



Islamorada, Village of Islands

ANNUAL COMPREHENSIVE FINANCIAL REPORT



FOR FISCAL YEAR ENDING
SEPTEMBER 30, 2022

86800 OVERSEAS HIGHWAY ISLAMORADA, FL 33036

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022

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INTRODUCTORY SECTION

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Islamorada, Village of Islands

June 22, 2023

Citizens of Islamorada, Village of Islands, and
Honorable Mayor and Members of the Village Council
Islamorada, Village of Islands, Florida

Presented for your consideration and review is the Comprehensive Annual Financial Report for Islamorada, Village of Islands, Florida, for the year ended September 30, 2022. This report was prepared by the Village's Finance and Administration Department in accordance with the Village Charter, State Statutes, and generally accepted accounting principles for governments. Village management is responsible for the accuracy of the data presented and the completeness and fairness of the presentation, including all disclosures.

The Village has established an internal control framework that is designed both to protect the Village's assets from loss or misuse and to compile sufficiently reliable accounting information for financial statement preparation in conformity with United States generally accepted accounting principles (GAAP) established by the Government Accounting Standards Board (GASB). We believe that the Village's framework of internal controls has been designed to provide reasonable, but not absolute, assurance that the Village's assets are protected and that the financial statements will be free of material misstatement. The concept of reasonable assurance recognizes that the cost of internal controls should not outweigh the benefits likely to be derived, and that the evaluation of costs and benefits requires estimates and judgments by management.

To the best of our knowledge and belief, the data, as presented, is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and account groups of the Village. All disclosures necessary to enable the reader to gain an understanding of the Village's financial activities have been included.

Chapter 281.39 of the Florida Statutes requires that an independent certified public accountant audit the financial statements of municipalities. This requirement has been met for the fiscal year ended September 30, 2022, and the report of the independent auditors, Mauldin & Jenkins, LLC, has been included in the Financial Section of this report.

Governmental accounting and auditing principles require 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 Village's MD&A, which can be found immediately following the Independent Auditors Report in the Financial Section of this report.

THE VILLAGE

Islamorada, Village of Islands, is a string of subtropical islands eighteen miles long with a population of 7,116 residents as of April 1, 2021. The Village consists of four Keys; Plantation Key, Windley Key, Upper Matecumbe Key and Lower Matecumbe Key. The Village derives its municipal powers from a charter granted by the legislature of the State of Florida on December 31, 1997. The Village operates under the Council-Manager form of government. The governing body of the Village consists of a five-member Village Council, each of whom is elected for a two-year term. The Village Council determines policy, adopts local legislation, approves the Village's budget, sets taxes and fees, and appoints the Village Manager, Village Attorney and members of various boards and committees. The day to day operations of the Village are under the leadership of the Village Manager.

The Village provides a wide variety of services, including; general government administration; building and code enforcement; planning, zoning, and development services; public safety (fire protection and emergency medical services); public works; parks and recreation (parks maintenance, recreational activities, cultural events, and related facilities); and solid waste collection. In addition, the Village operates a recreational marina, a wastewater utility and a stormwater utility as enterprise funds. Police services are provided by the Monroe County Sheriff's Office pursuant to an interlocal agreement.

The financial reporting entity includes all of the funds and account groups of the Village and, in accordance with GASB Codification of Governmental and Financial Reporting Standards, Section 2100, "Defining the Reporting Entity," includes only those activities over which the Village is financially accountable.

BUDGETARY PROCEDURES AND CONTROLS

State of Florida statutes require that all municipal governments establish budgetary systems and approve balanced annual operating budgets. The Village Manager is responsible for preparation of the annual budget, which is submitted to the Village Council for approval in July of each year. A series of public hearings is conducted, and prior to October 1, a final operating budget is legally enacted through the passage of a resolution. In addition, the Village maintains budgetary controls, including an encumbrance system for the issuance of purchase orders and travel authorizations. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Village Council. Changes or amendments to the total budget of the Village or a department must be approved by the Council.

ECONOMIC CONDITION AND OUTLOOK

The Village's primary focus continues to be reductions in discretionary operating expenditures, with an emphasis on maintaining an acceptable level of service for Village residents. The Village monitors budgeted versus actual expenditures and revenue collections closely for early identification of unfavorable trends. The Village's strong and stable overall financial condition and adequate fund balances give reasonable assurance that the Village can adjust to unexpected reductions in revenue or significant unplanned expenditures.

On September 10, 2017, Hurricane Irma affected the Florida Keys and the Village. The Village was able to fund hurricane response and recovery efforts, including debris management and debris monitoring activities, through use of unassigned fund balance accumulated for this purpose. Prior to the COVID-19 coronavirus pandemic and associated restrictions affecting the entire United States, the local economy post-Hurricane Irma had improved, and the quality of life for Village residents continued to be enhanced by the availability of superior recreational facilities, the tropical climate, and superb fishing and diving, which also makes the Village a consistently popular tourist attraction. Through fiscal year 2021-2022, housing sales remained high despite impacts from Hurricane Irma and the pandemic. In FY 2022-2023, many renovations of existing residential and commercial structures have occurred and construction of new single family residential developments for sale or for use as vacation rentals continue to commence with the 2023 build-out and limitation on issuance of building permits effective June 2023.

Affordable workforce housing continues to be an issue that the Village Council is actively addressing through acquisition of lands for construction of affordable housing units and donations to Habitat for Humanity. In Spring 2021, certificates of occupancy for a 16-unit Habitat for Humanity of the Upper Keys development on Windley Key were issued. Eight of the units are rentals and eight of the units are designated for home ownership. The Village holds a 99-year ground lease on the property. The Village has spent almost \$4 million to purchase additional lots near the Plantation Key School and along the Overseas Highway for future affordable/workforce housing development. One set of parcels is currently being developed for nine single family residences. The Village donated the parcels to Habitat for Humanity of the Upper Keys for affordable housing development purposes.

The Village's tourism-based economy is at times affected by economic events worldwide. The importance of the tourist industry in Islamorada is demonstrated by the fact that many of the Village's top taxpayers are hotels and resorts. For the fiscal year ending September 30, 2022 the Village's two largest sales tax derived revenue sources (local government ½ cent sales tax and local discretionary sales surtax) exceeded budget in fiscal year 2021-2022 and continue to exceed budget in fiscal year 2022-2023.

