

Seminole Improvement District

ANNUAL FINANCIAL REPORT

September 30, 2023

**Seminole Improvement District
ANNUAL FINANCIAL REPORT**

September 30, 2023

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Seminole Improvement District
Palm Beach County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities, business-type activities and each major fund of Seminole Improvement District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities and each major fund of Seminole Improvement District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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.

To the Board of Supervisors
Seminole Improvement District

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 District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. 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 GAAS 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 judgement made by a reasonable user made based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement 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 District'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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District'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.

To the Board of Supervisors
Seminole Improvement District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis 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 obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 14, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Seminole Improvement District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 14, 2024

**Seminole Improvement District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

Management's discussion and analysis of Seminole Improvement District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and business-type activities and the change in net position. Governmental activities are primarily supported by assessments. Business-type activities are supported by charges to the users of those activities, such as water and sewer usage.

The **statement of net position** presents information on all assets, liabilities and deferred outflows of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities separate from the assets, liabilities, and net position of business-type activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses and related program revenues are reported by major function, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities or business-type activities. Governmental activities financed by the District include general government, physical environment, transportation and debt service. Business-type activities of the District include the water and sewer operation and interest on long term debt.

Fund financial statements present financial information for governmental funds and enterprise funds. These statements provide financial information for the major and other governmental funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources. The Water and Sewer fund financial statements provide information on all assets and liabilities of the fund, changes in the economic resources (revenues and expenses), and total economic resources.

**Seminole Improvement District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. For the Water and Sewer fund, a **statement of net position**, a **statement of revenues, expenses, and changes in net position**; and a **statement of cash flows** are presented. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

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

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

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *Notes to financial statements*.

Financial Highlights

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

- ◆ The District's total assets exceeded total liabilities \$42,312,149 (net position). Net investment in capital assets for Governmental Activities was \$18,059,823. Net investment in capital assets for Business-type Activities was \$23,272,216. Restricted net position for Business-type activities was \$6,948,667. Unrestricted net position for Governmental Activities was \$2,188,172 and for Business-type Activities was \$(8,156,729).
- ◆ Governmental activities revenues totaled \$12,090,681 while governmental activities expenses totaled \$4,448,152. Business-type activities revenues totaled \$13,181,750 while business-type activities expenses totaled \$5,189,481.

**Seminole Improvement District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
Current assets	\$ 2,872,038	\$ 2,389,788	\$ 4,238,053	\$ 2,805,630	\$ 7,110,091	\$ 5,195,418
Restricted assets	110,000	12,400	7,902,443	12,830,910	8,012,443	12,843,310
Capital assets	19,412,698	12,135,381	29,733,102	15,086,839	49,145,800	27,222,220
Total Assets	<u>22,394,736</u>	<u>14,537,569</u>	<u>41,873,598</u>	<u>30,723,379</u>	<u>64,268,334</u>	<u>45,260,948</u>
Current liabilities	1,067,369	592,600	8,101,199	4,943,731	9,168,568	5,536,331
Non-current liabilities	1,079,372	1,339,503 *	11,708,245	11,707,763	12,787,617	13,047,266 *
Total Liabilities	<u>2,146,741</u>	<u>1,932,103</u>	<u>19,809,444</u>	<u>16,651,494</u>	<u>21,956,185</u>	<u>18,583,597</u>
Net Position						
Net investment in capital assets	18,059,823	10,796,298 *	23,272,216	14,424,503	41,332,039	25,220,801 *
Net position - restricted	-	-	6,948,667	4,755,432	6,948,667	4,755,432
Net position - unrestricted	<u>2,188,172</u>	<u>1,809,168</u>	<u>(8,156,729)</u>	<u>(5,108,050)</u>	<u>(5,968,557)</u>	<u>(3,298,882)</u>
Total Net Position	<u>\$ 20,247,995</u>	<u>\$ 12,605,466 *</u>	<u>\$ 22,064,154</u>	<u>\$ 14,071,885</u>	<u>\$ 42,312,149</u>	<u>\$ 26,677,351 *</u>

*Restated

Current assets for governmental activities increased due to an increase in internal balances in the current year.

Current assets for business-type activities increased due to an increase in cash.

Capital assets for governmental activities increased because of current year contributions by the developer.

Capital assets and net investment in capital assets for business-type activities increased primarily due to capital additions in the current year.

Current liabilities for business-type activities increased primarily due to an increase in unearned revenues.

