwater Fund: (4)

Operating Revenue	\$ 1,964	\$ 2,283	\$ 2,085	\$ 1,284	\$ 1,244	\$ 1,216	\$ 1,302	\$ 1,477	\$ 1,260	\$ 969
Operating Revenue per capita	\$ 108	\$ 125	\$ 113	\$ 70	\$ 68	\$ 65	\$ 70	\$ 80	\$ 68	\$ 53
Accounts Receivable (AR)	\$ 18	\$ 22	\$ 24	\$ 33	\$ 43	\$ 66	\$ 105	\$ 220	\$ 261	\$ 202
Retained earnings, Unrestricted	\$ 2,674	\$ 2,248	\$ 2,391	\$ 4,435	\$ 3,518	\$ 2,758	\$ 1,165	\$ 159	\$ 603	\$ 356
% of AR to Unrestricted	0.67%	0.98%	1.00%	0.74%	1.22%	2.39%	9.01%	138.36%	43.28%	56.74%
Delinquent properties as of 7/1	27	34	39	53	69	112	210	689	1,574	1,261

General Government: (4) & (6)

Lien Searches	443	417	374	402	886	611	547	555	499	563
Credit card transactions	71,831	75,231	65,119	60,508	38,087	23,571	28,023	15,246	16,131	20,274

Homestead Properties (8)

Total Properties	4,511	4,482	4,462	4,452	4,445	4,420	4,421	4,503	4,503	4,525
Homestead as % of Total properties	69.8%	69.2%	69.2%	69.1%	66.7%	68.7%	68.9%	69.4%	69.4%	70.4%

Transportation: (7)

Circulator Bus ridership	22,732	39,413	49,359	48,188	8,713	45,513	46,064	28,205	29,875	28,845
Circulator bus expenses	\$ 266	\$ 292	\$ 411	\$ 401	\$ 237	\$ 273	\$ 271	\$ 169	\$ 158	\$ 181
Cost per ride	\$ 11.70	\$ 7.41	\$ 8.33	\$ 8.32	\$ 27.20	\$ 6.00	\$ 5.88	\$ 5.99	\$ 5.29	\$ 6.27

Percentage of accounts payable (4)

payments made by ACH:										
count	68.0%	85.7%	62.2%	65.2%	49.9%	76.0%	40.6%	76.1%	46.0%	75.0%
dollar amount	81.0%	82.5%	79.7%	76.4%	61.3%	65.8%	51.0%	23.9%	76.0%	76.1%

Number of payroll checks issued

by direct deposit	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
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Miami unemployment rate (2)

	2.5%	2.1%	2.5%	2.3%	4.9%	12.6%	3.0%	3.2%	2.4%	5.1%
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Source of non accounting data

- (1) Provided the University of Florida, Bureau of Economic & Business Research
- (2) Bureau of Labor Statistics
- (3) Village of Pinecrest Police Department
- (4) Village of Pinecrest Finance Department
- (5) Village of Pinecrest Building, Zoning and Planning Department
- (6) Village of Pinecrest Village Clerk Department
- (7) Village of Pinecrest Office of the Village Manager
- (8) Miami Dade Tax Rolls

VILLAGE OF PINECREST, FLORIDA
CAPITAL ASSETS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police:										
Number of Stations	1	1	1	1	1	1	1	1	1	1
Number of Police Vehicles	32	32	32	32	32	32	56	66	74	82
Number of motorcycles	2	2	2	2	2	2	2	2	2	2
Parks:										
Parks	7	7	7	7	7	8	8	8	9	9
Park Acreage	60	60	60	60	60	63	63	63	68	68
Tennis Courts	6	6	6	6	6	6	6	5	5	5
Pickelball Courts	0	0	0	0	0	0	0	4	4	8
Public Works										
Miles of roads	108	108	108	108	108	108	108	108	108	108
Cable Television Systems	3	3	3	3	3	3	3	3	3	3
Public Schools:										
High Schools	1	1	1	1	1	1	1	1	1	1
Middle Schools	1	1	1	1	1	1	1	1	1	1
Elementary Schools	3	3	3	3	3	3	3	3	3	3

Source: The Village of Pinecrest's various departments.