In fiscal year 2020-2021, the Village created a new fund to account specifically for Building Department activities and building permit fees revenues in accordance with Florida Statutes and to facilitate new reporting requirements to the State. The Village continues to collect increased revenues due to increased issuance of building permits for new construction and renovations.

Monroe County and Islamorada have customarily enjoyed the lowest unemployment rates in Florida, usually less than 3%. During the pandemic, unemployment rates swelled to about 32.2% as workers in the hospitality, hotel and food industries were hardest hit. Self-employed workers were affected by lack of business when the Keys was closed down to outside visitors. In fiscal year 2020-2021 and fiscal year 2021-2022, the Florida Keys appear to have recovered. The April 2022 unemployment rate for Monroe County was 1.5%, which is a record low. In turn, businesses and local governments now struggle to recruit and retain employees as housing costs continue to increase.

LONG TERM PLANNING

The Village continues to pursue and modify its long term goals as outlined in the adopted Five-Year Capital Improvement Plan. The Village has completed construction of a Village-wide wastewater collection and transmission system. Smaller wastewater capital projects continue as renewal and replacement needs are identified. The Village has been able to begin considering funding stormwater and canal restoration projects to improve water quality in the area. The Village continues to seek grants from the state and federal governments to supplement its other revenue sources and minimize borrowing. With a two-year election cycle for the Village Council, consistency in long-term planning is more difficult to maintain than if the Council terms were longer. Priorities established by one Council may not be the priorities of the next Council. A turnover of all five Council members occurred in November 2020. Three of those Council members were re-elected in November 2022 providing some consistency in governance. The Village Manager position experiences frequent turnover. The current manager was hired August 1, 2022. Therefore, establishment of priorities for the Village through a strategic planning session has not occurred in recent years but is scheduled for the near future.

RELEVANT FINANCIAL POLICIES AND MAJOR INITIATIVES

Legislation passed by the 1999 Florida Legislature (chapter 99-395 Law of Florida) mandated higher wastewater treatment standards in the Florida Keys. By December 31, 2015, all wastewater treatment systems in the Keys must be Advanced Wastewater Treatment (AWT) or Best Available Technology (BAT) for treatment. The mandate required that all wastewater treatment systems in the Keys be upgraded or replaced to meet stringent nutrient reduction requirements.

In 2009 the Village completed construction of a collection system and treatment plant in the North Plantation Key area providing wastewater services to 16% of the properties within the boundaries of the Village. At the end of fiscal year 2011-2012, the Village entered into a contract with Reynolds Water Islamorada, LLC, to design, build and operate a wastewater collection and transmission system in the remaining areas of the Village not yet serviced with wastewater (the Remaining Service Area (RSA)). Service availability to all areas of the Village was accomplished by December 31, 2015, pursuant to the State of Florida's mandate.

Repayment of financing of the entire project and cash availability and flow continues to be a priority of Village staff and the Village Council. The Village continues to operate its wastewater collection and transmission system with in-house staff. In fiscal year 2021-2022, Village staff

conferred with a financial advisor to evaluate options to refinance the Village's debt, including through a public offering, with the hope of realizing interest expense savings up to \$6 million. Post-pandemic, interest rates were unpredictable and began to rise. Instead of refinancing existing debt, the Village was able to apply a \$6 million debt service reserve to pay down principal on its largest State Revolving fund loan. The Village regularly evaluates its wastewater customer rates to confirm revenue sufficiency. An increase to wastewater customer rates may be recommended by fiscal year end as the FY 2023-2024 budget is prepared.

In November 2022, the Village opened an account with FLCLASS, an investment pool solution for Florida local governments. The FLCLASS fund is a stable \$1.00 NAV local government investment pool that offers daily liquidity. Investments are made in accordance with Florida State Law and include U. S. Agencies and Treasuries, repurchase agreements, collateralized bank deposits, and money market funds. The Village's initial transfer as approved by the Village Council was \$10 million, and interest rates are competitive as rates continue to increase. Interest earned on the FLCLASS investment account is not recognized until funds are withdrawn.

ACKNOWLEDGMENTS

Staff expresses our appreciation and thanks to the Mayor and Council members for their interest and support in planning and conducting the financial operations of the Village in a responsible and progressive matter.