**Seminole Improvement District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Program Revenues						
Charges for services	\$ 4,205,523	\$ 3,424,777	\$ 3,753,029	\$ 5,196,290	\$ 7,958,552	\$ 8,621,067
Capital contributions	7,631,785	348,374	9,083,880	1,800,000	16,715,665	2,148,374
General Revenues						
Intergovernmental	148,935	135,731	-	-	148,935	135,731
Investment earnings	84,563	10,584	326,122	19,479	410,685	30,063
Other revenues	19,875	17,975	18,719	-	38,594	17,975
Total Revenues	<u>12,090,681</u>	<u>3,937,441</u>	<u>13,181,750</u>	<u>7,015,769</u>	<u>25,272,431</u>	<u>10,953,210</u>
Expenses						
General government	1,244,293	1,286,840	-	-	1,244,293	1,286,840
Physical environment	3,063,517	2,677,530	-	-	3,063,517	2,677,530
Transportation	138,850	113,595	-	-	138,850	113,595
Water and sewer	-	-	5,189,481	5,323,380	5,189,481	5,323,380
Interest and other charges	1,492	429	-	-	1,492	429
Total Expenses	<u>4,448,152</u>	<u>4,078,394</u>	<u>5,189,481</u>	<u>5,323,380</u>	<u>9,637,633</u>	<u>9,401,774</u>
Change in Net Position	7,642,529	(140,953)	7,992,269	1,692,389	15,634,798	1,551,436
Net Position - Beginning of Year	<u>12,605,466</u> *	<u>12,746,419</u> *	<u>14,071,885</u>	<u>12,379,496</u>	<u>26,677,351</u> *	<u>25,125,915</u> *
Net Position - End of Year	<u>\$ 20,247,995</u>	<u>\$ 12,605,466</u> *	<u>\$ 22,064,154</u>	<u>\$ 14,071,885</u>	<u>\$ 42,312,149</u>	<u>\$ 26,677,351</u> *

*Restated

The increase in charges for services for governmental activities is the result of increased special assessments in the current year.

The increase in capital contributions for governmental activities is related to the contribution of capital assets in the current year.

The increase in physical environment expenses for governmental activities is related to the increase in landscape and lake expenses in the current year.

The increase in water and sewer revenues for business-type activities is related to expansion in the current year.

The increase in capital contributions for business-type activities is related to the increase in capital projects in the current year.

**Seminole Improvement District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2023 and 2022.

Description	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Construction in progress	\$ 19,148	\$ 2,122	\$ 5,517,769	\$ -	\$ 5,536,917	\$ 2,122
Land and improvements	5,365,800	5,365,800	1,886,937	1,886,937	7,252,737	7,252,737
Improvements other than building	2,557,405	2,448,616	24,275,842	14,531,245	26,833,247	16,979,861
Infrastructure	12,808,566	5,190,912	-	-	12,808,566	5,190,912
Equipment	403,241	403,241	3,337,304	2,792,771	3,740,545	3,196,012
Right-to-use - SBITA, net	12,818	-	-	-	12,818	-
Accumulated depreciation	(1,754,280)	(1,275,310)	(5,284,750)	(4,124,114)	(7,039,030)	(5,399,424)
Total Capital Assets (Net)	\$ 19,412,698	\$ 12,135,381	\$ 29,733,102	\$ 15,086,839	\$ 49,145,800	\$ 27,222,220

During the year, depreciation and amortization for governmental activities was \$482,633 and \$1,160,636 for business-type activities. Governmental activities added construction in progress of \$17,026, improvements other than buildings, \$108,789, infrastructure, \$7,617,654 and right-to-use – SBITA, \$16,481. Business-type activities added construction in progress, \$5,517,769, improvements other than buildings, \$9,744,597 and equipment, \$544,533.

General Fund Budgetary Highlights

The budget exceeded governmental expenditures primarily because less legal services and landscaping expenditures were incurred than anticipated.

The September 30, 2023 budget was not amended.

**Seminole Improvement District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management

Governmental Activities debt includes the following:

- ◆ In April 2023, the District entered into an amended funding agreement with the Developer for the Seminole Pratt Whitney Road box culvert replacement project. The outstanding balance at September 30, 2023 was \$1,339,083.
- ◆ In December 2018, the District initiated a financed purchase of \$9,912, for software. The balance outstanding at September 30, 2023 was \$420.

Business-type Activities debt includes the following:

- ◆ In July 2022, the District issued \$11,715,000 Series 2022 Utilities Revenue Bonds. These bonds were issued to fund various capital improvements within the District. The outstanding balance at September 30, 2023 was \$11,715,000.