IV. COMPLIANCE SECTION



Accountants

Advisors

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

Honorable Mayor, Members of the Village Council and Village Manager
Village of Pinecrest, 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, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Pinecrest, Florida (the "Village"), as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated March 6, 2026.

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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Village's internal control. Accordingly, we do not express an opinion on the effectiveness of 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 Village'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 Village'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 Village's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Caballero Fierman Llerena & Garcia, LLP

Caballero Fierman Llerena & Garcia, LLP
Miami, Florida
March 6, 2026



MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Honorable Mayor, Members of the Village Council and Village Manager
Village of Pinecrest, Florida

Report on the Financial Statements

We have audited the basic financial statements of the Village of Pinecrest, Florida (the Village), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 6, 2026.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*, and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 6, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Village 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 the review of financial information provided by same. This assessment has been performed as of the fiscal year end.

Financial Condition and Management (Continued)

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

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the Village a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the Village's geographical boundaries during the fiscal year under audit. During the fiscal year ended September 30, 2025, the PACE Program did not operate within the Village's geographical boundaries.

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 the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Caballero Fierman Llerena & Garcia, LLP

Caballero Fierman Llerena & Garcia, LLP
Miami, Florida
March 6, 2026



Accountants

Advisors

INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE PURSUANT TO SECTION 218.415 FLORIDA STATUTES

To the Honorable Mayor, Village Council, and Village Manager
Village of Pinecrest, Florida

We have examined Village of Pinecrest, Florida's (the Village) compliance with the requirements of Section 218.415 Florida Statutes during the period of October 1, 2024 to September 30, 2025. Management of the Village is responsible for the Village's compliance with the specified requirements. Our responsibility is to express an opinion on the Village's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Village complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether 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 specified requirements. In our opinion, the Village complied, in all material respects, with the requirements of Section 218.415 Florida Statutes during the period of October 1, 2024 to September 30, 2025.

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

Caballero Fierman Llerena & Garcia, LLP

Caballero Fierman Llerena & Garcia, LLP
Miami, Florida
March 6, 2026



PINECREST

Finance Department

IMPACT FEE AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Maria Arteaga-Nariño also known as Marie Arteaga-Nariño, who being duly sworn, deposes and says on oath that:

- 1. I am the Chief Financial Officer of the Village of Pinecrest, which is a local governmental entity of the State of Florida.
2. The governing body of the Village of Pinecrest adopted Ordinance No. 2019-9 amending Chapter 8, Section 8.1(b) of the Code of Ordinances implementing Police, Parks and Recreation, Municipal Facilities, and Stormwater Drainage Facilities impact fees.
3. The Village of Pinecrest has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Maria Arteaga-Nariño

STATE OF FLORIDA COUNTY OF Miami-Dade

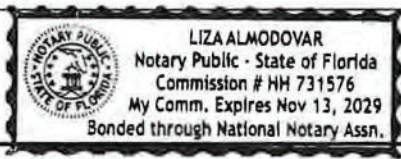
SWORN TO AND SUBSCRIBED before me this 12th day of February 2020

Signature of Notary Public Liza Almodovar

Personally known [checked] or produced identification

Type of identification produced:

My Commission Expires:



Pursuant to Section 163.31801(8), Florida Statutes, if there is no chief financial officer, the executive officer must sign the affidavit.



PINECREST

Village Council

Joseph M. Corradino, Mayor

Jerry Greenberg, Vice Mayor

Shannon del Prado

Ken Fairman

Ariel Meyer

Yocelyn Galiano, ICMA-CM, Village Manager

Priscilla Torres, MMC, Village Clerk

Mitchell Bierman, Village Attorney

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