Respectfully submitted,



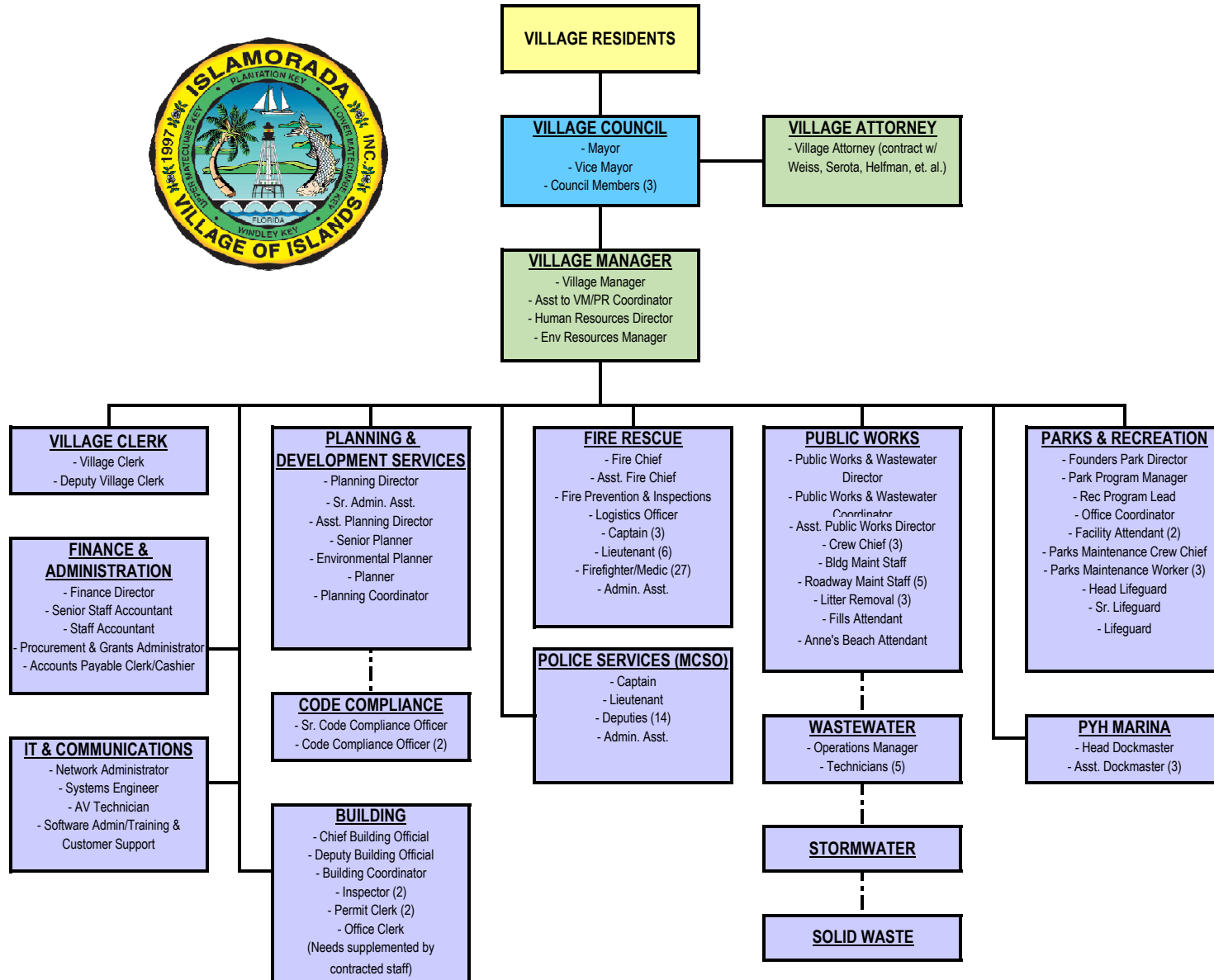
Ted Yates
Village Manager



Maria T. Bassett
Finance Director

ISLAMORADA, VILLAGE OF ISLANDS

Organizational Chart



Updated 6/19/2023

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

LIST OF PRINCIPAL OFFICIALS

SEPTEMBER 30, 2022

<u>TITLE</u>	<u>NAME</u>
Mayor	Buddy Pinter
Vice Mayor	Sharon Mahoney
Council Member	Henry Rosenthal
Council Member	Elizabeth Jolin
Council Member	Mark Gregg
Village Manager	Ted Yates
Finance Director	Maria T. Bassett
Village Clerk	Marne McGrath
Village Attorney	John J. Quick

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FINANCIAL SECTION

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INDEPENDENT AUDITOR'S REPORT

Village Council and Village Manager
Islamorada, Village of Islands, Florida

Report on 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 Islamorada, Village of Islands, Florida (the "Village"), as of and for the year ended September 30, 2022, 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, 2022, 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 15, the budgetary comparison information, Schedules of Proportionate Share of Net Pension Liability, Schedules of Contributions, and Schedule of the Changes in the Village's Total OPEB Liability and Related Ratios on pages 60 through 66 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial 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, schedules and schedule of expenditures of federal awards and state financial assistance, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, Rules of the Auditor General, 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 and state financial assistance 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 auditor's 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 June 22, 2023, 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 the Village's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Bradenton, Florida
June 22, 2023

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ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

As management of Islamorada, Village of Islands (the "Village"), we offer readers of the Village's Annual Comprehensive Financial Report this narrative overview and analysis of the financial activities of the Village for the current fiscal year ended September 30, 2022, in comparison to the previous fiscal year ended September 30, 2021. We encourage readers to consider this information in conjunction with the additional information that we have furnished in our letter of transmittal, which can be found on pages i through v of this report, as well as information in the Village's financial statements and notes.

Fund-based financial reporting and government-wide reporting are not viewed as being in conflict; however, they are not comparable. A significant portion of this analysis focuses on the changes in the government-wide statements, while still providing information on the Village's fund-based comparative changes.

FINANCIAL HIGHLIGHTS

- The Village's total assets plus deferred outflow of resources at September 30, 2022 was \$242,352,346, and total liabilities plus deferred inflow of resources was \$78,154,202. The difference (total net position) at year-end September 30, 2022 was \$164,198,144, an increase of \$6,623,854 from the prior year. The total net position for governmental activities was \$54,748,258, and the total net position for business-type activities was \$109,449,886.
- Unrestricted net position at September 30, 2022, available to meet the Village's ongoing obligations, totaled \$36,773,302, a decrease of \$7,446,238 from the prior year. Unrestricted net assets for governmental activities were \$3,804,393, while unrestricted net assets for business-type activities were \$32,968,909.
- At September 30, 2022, the Village's governmental fund statement shows a combined ending fund balance of \$22,538,321, an increase of \$4,526,723 in comparison with the prior year ending fund balance. The Village received over \$3 million in American Rescue Plan Act funds used to replenish funds expended in previous fiscal years to purchase properties for potential affordable/workforce housing development and/or developing a transportation hub. Levels of sales tax-based revenues continue to increase from the prior fiscal years due to an increase in tourism activity, especially following the pandemic.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the Village's basic financial statements. The Village's basic financial statements include:

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

This report also contains other supplementary information in addition to the financial statements.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements are designed to provide readers with a broad overview of the financial position of the Village and are similar to private-sector financial statements. The government-wide financial statements include a Statement of Net Position and a Statement of Activities. These statements appear on pages 16 and 17 of this report.

The Statement of Net Position presents information on all of the Village's assets and liabilities, with the difference between the two reported as net position. Changes in net position over time may indicate an improving or deteriorating financial position. Net position is shown in three categories: (1) net investment in capital assets, (2) restricted, and (3) unrestricted.

The Statement of Activities presents information showing how the Village's net position changed during the fiscal year ending September 30, 2022. It provides a breakdown of revenues and expenses by functions. All changes in net position are reported as soon as the underlying event which contributes to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only affect cash flows in future fiscal periods. Examples of such items include revenues earned and expenses incurred but not yet paid, as well as unused compensated absences, all of which will produce changes in cash in a future fiscal period.

Both statements attempt to distinguish functions of the Village 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 for services (*business-type activities*). The governmental activities of the Village include general government, public safety, physical environment, transportation and culture and recreation. The business-type activities of the Village include the Plantation Yacht Harbor Marina, the Wastewater Utility, and the Stormwater Utility.

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. Islamorada, Village of Islands, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Village can be divided into two general categories: (1) governmental funds, and (2) proprietary funds.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

GOVERNMENTAL FUNDS

Governmental funds are used to account for essentially the same functions as those reported in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the year.