Economic Factors and Next Year's Budget

Seminole Improvement District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

This financial report is designed to provide homeowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Seminole Improvement District, Inframark Services, LLC at 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

Seminole Improvement District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities	Business-type Activities	Total
ASSETS			
Current Assets			
Cash and equivalents	\$ 1,877,485	\$ 4,206,053	\$ 6,083,538
Accounts receivable	-	520,815	520,815
Due from other governments	30,472	-	30,472
Due from developer	14,131	-	14,131
Prepaid expenses	-	9,115	9,115
Internal balances	949,950	(949,950)	-
Deposits	-	166,320	166,320
Other current assets	-	285,700	285,700
Restricted assets			
Cash restricted for deposits/water system	110,000	7,902,443	8,012,443
Total Current Assets	2,982,038	12,140,496	15,122,534
Non-current Assets			
Capital assets not being depreciated			
Construction in progress	19,148	5,517,769	5,536,917
Land and improvements	5,365,800	1,886,937	7,252,737
Capital assets being depreciated			
Improvements other than buildings	2,557,405	24,275,842	26,833,247
Infrastructure	12,808,566	-	12,808,566
Equipment	403,241	3,337,304	3,740,545
Right-to-use - SBITA, net	12,818	-	12,818
Less: accumulated depreciation	(1,754,280)	(5,284,750)	(7,039,030)
Total Non-current Assets	19,412,698	29,733,102	49,145,800
Total Assets	22,394,736	41,873,598	64,268,334
LIABILITIES			
Current Liabilities			
Accounts payable and accrued expenses	398,605	199,900	598,505
Contracts/retainage payable	-	458,435	458,435
Due to other governments	-	5,000	5,000
Financed purchase payable	420	-	420
Customer deposits, payable from restricted assets	110,000	268,399	378,399
Unearned revenue	285,261	7,169,465	7,454,726
SBITA payable	5,266	-	5,266
Notes payable	267,817	-	267,817
Total Current Liabilities	1,067,369	8,101,199	9,168,568
Non-current Liabilities			
Notes payable	1,071,266	-	1,071,266
Bonds payable, net	-	11,708,245	11,708,245
SBITA payable	8,106	-	8,106
Total Non-Current Liabilities	1,079,372	11,708,245	12,787,617
Total Liabilities	2,146,741	19,809,444	21,956,185
NET POSITION			
Net investment in capital assets	18,059,823	23,272,216	41,332,039
Restricted capital connections	-	6,948,667	6,948,667
Unrestricted	2,188,172	(8,156,729)	(5,968,557)
Total Net Position	\$ 20,247,995	\$ 22,064,154	\$ 42,312,149

See accompanying notes to financial statements.

Seminole Improvement District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position		Total
	Expenses	Charges for Services	Capital Grants & Contributions	Governmental Activities	Business-type Activities	
Governmental Activities						
General government	\$ (1,244,293)	\$ 1,314,109	\$ -	\$ 69,816	\$ -	\$ 69,816
Physical environment	(3,063,517)	2,744,105	7,631,785	7,312,373	-	7,312,373
Transportation	(138,850)	147,309	-	8,459	-	8,459
Interest and other charges	(1,492)	-	-	(1,492)	-	(1,492)
Total Governmental Activities	<u>(4,448,152)</u>	<u>4,205,523</u>	<u>7,631,785</u>	<u>7,389,156</u>	<u>-</u>	<u>7,389,156</u>
Business-type Activities						
Water and sewer utilities	<u>(5,189,481)</u>	<u>3,753,029</u>	<u>9,083,880</u>	<u>-</u>	<u>7,647,428</u>	<u>7,647,428</u>
Total Primary Government	<u>\$ (9,637,633)</u>	<u>\$ 7,958,552</u>	<u>\$ 16,715,665</u>	<u>7,389,156</u>	<u>7,647,428</u>	<u>15,036,584</u>
General Revenues						
Investment earnings				84,563	326,122	410,685
Intergovernmental revenues				148,935	-	148,935
Other revenues				19,875	18,719	38,594
Total General Revenues				<u>253,373</u>	<u>344,841</u>	<u>598,214</u>
Change in Net Position				7,642,529	7,992,269	15,634,798
Net Position - October 1, 2022				<u>12,605,466</u> *	<u>14,071,885</u>	<u>26,677,351</u> *
Net Position - September 30, 2023				<u>\$ 20,247,995</u>	<u>\$ 22,064,154</u>	<u>\$ 42,312,149</u>

*Restated

See accompanying notes to financial statements.

**Seminole Improvement District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023**

	General
ASSETS	
Cash	\$ 1,987,485
Due from other funds	949,950
Due from other governments	30,472
Due from developer	14,131
Total Assets	\$ 2,982,038
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	
Liabilities:	
Accounts payable and accrued expenses	\$ 398,605
Deposits payable	110,000
Unearned revenues	285,261
Total Liabilities	793,866
 DEFERRED INFLOWS OF RESOURCES	
Unavailable revenues	14,131
 Fund Balances:	
Assigned - operating reserves	1,106,314
Unassigned	1,067,727
Total Fund Balances	2,174,041
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,982,038

See accompanying notes to financial statements.

Seminole Improvement District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 2,174,041
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, \$5,365,800, and construction in progress, \$19,418, used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	5,384,948
Capital assets being depreciated, improvements other than building, \$2,557,405, infrastructure, \$12,808,566, and equipment, \$403,241, net of accumulated depreciation, \$(1,754,280), and right-to-use, SBITA, net, \$12,818, used in governmental activities are not are not current financial resources and; therefore, are not reported at the fund level.	14,027,750
Long-term liabilities, financed purchase payable, \$(420), notes payable, \$(1,339,083), and SBITA payable, \$(13,372), are not due and payable in the current period and; therefore, are not reported at the fund level.	(1,352,875)
Unavailable revenues are reflected as deferred inflows of resources at the fund level however, revenues are recognized when earned at the government-wide level.	<u>14,131</u>
Net Position of Governmental Activities	<u><u>\$ 20,247,995</u></u>

See accompanying notes to financial statements.

Seminole Improvement District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023

	General
Revenues	
Special assessments	\$ 4,132,589
Licenses and permits	72,934
Intergovernmental revenues	148,935
Investment earnings	84,563
Other revenues	19,875
Total Revenues	4,458,896
Expenditures	
Current	
General government	1,238,648
Physical environment	2,586,529
Transportation	138,850
Capital outlay	142,296
Debt Service	
Principal	5,476
Interest	1,492
Total Expenditures	4,113,291
Revenues over/(under) expenditures	345,605
Other Financing Sources/(Uses)	
Initiation of SBITA	16,481
Net Change in Fund Balances	362,086
Fund Balances - October 1, 2022	1,811,955
Fund Balances - September 30, 2023	\$ 2,174,041

See accompanying notes to financial statements.

Seminole Improvement District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$	362,086
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$142,296, and capital contributions, \$7,617,654, exceeded depreciation and amortization, \$(482,633), in the current period.		7,277,317
Initiation of the SBITA is recognized as an other financing source at the fund level, however, it increases liabilities at the government-wide level.		(16,481)
Principal payments are reported as expenditures in the governmental funds, but are reported as reductions of liabilities in the Statement of Net Position.		5,476
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change.		<u>14,131</u>
Change in Net Position of Governmental Activities	\$	<u><u>7,642,529</u></u>

See accompanying notes to financial statements.

Seminole Improvement District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 4,131,358	\$ 4,131,358	\$ 4,132,589	\$ 1,231
Licenses and permits	207,500	207,500	72,934	(134,566)
Intergovernmental revenues	146,400	146,400	148,935	2,535
Investment earnings	3,100	3,100	84,563	81,463
Other revenues	1,900	1,900	19,875	17,975
Total Revenues	<u>4,490,258</u>	<u>4,490,258</u>	<u>4,458,896</u>	<u>(31,362)</u>
Expenditures				
Current				
General government	1,555,403	1,555,403	1,238,648	316,755
Physical environment	2,733,500	2,733,500	2,586,529	146,971
Transportation	133,800	133,800	138,850	(5,050)
Capital outlay	65,000	65,000	142,296	(77,296)
Debt Service				
Principal	2,367	2,367	5,476	(3,109)
Interest	188	188	1,492	(1,304)
Total Expenditures	<u>4,490,258</u>	<u>4,490,258</u>	<u>4,113,291</u>	<u>376,967</u>
Revenues over/(under) expenditures	<u>-</u>	<u>-</u>	<u>345,605</u>	<u>345,605</u>
Other Financing Sources/(Uses)				
Initiation of SBITA	<u>-</u>	<u>-</u>	<u>16,481</u>	<u>16,481</u>
Net Change in Fund Balances	<u>-</u>	<u>-</u>	<u>362,086</u>	<u>362,086</u>
Fund Balances - October 1, 2022	<u>1,798,589</u>	<u>1,798,589</u>	<u>1,811,955</u>	<u>13,366</u>
Fund Balances - September 30, 2023	<u>\$ 1,798,589</u>	<u>\$ 1,798,589</u>	<u>\$ 2,174,041</u>	<u>\$ 375,452</u>

See accompanying notes to financial statements.