The focus of governmental funds is narrower than that of the government-wide financial statements. Therefore, it can be useful to compare the information presented for the governmental funds with similar information presented for governmental activities in the government-wide statements. By doing so, readers may better understand the long-term impact of the government's near term financing decisions. Reconciliations have been provided as a link between the governmental fund statements and the government-wide statements to assist in this comparison. Page 19 provides a Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position. Page 21 provides a Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.

The Village maintains nine governmental funds. For presentation purposes, authoritative accounting standards require that "major" funds be reported in a separate column on the financial statements. A government's General Fund is always classified and presented separately as a major fund. The relative size of the other funds is assessed based on proportionate share of certain financial statement elements to determine whether they qualify as major funds. Governmental funds that are individually presented as major funds in the Village's governmental fund balance sheet and in the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances include the General Fund, Debt Service Fund and Capital Projects Fund. Data from the other five governmental funds (Solid Waste Fund, Transportation Fund, Affordable Housing Fund, Building Fund, and American Rescue Plan Act Fund) are presented in a single column titled "Non-major Governmental Funds." The American Rescue Plan Act Fund was created to separate the grant funds and more easily identify the use. This fund was closed at September 30, 2022.

The basic governmental fund financial statements can be found on pages 16 through 21 of this report.

PROPRIETARY FUNDS

The Village maintains one type of proprietary fund. Enterprise funds are used to report those functions presented as business-type activities in the government-wide financial statements. The Village uses enterprise funds to account for the Plantation Yacht Harbor Marina, the Wastewater Utility and the Stormwater Utility.

The proprietary fund financial statements provide separate information for the Marina and the Wastewater Utility, both of which are considered to be major funds of the Village, as well as the Stormwater Utility, which is a nonmajor fund.

The basic proprietary fund financial statements appear on pages 22 through 24 of this report.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

NOTES TO THE FINANCIAL STATEMENTS

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in both the government-wide and governmental fund financial statements. The notes to financial statements can be found on pages 25 through 59 of this report.

OTHER INFORMATION

In addition to the basic financial statements and the accompanying notes, this report also presents certain required supplementary information concerning the Village's budgetary comparison schedules for its General Fund. The required supplementary information can be found on pages 60 through 66 of this report.

Combining statements in connection with nonmajor governmental funds can be found on pages 67 and 68 of this report.

Additional information about the Village can be found in the Statistical Section beginning on page 77 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following table provides a summary of the Village's total net position as of September 30, 2022 compared to the Village's total net position as of September 30, 2021:

Islamorada, Village of Islands, Florida
Total Net Position

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 24,192,517	\$ 21,708,659	\$ 34,160,925	\$ 40,410,278	\$ 58,353,442	\$ 62,118,937
Capital assets	45,545,821	43,515,631	134,660,813	138,227,148	180,206,634	181,742,779
Total assets	69,738,338	65,224,290	168,821,738	178,637,426	238,560,076	243,861,716
Deferred outflows of resources	3,586,987	3,379,550	205,283	193,569	3,792,270	3,573,119
Current liabilities	1,194,225	2,830,254	600,665	619,441	1,794,890	3,449,695
Noncurrent liabilities	16,976,136	10,430,441	58,952,688	68,885,333	75,928,824	79,315,774
Total liabilities	18,170,361	13,260,695	59,553,353	69,504,774	77,723,714	82,765,469
Deferred inflows of resources	406,706	6,713,383	23,782	381,693	430,488	7,095,076
Net investment in capital assets	41,192,173	38,481,180	76,480,977	69,675,767	117,673,150	108,156,947
Restricted	9,751,692	5,197,803	-	-	9,751,692	5,197,803
Unrestricted	3,804,393	4,950,779	32,968,909	39,268,761	36,773,302	44,219,540
Total net position	\$ 54,748,258	\$ 48,629,762	\$ 109,449,886	\$ 108,944,528	\$ 164,198,144	\$ 157,574,290

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

Net Position

As noted earlier, net position can serve, over time, as a useful indicator of a government's financial position. For the Village, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$164,198,144 at the close of fiscal year 2021-2022. The Village's total net position increased \$6,623,854 from the previous fiscal year.

The largest portion of the Village's net position (71.7%) is its investment in capital assets (e.g. land, buildings, infrastructure improvements and equipment) less any outstanding debt related to their acquisition. The Village uses these capital assets to provide services and recreational opportunities to its citizens; consequently, these assets are not available for future spending. Although the Village's investment in capital assets is reported net of related debt, it is important to note that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

It should also be noted that another portion of the Village's net position (5.9%) is restricted for police training, capital project and transportation project funding.

The remaining component of net position is unrestricted in the amount of \$36,773,302. Unrestricted net position may be used to meet the Village's ongoing obligations to its citizens and creditors. The Village's unrestricted net position reflects a positive balance as the Village is able to apply restricted net position to its debt service obligations for the wastewater capital project and wastewater rate revenues increase. At the end of the fiscal year ended September 30, 2022, the Village is able to report positive balances in all of the three categories of net position for the government as a whole.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

Changes in Net Position

Governmental activities and business-type activities increased the Village's net position by \$6,623,854 from the previous fiscal year. The relevant revenue and expense categories and their effect on net position are summarized in the table below. The information presented in this table will be used in the subsequent discussion of governmental and business-type activities:

Islamorada, Village of Islands, Florida Changes in Net Position						
	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues						
Program revenues						
Charges for services	\$ 6,532,033	\$ 6,621,798	\$ 9,178,494	\$ 8,960,586	\$ 15,710,527	\$ 15,582,384
Operating grants	2,685,123	3,255,534	-	-	2,685,123	3,255,534
Capital grants	3,762,880	2,000,396	2,153,044	1,922,487	5,915,924	3,922,883
General revenues						
Property taxes	12,426,059	11,647,316	-	-	12,426,059	11,647,316
Other taxes	4,178,466	3,549,996	-	-	4,178,466	3,549,996
Franchise fees	774,830	715,944	-	-	774,830	715,944
Unrestricted interest	52,998	48,435	1,387,772	1,479,595	1,440,770	1,528,030
Miscellaneous	-	-	334,515	713,478	334,515	713,478
Total revenues	30,412,389	27,839,419	13,053,825	13,076,146	43,466,214	40,915,565
Expenses						
General government	6,642,282	4,524,451	-	-	6,642,282	4,524,451
Public safety	10,989,375	9,087,591	-	-	10,989,375	9,087,591
Physical environment	1,996,417	3,601,987	-	-	1,996,417	3,601,987
Transportation	2,019,986	1,481,058	-	-	2,019,986	1,481,058
Economic environment	31,248	60,344	-	-	31,248	60,344
Culture and recreation	2,374,393	2,139,272	-	-	2,374,393	2,139,272
Interest on long-term debt	148,668	170,036	-	-	148,668	170,036
Plantation Yacht Harbor Marina	-	-	1,534,397	1,273,534	1,534,397	1,273,534
Wastewater utility	-	-	10,963,072	10,788,195	10,963,072	10,788,195
Stormwater utility	-	-	142,522	181,868	142,522	181,868
Total expenses	24,202,369	21,064,739	12,639,991	12,243,597	36,842,360	33,308,336
Increase (decrease) in net position before transfers	6,210,020	6,774,680	413,834	832,549	6,623,854	7,607,229
Transfers	(91,524)	(96,494)	91,524	96,494	-	-
Change in net position	6,118,496	6,678,186	505,358	929,043	6,623,854	7,607,229
Net position, beginning	48,629,762	41,951,576	108,944,528	108,015,485	157,574,290	149,967,061
Net position, end of year	\$ 54,748,258	\$ 48,629,762	\$ 109,449,886	\$ 108,944,528	\$ 164,198,144	\$ 157,574,290

Governmental Activities

Governmental activities during the fiscal year resulted in an increase to the Village's net position by \$6,118,496 from the prior year. The Village received American Rescue Plan Act funds and reimbursed funds expended in previous fiscal years to purchase vacant land for future affordable/workforce housing development. Sales tax-based revenues increased from the prior fiscal year due to an increase in tourism activity.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

The largest single ongoing revenue source for the Village's governmental activities is property taxes at \$12,426,059, which represents 40% of total governmental revenues. Another significant source of revenue for governmental activities is charges for services, including assessments for solid waste services, fees for building permits and planning review, emergency medical service fees and charges for park admission and recreation programs. These charges for services total \$6,697,033 or 22% of total revenues for governmental activities.

The single biggest expenditure category among governmental activities for the fiscal year ending September 30, 2022, was public safety. This function totals \$10,989,375 or 45% of total expenditures for governmental activities. Public safety expenditures include the cost of the Village's Fire Rescue Department and the Building Services Department as well as contract costs paid to the Monroe County Sheriff's Office to provide Village police services.

The next largest category of expenditures is general government, totaling \$6,807,282 or 28%. This expenditure category includes the operating budget for the Village Council, Village Manager, Village Attorney, Village Clerk, Planning and Development Services, Finance and Administration, IT and Communications and Code Compliance Departments.

Business-Type Activities

The Village's business-type activities are enterprise funds for the Plantation Yacht Harbor Marina, the Wastewater Utility and the Stormwater Utility. Business-type activities during the fiscal year increased the Village's net position by \$505,358 from the prior fiscal year. The Wastewater Utility enterprise fund formerly accounted for the operations of the Village-wide wastewater collection and transmission system (supported by user charges), as well as capital investments and debt service associated with construction of the wastewater facilities and infrastructure to transmit effluent to the Key Largo Wastewater Treatment District plant. Substantial completion of the wastewater collection and transmission system occurred in December 2016. In fiscal year 2021-2022, the Village continued paying principal, interest and other debt service fees on loans associated with the wastewater collection and transmission system capital project. Starting in 2016 when substantial completion occurred, depreciation began being calculated and recorded for the same multi-million dollar capital project. The Plantation Yacht Harbor Marina continues to recover operating costs through charges for services and goods with most debt incurred to purchase the Marina and to pay for improvements following Hurricane Wilma being paid-off. The Stormwater Utility was created for the purpose of segregating stormwater assessment revenue, capital costs for stormwater projects and maintenance costs for stormwater infrastructure from the activities of the general government.

Capital grants and contributions represent 16% of the total business-type revenues. The Wastewater Utility recognized \$2,143,044 in grant funding and non-ad valorem assessment revenue in fiscal year 2021-2022. The Utility also recorded \$7,283,645 in revenue from charges for services.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

FINANCIAL ANALYSIS OF THE VILLAGE'S FUNDS

As noted above, the Village uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Village's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Village's financing requirements. In particular, 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.

In fiscal year 2011, the Village adopted the GASB 54 fund balance policy whereby fund balance is classified to one of five types: (1) non-spendable, (2) restricted, (3) committed, (4) assigned, and (5) unassigned. At the end of fiscal year 2021-2022, the Village's governmental fund statement reported a combined ending fund balance of \$22,538,321, an increase of \$4,526,723 in comparison with the prior year. Of this amount, unassigned fund balance shows \$10,412,749, which are the funds available for spending at the government's discretion.

Of the total non-spendable, restricted and committed fund balances totaling \$12,125,572, 61% or \$6,661,260 is primarily restricted to capital improvement projects funded by infrastructure sales tax, and 37% or \$4,482,475 is committed to expenditures to be funded by revenue sources established by Village Council action. 1% or \$262,600 is in a non-spendable form as it relates to prepayments and deposits.

The General Fund is the chief operating fund of the Village. At the end of the current year, the unassigned fund balance in the General Fund was \$10,412,749. Under GASB 54, the General Fund is the only fund that can have a positive unassigned fund balance. In the prior year, the total unassigned fund balance in the General Fund was \$9,633,810, while total fund balance was \$10,379,750. The current year's unassigned fund balance is \$778,939 more than the prior year's unassigned fund balance.

The Village Council has established a policy that targets an unassigned fund balance of 25% to 30% of projected General Fund expenditures for each fiscal year. When compared to the adopted fiscal year 2021-2022 budget, the unassigned fund balance exceeds this target. As mentioned previously, the Florida Keys and the Village were affected by Hurricane Irma, which passed through the area on September 10, 2017. Costs associated with hurricane recovery were paid from fund balance pending reimbursement from the FEMA and FDEM, as applicable. Reimbursement funds received in fiscal year 2018-2019 through fiscal year 2021-2022 restored fund balance levels in the General Fund. Additionally, federal funds were received through the State of Florida in fiscal year 2020-2021 and fiscal year 2021-2022 to assist the Village with costs associated with the Coronavirus pandemic. Because tourism activity in the Florida Keys increased in fiscal year 2020-2021 and fiscal year 2021-2022, sales tax-based revenue sources also increased thereby adding to the Village's governmental fund balances.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

The Capital Projects Fund is used to account for revenues and expenses associated with major governmental capital and infrastructure projects and capital asset purchases. In the prior year, the total fund balance in the Capital Project Fund was \$6,888,631. The ending fund balance of the Capital Project Fund at September 30, 2022 is \$9,032,457, an increase of \$2,143,826 due mainly to increases in impact fee revenues that have not yet been utilized for capital projects associated with new development, as required, and to receipt of American Rescue Plan Act funds used to reimburse property purchases in previous years.