**Seminole Improvement District
STATEMENT OF NET POSITION –
WATER & SEWER FUND
September 30, 2023**

ASSETS

Current Assets:

Cash and cash equivalents	\$	4,206,053
Accounts receivable		520,815
Prepaid expenses		9,115
Deposits		166,320
Other current assets		285,700
Restricted Assets:		
Cash restricted for deposits/water system		7,902,443
Total Current Assets		<u>13,090,446</u>

Non-current Assets:

Capital Assets:

Land and improvements		1,886,937
Construction in progress		5,517,769
Improvements other than building		24,275,842
Equipment		3,337,304
Accumulated depreciation		<u>(5,284,750)</u>
Total Non-current Assets		<u>29,733,102</u>
Total Assets		<u>42,823,548</u>

LIABILITIES

Current Liabilities:

Accounts payable and accrued expenses		199,900
Contracts/retainage payable		458,435
Due to other funds		949,950
Due to other governments		5,000
Customer deposits, payable from restricted assets		268,399
Unearned revenues		<u>7,169,465</u>
Total Current Liabilities		<u>9,051,149</u>

Non-current Liabilities:

Bonds payable, net		<u>11,708,245</u>
Total Liabilities		<u>20,759,394</u>

NET POSITION

Net investment in capital assets		23,272,216
Restricted for capital connections		6,948,667
Unrestricted		<u>(8,156,729)</u>
Total Net Position	\$	<u>22,064,154</u>

See accompanying notes to financial statements.

Seminole Improvement District
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET POSITION – WATER & SEWER FUND
For the Year Ended September 30, 2023

Operating Revenues	
Charges for Services	
Water and sewer charges	\$ 3,753,029
Miscellaneous revenues	18,719
Total Operating Revenues	<u>3,771,748</u>
Operating Expenses	
Water and sewer services	3,848,339
Personnel and administrative	755,150
Total Operating Expenses	<u>4,603,489</u>
Operating Income/(Loss)	<u>(831,741)</u>
Non-operating revenues/(expenses)	
Interest earnings	326,122
Interest and other charges	(585,992)
Total Non-operating revenues/(expenses)	<u>(259,870)</u>
Capital grants and contributions	<u>5,560,645</u>
Capital connection contributions	<u>3,523,235</u>
Change in Net Position	7,992,269
Net Position - October 1, 2022	<u>14,071,885</u>
Net Position - September 30, 2023	<u>\$ 22,064,154</u>

See accompanying notes to financial statements.

Seminole Improvement District
STATEMENT OF CASH FLOWS –
WATER & SEWER FUND
For The Year Ended September 30, 2023

	Water & Sewer Fund
Cash Flows From Operating Activities:	
Cash received from customers	\$ 3,783,073
Cash paid to suppliers	(3,439,586)
Net Cash Provided By Operating Activities	343,487
Cash Flows From Internal Activity:	
Cash provided by other funds	1,436,859
Cash Flows From Capital and Related Financing Activities:	
Investment in capital assets	(5,614,543)
Capital connections	2,052,645
Interest paid on capital debt	(585,510)
Net Cash Used By Capital and Related Financing Activities	(4,147,408)
Cash Flows From Investing Activities:	
Interest income	326,122
Net decrease in cash and equivalents	(2,040,940)
Cash and equivalents, October 1, 2022	14,149,436
Cash and equivalents, September 30, 2023	\$ 12,108,496
Reconciliation of Net Operating Income to Net Cash Used By Operating Activities	
Cash Flows From Operating Activities:	
Operating income	\$ (831,741)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	1,160,636
Changes in assets and liabilities:	
Decrease in accounts receivable	63,031
Decrease in prepaid expenses	3,533
Increase in deposits	(52,919)
Decrease in other current assets	4,600
Decrease in accounts payable	(1,518)
Decrease in due to other governments	(3,348)
Increase in unearned revenues	11,760
Decrease in customer deposits	(10,547)
Total Adjustments	1,175,228
Net Cash Provided By Operating Activities	\$ 343,487

See accompanying notes to financial statements.

Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF ACCOUNTING POLICIES

The financial statements of Seminole Improvement District (the “District”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established in 1970 pursuant to Chapter 70-854, Laws of Florida as Seminole Water Control District and was codified pursuant to Chapter 2000-431, Laws of Florida and its name was changed to Seminole Improvement District. The District is empowered to provide public infrastructure for water control and management, potable water, sewer, parking and transportation, culture and recreation, mosquito and arthropod control, education, public safety, fire control, wildlife conservation and public relations among other powers. The District currently provides irrigation, drainage, potable water and sewer and road maintenance services. The District is governed by a three member Board of Supervisors, who are elected for a three year term by the landowners of the District.

As required by GAAP, these financial statements present the Seminole Improvement District (the primary government), as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include separate columns for the governmental and business-type activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements (Continued)

Governmental activities which normally are supported by special assessments, rents and interest, are reported separately from business-type activities. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financial source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financial sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

Enterprise Funds

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund type operating statements present increases (revenues) and decreases (expenses) in total net position. The District applies all GASB pronouncements as well as all FASB and AICPA pronouncements, issued on or before November 30, 1989, which do not conflict with, or contradict, GASB pronouncements.