The Capital Projects Fund reflects a transfer out of \$91,524. The Village's receipts from a discretionary sales tax for infrastructure capital projects are transferred to other funds, including the Debt Service Fund and the Wastewater Utility Fund, to cover debt service previously incurred for capital project funding or to provide direct funding for capital projects as directed by the Village Council.

The Debt Service Fund had a total fund balance of \$0 at year-end. While the Village's Debt Service Fund is used to account for the payment of principal, interest and expenditures on long-term governmental debt during each fiscal year, it relies on transfers from other funds as the revenue source. These transfers equal the debt service expense requirements each fiscal year, and no fund balance is intended to be retained in the Debt Service Fund.

Proprietary Funds

Proprietary fund statements provide the same information as in the business-type activities column of the government-wide statements, but in greater detail. Unrestricted net position at the end of the year totaled \$1,241,561 for the Plantation Yacht Harbor Marina, \$31,494,613 for the Wastewater Utility and \$232,735 for the Stormwater Utility -- a total unrestricted assets balance of \$32,968,909 in business-type activities and a decrease of \$6,299,851 from the prior year.

Other factors concerning the finances of the two major proprietary funds have already been addressed in the discussion of the Village's business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

Differences between the original fiscal year 2021-2022, General Fund budget and the final amended budget resulted in a \$990,400 increase to total budgeted General Fund expenditures. The budget was amended to increase expenditures in the Village Council, Village Attorney, Village Clerk, Local Law Enforcement, Fire Rescue, Code Compliance, and Public Works Departments. The budget amendment included decreases or no change in budgeted expenditures in the remaining departments, including Village Manager, Finance, Planning, and IT and Communications. The total estimated General Fund revenue in the amended budget represents an increase of \$1,606,700 above the original adopted budget. Ultimately total General Fund revenues exceeded expenditures at year-end by \$1,344,932.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

CAPITAL ASSETS

The Village's financial statements present capital assets in two categories: those assets subject to depreciation (such as buildings, infrastructure and equipment) and those not subject to depreciation (such as land and construction in progress).

The Village's investment in capital assets for its governmental and business-type activities as of September 30, 2022, was \$180,206,634 net of accumulated depreciation. Of this total, \$45,545,821 relates to governmental activities, while \$134,660,813 relates to business-type activities. In total, net assets decreased by \$1,536,145 from the prior fiscal year. The decrease is attributable mainly to calculation and recording of increased depreciation relating to the wastewater collection and transmission system in the remaining service areas.

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

- Total capital assets in governmental activities increased \$2,030,190 due primarily to acquisition of \$4,257,005 in assets offset by \$2,226,815 in disposals and recording of depreciation.
- Total capital assets in the business-type activities decreased by \$3,566,335. Assets acquired in the amount of \$2,516,915 were offset by depreciation recorded for all assets in the amount of \$6,083,250.

Capital assets held by the Village at the end of the current and prior year are summarized as follows:

Islamorada, Village of Islands, Florida Capital Assets, Net of Accumulated Depreciation

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 30,521,173	\$ 28,439,123	\$ 1,061,948	\$ 1,061,948	\$ 31,583,121	\$ 29,501,071
Construction in progress	2,159,833	1,531,378	786,871	186,125	2,946,704	1,717,503
Land improvements	42,462	49,716	3,439	5,125	45,901	54,841
Buildings and improvements	6,466,091	6,731,141	514,894	536,773	6,980,985	7,267,914
Improvements other than buildings	772,402	690,506	1,673,410	1,724,828	2,445,812	2,415,334
Infrastructure	2,848,993	3,109,634	129,867,381	133,885,939	132,716,374	136,995,573
Equipment and furniture	987,744	1,093,606	454,715	540,156	1,442,459	1,633,762
Vehicles	1,747,123	1,870,527	298,155	286,254	2,045,278	2,156,781
Total	<u>\$ 45,545,821</u>	<u>\$ 43,515,631</u>	<u>\$ 134,660,813</u>	<u>\$ 138,227,148</u>	<u>\$ 180,206,634</u>	<u>\$ 181,742,779</u>

Additional information on the Village's capital assets can be found in Note 5 on pages 38 and 39 of this report.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2022

LONG-TERM DEBT

At the end of the current fiscal year, the Village had total long-term debt outstanding in the amount of \$75,928,824. The Village's debt represents bonds secured solely by specified revenue sources (i.e., revenue bonds, special assessment bonds), as well as compensated absences payable and OPEB liability. The Village has no general obligation bonds. This debt is comprised of \$16,976,136 for governmental activities and \$58,952,688 for business-type activities, mainly related to the wastewater capital project.

During the year, the Village increased its long-term debt for governmental activities by \$6,545,695 primarily due to an adjustment to net pension liability and decreased the business-type activities long-term debt by \$9,932,645. Payments of principal on long-term debt are offset by pension liability in governmental activities. Effective January 1, 2016, the Village began offering pension benefits through the Florida Retirement System to its employees. The Village's pension liability increased accordingly as existing employees opted for the new benefit and newly hired employees are automatically enrolled. The decrease in debt balances for business-type activities was due to debt service payments, including principal, commencing during the fiscal year on debt related to the remaining service areas of the wastewater capital project, including \$6.2 million paid on a State Revolving Fund Loan for the Remaining Service Area.

More detailed information about the Village's long-term liabilities is presented in Note 7 on pages 41 through 44 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Most of the Hurricane Irma response and recovery costs incurred was for debris management and monitoring services. As of September 30, 2022, the Village has received almost \$7.5 million in reimbursement funds for debris management costs. The Village has no recovery projects ongoing, and full close-out of the Hurricane Irma reimbursement process may not occur for many years. A reimbursement request for costs associated with replacement of the Anne's Beach Boardwalk has not yet been obligated.

The Village Council will begin its budget process of the next fiscal year by mid-July. Tourism in the Florida Keys continue at all-time high levels, and sales tax-based revenues have exceeded budget expectations. Additionally, development and re-development in Islamorada continues contributing to increasing taxable values. The Village's fund balance in the General Fund has recovered to higher than pre-Hurricane Irma levels, and the Village's financial condition remains healthy and positive looking into the future despite the pandemic. Future recovery costs should an event occur, will prove to be higher than Hurricane Irma. Therefore, in the fiscal year 2022-2023 budget process, the Village Council agreed to set aside 40% of budgeted expenditures in the General Fund for emergency (hurricane) response and recovery.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2022**

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Islamorada, Village of Islands, Florida's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, Islamorada, Village of Islands, 86800 Overseas Highway, Islamorada, Florida 33036.

BASIC FINANCIAL STATEMENTS

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ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and cash equivalents	\$ 22,699,269	\$ 2,125,644	\$ 24,824,913
Restricted cash and cash equivalents	-	6,340,662	6,340,662
Receivables, net	131,774	1,126,246	1,258,020
Special assessment receivables, net	-	1,237,882	1,237,882
Due from other governments	1,062,866	6,710	1,069,576
Other current assets	298,608	69,239	367,847
Special assessment receivables, net, noncurrent	-	23,254,542	23,254,542
Capital assets not being depreciated			
Land	30,521,173	1,061,948	31,583,121
Construction in progress	2,159,833	786,871	2,946,704
Capital assets being depreciated			
Land improvements	696,321	178,385	874,706
Buildings and improvements	10,788,210	882,631	11,670,841
Improvements other than buildings	5,254,428	2,400,139	7,654,567
Infrastructure	10,577,885	171,504,072	182,081,957
Equipment and furniture	4,318,940	1,832,515	6,151,455
Vehicles	3,975,101	446,654	4,421,755
Accumulated depreciation	(22,746,070)	(44,432,402)	(67,178,472)
Capital assets, net	45,545,821	134,660,813	180,206,634
Total assets	69,738,338	168,821,738	238,560,076
Deferred outflows of resources			
Deferred outflows - pensions	3,549,027	201,472	3,750,499
Deferred outflows - OPEB	37,960	3,811	41,771
Total deferred outflows of resources	3,586,987	205,283	3,792,270
Liabilities			
Accounts payable and accrued liabilities	807,361	293,091	1,100,452
Accrued interest payable	66,492	307,574	374,066
Unearned revenue	320,372	-	320,372
Noncurrent liabilities			
Due within one year	691,788	3,950,140	4,641,928
Due in more than one year	16,284,348	55,002,548	71,286,896
Total liabilities	18,170,361	59,553,353	77,723,714
Deferred inflows of resources			
Deferred inflows - pensions	390,808	22,185	412,993
Deferred inflows - OPEB	15,898	1,597	17,495
Total deferred inflows of resources	406,706	23,782	430,488
Net position			
Net investment in capital assets	41,192,173	76,480,977	117,673,150
Restricted for			
Police training	70,394	-	70,394
Capital projects	9,032,457	-	9,032,457
Transportation	89,548	-	89,548
Building	559,293	-	559,293
Unrestricted	3,804,393	32,968,909	36,773,302
Total net position	\$ 54,748,258	\$ 109,449,886	\$ 164,198,144

The accompanying notes to financial statements are an integral part of this statement.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Total
					Governmental Activities	Business-Type Activities	
Functions/programs							
Governmental activities							
General government	\$ 6,642,282	\$ 169,005	\$ 2,415,382	\$ -	\$ (4,057,895)	\$ -	\$ (4,057,895)
Public safety	10,989,375	1,375,761	260,499	58,631	(9,294,484)	-	(9,294,484)
Physical environment	1,996,417	4,027,110	9,242	56,769	2,096,704	-	2,096,704
Transportation	2,019,986	32,038	-	196,241	(1,791,707)	-	(1,791,707)
Economic environment	31,248	5,365	-	3,163,893	3,138,010	-	3,138,010
Culture and recreation	2,374,393	922,754	-	287,346	(1,164,293)	-	(1,164,293)
Interest on long-term debt	148,668	-	-	-	(148,668)	-	(148,668)
Total governmental activities	<u>24,202,369</u>	<u>6,532,033</u>	<u>2,685,123</u>	<u>3,762,880</u>	<u>(11,222,333)</u>	<u>-</u>	<u>(11,222,333)</u>
Business-type activities							
Plantation Yacht Harbor Marina	1,534,397	1,690,594	-	10,000	-	166,197	166,197
Wastewater utility	10,963,072	7,283,645	-	2,143,044	-	(1,536,383)	(1,536,383)
Stormwater utility	142,522	204,255	-	-	-	61,733	61,733
Total business-type activities	<u>12,639,991</u>	<u>9,178,494</u>	<u>-</u>	<u>2,153,044</u>	<u>-</u>	<u>(1,308,453)</u>	<u>(1,308,453)</u>
Total primary government	<u>\$ 36,842,360</u>	<u>\$ 15,710,527</u>	<u>\$ 2,685,123</u>	<u>\$ 5,915,924</u>	<u>(11,222,333)</u>	<u>(1,308,453)</u>	<u>(12,530,786)</u>
General revenues							
Property taxes					12,426,059	-	12,426,059
Sales tax					3,429,697	-	3,429,697
Communication services tax					229,888	-	229,888
Motor fuel tax					518,881	-	518,881
Franchise fees					774,830	-	774,830
Unrestricted interest					52,998	1,387,772	1,440,770
Miscellaneous					-	334,515	334,515
Transfers					(91,524)	91,524	-
Total general revenues and transfers					<u>17,340,829</u>	<u>1,813,811</u>	<u>19,154,640</u>
Change in net position					<u>6,118,496</u>	<u>505,358</u>	<u>6,623,854</u>
Net position, beginning of year					<u>48,629,762</u>	<u>108,944,528</u>	<u>157,574,290</u>
Net position, end of year					<u>\$ 54,748,258</u>	<u>\$ 109,449,886</u>	<u>\$ 164,198,144</u>

The accompanying notes to financial statements are an integral part of this statement.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022