Enterprise fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment earnings, result from non-exchange transactions or ancillary activities. Amounts paid to acquire capital assets are capitalized as assets in the fund financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the fund financial statements, rather than as other financing sources.

Amounts paid to reduce long-term indebtedness are reported as a reduction of the related liabilities, rather than as an expense.

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government; except those required to be accounted for in another fund.

b. Enterprise Major Fund

Water and Sewer Fund

The water and sewer fund accounts for the operations that provide water and sewer utility services within the District.

c. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

For purposes of the statement of cash flows, cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to/from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported as “internal balances”.

c. Restricted Assets

Certain net position of the District are classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

d. Capital Assets

Capital assets, which include land, construction in progress, infrastructure, improvements other than building, and equipment, are reported in the applicable governmental or business-type activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20 years
Improvements other than building	15-40 years
Equipment	5-31.5 years

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

e. Subscription-Based Information Technology Arrangements (SBITA)

The District determines if an agreement is a subscription-based technology arrangement (SBITA) at inception. Arrangements are included as right-to-use SBITA assets and SBITA liabilities in the Statement of Net Position, however, are not reflected in the fund financial statements since they are not payable from current available resources. Payments for short-term arrangements with a term of 12 months or less are recognized as expenses as incurred. Right-to-use SBITA assets are recognized at the subscription commencement date and represent the District's right to use the underlying IT asset for the subscription term. The District has a \$5,000 threshold, for total annual payments, for arrangement to be subject to GASB 96. The right-to-use subscription assets are amortized over the shorter of the lease term or useful life of the underlying asset using the straight-line method. The amortization period is 3 years.

Governmental Accounting Standards Board Statement No. 96

The District implemented GASB Statement No. 96, *Subscription-Based Information Technology Arrangements (SBITA)*, which changes the accounting and financial reporting for subscription-based information technology arrangements. Under previous guidance, SBITAs were expensed when incurred. GASB Statement No. 96 defines a Subscription-Based Information Technology Arrangements as a contract that conveys control of the right to use another party's information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction. Under GASB Statement No. 96, SBITAs, other than short-term SBITAs, defined as having a maximum possible term of 12 months or less, are required to be recognized on the Statement of Net Position in the financial statements of the District. There was no change to beginning balances of the right-to-use subscription asset or subscription liability as a result of implementing this standard.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

g. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$2,174,041, differs from “net position” of governmental activities, \$20,247,995, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated as follows.

Capital related items

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 5,365,800
Construction in progress	19,148
Infrastructure	12,808,566
Improvements other than buildings	2,557,405
Equipment	403,241
Right-to-use – SBITA	12,818
Accumulated depreciation	<u>(1,754,280)</u>
Total	<u><u>\$ 19,412,698</u></u>

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Notes payable	\$ (1,339,083)
Financed purchase payable	(420)
SBITA payable	<u>(13,372)</u>
Total	<u>\$ (1,352,875)</u>

Unavailable revenues

Unavailable revenues are reflected as deferred inflows of resources at the fund level, however, revenue is recognized when earned at the government-wide level.

Unavailable revenues	<u>\$ 14,131</u>
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**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$362,086, differs from the “change in net position” for governmental activities, \$7,642,529, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation changed for the year.

Depreciation	\$ (482,633)
Capital contributions	7,617,654
Capital outlay	<u>142,296</u>
Total	<u>\$ 7,277,317</u>

Long-term debt transactions

Repayments of lease principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

SBITA initiation	<u>\$ (16,481)</u>
Principal payments	<u>\$ 5,476</u>

Unavailable revenues

Unavailable revenues are reflected as deferred inflows of resources at the fund level, however, revenue is recognized when earned at the government-wide level.

Change in unavailable revenues	<u>\$ 14,131</u>
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**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk. The District does, however, follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$14,270,015 and the carrying value was \$14,095,981. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund.

The District did not have any investments as of September 30, 2023.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessment revenues recognized for the 2022-2023 fiscal year were levied in October 2022. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year end.

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE E – INTERFUND BALANCES

Interfund balances at September 30, 2023, consisted of the following:

Receivable Fund	Payable Fund
General Fund	Enterprise Fund
	\$ 949,950

Interfund balances are the result of collections and disbursements by one fund on behalf of the other.

NOTE F – CAPITAL ASSETS

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

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 2,122	\$ 17,026	\$ -	\$ 19,148
Land and improvements	5,365,800	-	-	5,365,800
Total Capital Assets, Not Depreciated	5,367,922	17,026	-	5,384,948
Capital assets, being depreciated:				
Infrastructure	5,190,912	7,617,654	-	12,808,566
Improvements other than building	2,448,616	108,789	-	2,557,405
Equipment	403,241	-	-	403,241
Total Capital Assets, Being Depreciated	8,042,769	7,726,443	-	15,769,212
Less accumulated depreciation for:				
Infrastructure	(859,872)	(387,106)	-	(1,246,978)
Improvements other than building	(120,534)	(79,221)	-	(199,755)
Equipment	(294,904)	(12,643)	-	(307,547)
Total Accumulated Depreciation	(1,275,310)	(478,970)	-	(1,754,280)
Total Capital Assets Depreciated, Net	6,767,459	7,247,473	-	14,014,932
Governmental Activities Capital Assets	\$ 12,135,381	\$ 7,264,499	\$ -	\$ 19,399,880

Depreciation was charged to physical environment, \$476,988, and general government, \$1,982.

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE F – CAPITAL ASSETS (CONTINUED)

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

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Business-type Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ -	\$ 5,517,769	\$ -	\$ 5,517,769
Land and improvements	1,886,937	-	-	1,886,937
Total Capital Assets, Not Depreciated	<u>1,886,937</u>	<u>5,517,769</u>	<u>-</u>	<u>7,404,706</u>
Capital assets, being depreciated:				
Improvements other than buildings	14,531,245	9,744,597	-	24,275,842
Equipment	2,792,771	544,533	-	3,337,304
Total Capital Assets, Being Depreciated	<u>17,324,016</u>	<u>10,289,130</u>	<u>-</u>	<u>27,613,146</u>
Less accumulated depreciation for:				
Improvements other than buildings	(3,042,461)	(979,526)	-	(4,021,987)
Equipment	(1,081,653)	(181,110)	-	(1,262,763)
Total Accumulated Depreciation	<u>(4,124,114)</u>	<u>(1,160,636)</u>	<u>-</u>	<u>(5,284,750)</u>
Total Capital Assets Depreciated, Net	<u>13,199,902</u>	<u>9,128,494</u>	<u>-</u>	<u>22,328,396</u>
Business-type Activities Capital Assets	<u>\$ 15,086,839</u>	<u>\$ 14,646,263</u>	<u>\$ -</u>	<u>\$ 29,733,102</u>

Depreciation of \$1,160,636 was charged to water and sewer.

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE G – LONG-TERM DEBT

The following is a summary of long-term debt activity of the District for the year ended September 30, 2023:

Governmental Activities

Long-term debt at October 1, 2022	\$ 1,339,083 *
Principal payments	-
Long-term Debt at September 30, 2023	<u>\$ 1,339,083</u>

* Restated

Business-type Activities

Long-term debt at October 1, 2022	\$ 11,715,000
Principal payments	-
Long-term Debt at September 30, 2023	<u>11,715,000</u>
Bond discount, net	<u>(6,755)</u>
Long-term Debt, Net at September 30, 2023	<u>\$ 11,708,245</u>

Governmental Activities

Note Payable

In April 2023, the District amended a funding agreement with the Developer, originally established in February 2021. Under this agreement, the Developer committed to fund the District's payment obligations for the Seminole Pratt Whitney Road box culvert replacement project, ensuring its timely completion. The agreement allows the District to pursue financing for the project, with the Developer eligible for reimbursement of previously provided funds. The District has allocated \$1,339,082.70 to fund a portion of the project over the next five years, with the first reimbursement payment to the Developer beginning in fiscal year 2024. As of September 30, 2023, the balance outstanding was \$1,339,083.

The annual requirements for payments of long-term debt outstanding, as of September 30, 2023 are as follows:

Year Ending September 30,	Payment
2024	\$ 267,817
2025	267,816
2026	267,817
2027	267,816
2028	<u>267,817</u>
Totals	<u>\$ 1,339,083</u>

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE G – LONG-TERM DEBT (CONTINUED)

Business-type Activities

Revenue Bonds

In July 2022, the District issued Series 2022 Utilities Revenue Bonds, due in annual principal installments beginning October 2024 and maturing October 2027. Interest payable in April and October at a various rate between 4.4% and 5.3% beginning October 2022. As of September 30, 2023, the balance outstanding was \$11,715,000.

The annual requirements to amortize the principal and interest of long-term debt outstanding, as of September 30, 2023 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ -	\$ 585,510	\$ 585,510
2025	610,000	572,090	1,182,090
2026	635,000	544,700	1,179,700
2027	665,000	516,100	1,181,100
2028	690,000	486,290	1,176,290
2029-2033	3,995,000	1,875,425	5,870,425
2034-2038	5,120,000	706,755	5,826,755
Totals	<u>\$ 11,715,000</u>	<u>\$ 5,286,870</u>	<u>\$ 17,001,870</u>

Summary of Significant Bond Resolution Terms and Covenant

The District pledged, as security for payment of the principal and interest on the Bonds, the net revenues (gross revenues less operating expenses) derived from the operation of the District's water and sewer system. The Bond Indenture contains a rate covenant that requires net revenues to be at least 120% of the debt service requirements for that fiscal year. At September 30, 2023, the District is in compliance with the rate covenant.

The following is a schedule of the debt service reserve requirement and balance in the reserve account at September 30, 2023:

Series 2022 Utilities Revenue Bonds	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
	\$ 600,916	\$ 598,055

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE H – FINANCED PURCHASE

The District entered into a 60-month financed purchase agreement for software in the amount of \$9,912 during the year ended September 30, 2019. The first payment commenced in December 2018. The agreement has an end of finance purchase option which qualifies it as a financed purchase. The annual payment requirements as of September 30, 2023, were as follows:

Year Ending September 30,	Amount
2024	\$ 426
Total minimum lease payments	426
Less: amount representing interest	(6)
Present value of minimum lease payments	\$ 420

NOTE I – SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

In October 2022, the District entered into a software arrangement for three years. Monthly payments under this agreement are \$551.80. The arrangement qualifies as a subscription-based information technology arrangement (SBITA) under GASB 96 and, therefore, has been recorded at the present value of future minimum payments as of the date of inception. In addition, in accordance with the implementation of GASB 96, the District has recorded a right-to-use subscription asset and a subscription liability for the software. The SBITA was measured at a discount rate of 12.27%

The future minimum payments under this arrangement and the present value of the minimum payments as of September 30, 2023, are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 5,266	\$ 1,355	\$ 6,621
2025	5,955	667	6,622
2026	2,151	56	2,207
Totals	\$ 13,372	\$ 2,078	\$ 15,450

Right-to-use subscription asset activity for the year ended September 30, 2023, was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
Right-to-use subscription assets				
Software	\$ -	\$ 16,481	\$ -	\$ 16,481
Less accumulated amortization:				
Software	-	(3,663)	-	(3,663)
Right-to-use Subscription Assets, Net	\$ -	\$ 12,818	\$ -	\$ 12,818

**Seminole Improvement District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE J – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE K – RELATED PARTY TRANSACTIONS

One member of the Board of Supervisors is affiliated with a consulting company for the District. Payments made to the company for consulting services during the fiscal year ended September 30, 2023 were \$153,010.

NOTE L – RESTATEMENT OF NET POSITION

Net position for Governmental Activities was restated to properly reflect developer advances received in a prior period.

Governmental Activities

Net Position, October 1, 2022, as previously reported	\$ 13,944,549
Notes payable	<u>(1,339,083)</u>
Net Position, October 1, 2022, Restated	<u>\$ 12,605,466</u>

NOTE M – SUBSEQUENT EVENT

Subsequent to year-end, a final judgment was issued in a lawsuit involving the District and a neighboring district concerning access to a road within the neighboring district's boundaries. The judgment favored the neighboring district; however, this judgment has been stayed pending the appeal process. Additionally, the neighboring district has filed a motion seeking reimbursement for their legal costs. This motion is currently on hold pending the outcome of the appeal. The District is unable to determine the outcome or the effect of the potential limitation on ingress and egress on future development of the District.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

To the Board of Supervisors
Seminole Improvement District
Palm Beach County, 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, as listed in the table of contents, of Seminole Improvement District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 14, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Seminole Improvement District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Seminole Improvement District's internal control. Accordingly, we do not express an opinion on the effectiveness of Seminole Improvement District'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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Seminole Improvement District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Seminole Improvement District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 14, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Seminole Improvement District
Palm Beach County, Florida

Report on the Financial Statements

We have audited the financial statements of Seminole Improvement District as of and for the year ended September 30, 2023, and have issued our report thereon dated October 14, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 14, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition and Management

Section 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 Seminole Improvement District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Seminole Improvement District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Seminole Improvement District

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 Seminole Improvement District. It is management's responsibility to monitor the Seminole Improvement District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2023.

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.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Seminole Improvement District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 8
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$4,028,329
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: The District had a reuse tank expansion project for \$4,668,297, office building project, \$849,742 and an intersection improvement project for \$108,789.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, Seminole Improvement District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$1 – \$3,709 for the General Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$4,301,720.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$11,715,000 revenue bonds outstanding at September 30, 2023.

To the Board of Supervisors
Seminole Improvement District

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 14, 2024



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Seminole Improvement District
Palm Beach County, Florida

We have examined Seminole Improvement District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Seminole Improvement District's compliance with those requirements. Our responsibility is to express an opinion on Seminole Improvement District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Seminole Improvement District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Seminole Improvement District's compliance with the specified requirements.

In our opinion, Seminole Improvement District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 14, 2024