	General	Debt Service Fund	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Cash and cash equivalents	\$ 11,336,058	\$ -	\$ 8,860,004	\$ 2,503,207	\$ 22,699,269
Receivables	131,774	-	-	-	131,774
Due from other governments	756,738	-	243,236	62,892	1,062,866
Prepays	262,490	-	-	-	262,490
Deposits	110	-	-	36,008	36,118
Total assets	<u>\$ 12,487,170</u>	<u>\$ -</u>	<u>\$ 9,103,240</u>	<u>\$ 2,602,107</u>	<u>\$ 24,192,517</u>
Liabilities					
Accounts payable	\$ 142,421	\$ -	\$ 18,460	\$ 270,749	\$ 431,630
Accrued expenditures	174,034	-	52,323	14,015	240,372
Unearned revenue	4,475	-	-	315,897	320,372
Deposits	135,359	-	-	-	135,359
Total liabilities	<u>456,289</u>	<u>-</u>	<u>70,783</u>	<u>600,661</u>	<u>1,127,733</u>
Deferred inflow of resources					
Unavailable revenue	<u>526,463</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>526,463</u>
Fund balances					
Nonspendable	262,600	-	-	-	262,600
Restricted	70,394	-	6,661,260	648,841	7,380,495
Committed	758,675	-	2,371,197	1,352,605	4,482,477
Unassigned (deficit)	10,412,749	-	-	-	10,412,749
Total fund balances	<u>11,504,418</u>	<u>-</u>	<u>9,032,457</u>	<u>2,001,446</u>	<u>22,538,321</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 12,487,170</u>	<u>\$ -</u>	<u>\$ 9,103,240</u>	<u>\$ 2,602,107</u>	<u>\$ 24,192,517</u>

The accompanying notes to financial statements are an integral part of this statement.

**ISLAMORADA, VILLAGE OF ISLANDS
RECONCILIATION OF THE BALANCE SHEET–
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund Balances–Total Governmental Funds **\$ 22,538,321**

Amounts reported for governmental activities in the Statement
of Net Position are different because:

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

Governmental capital assets	\$ 68,291,891	
Accumulated depreciation	<u>(22,746,070)</u>	45,545,821

Other long-term assets are not available to pay for current period expenditures, and, therefore, are reported as unavailable revenue in the funds.		526,463
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Noncurrent liabilities, are not due and payable in the current period
and, therefore, are not reported in the funds.

Accrued interest	(66,492)	
Bonds and notes payable	(4,353,648)	
Compensated absences	(1,013,004)	
Net pension liability, net of related deferred outflows and inflows	(8,259,414)	
Other post-employment benefits payable, net of related deferred outflows and inflows.	<u>(169,789)</u>	<u>(13,862,347)</u>

Net Position of Governmental Activities		<u>\$ 54,748,258</u>
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ISLAMORADA, VILLAGE OF ISLANDS
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	<u>General</u>	<u>Debt Service Fund</u>	<u>Capital Projects</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
Revenues					
Taxes	\$ 12,655,947	\$ -	\$ 3,429,697	\$ 518,881	\$ 16,604,525
Permits, fees and assessments	1,533,875	-	423,720	4,027,110	5,984,705
Intergovernmental	3,101,718	-	56,769	3,282,391	6,440,878
Charges for services	1,196,517	-	-	-	1,196,517
Fines and forfeitures	378,091	-	-	-	378,091
Interest	28,201	-	19,999	4,798	52,998
Miscellaneous	82,720	-	83,185	5,365	171,270
Total revenues	<u>18,977,069</u>	<u>-</u>	<u>4,013,370</u>	<u>7,838,545</u>	<u>30,828,984</u>
Expenditures					
Current					
General government	5,542,963	-	-	-	5,542,963
Public safety	8,375,067	-	104,147	1,575,470	10,054,684
Physical environment	-	-	-	1,995,987	1,995,987
Transportation	1,608,455	-	-	-	1,608,455
Economic environment	-	-	-	26,000	26,000
Culture/recreation	2,105,652	-	-	-	2,105,652
Capital outlay	-	-	4,037,766	-	4,037,766
Debt service					
Principal	-	680,803	-	-	680,803
Interest	-	158,427	-	-	158,427
Total expenditures	<u>17,632,137</u>	<u>839,230</u>	<u>4,141,913</u>	<u>3,597,457</u>	<u>26,210,737</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,344,932</u>	<u>(839,230)</u>	<u>(128,543)</u>	<u>4,241,088</u>	<u>4,618,247</u>
Other financing sources (uses)					
Transfers in	84,000	839,230	2,363,893	800,000	4,087,123
Transfers out	(304,264)	-	(91,524)	(3,782,859)	(4,178,647)
Total other financing sources (uses)	<u>(220,264)</u>	<u>839,230</u>	<u>2,272,369</u>	<u>(2,982,859)</u>	<u>(91,524)</u>
Change in fund balances	<u>1,124,668</u>	<u>-</u>	<u>2,143,826</u>	<u>1,258,229</u>	<u>4,526,723</u>
Fund balances, beginning of year	<u>10,379,750</u>	<u>-</u>	<u>6,888,631</u>	<u>743,217</u>	<u>18,011,598</u>
Fund balances, end of year	<u>\$ 11,504,418</u>	<u>\$ -</u>	<u>\$ 9,032,457</u>	<u>\$ 2,001,446</u>	<u>\$ 22,538,321</u>

The accompanying notes to financial statements are an integral part of this statement.

ISLAMORADA, VILLAGE OF ISLANDS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

Net Change in Fund Balances—Total Governmental Funds **\$ 4,526,723**

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 these assets is depreciated over their estimated useful lives.

Capital outlay	\$ 4,218,671	
Less current year depreciation	<u>(1,259,896)</u>	2,958,775

The net effect of various transactions involving capital assets (i.e. sales, trade-ins, and donations) is to decrease net position.		(928,585)
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Resources in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		(416,595)
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The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This is the net effect of these differences in the treatment of long-term debt and related items.

Principal repayments		680,803
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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 accrued interest payable	9,759	
Change in compensated absences	<u>(4,234)</u>	5,525

In the governmental funds, current year expenditures related to pensions and OPEB are comprised solely of amounts contributed to the plans for the current year. However, in the Statement of Activities, expenses related to pensions and OPEB include amounts that do not require the use of current financial resources. This amount represents the difference in the required accounting treatment of pensions, OPEB, and related items.

Change in net pension liability	(673,846)	
Change in other post-employment benefits	<u>(34,304)</u>	<u>(708,150)</u>

Change in Net Position of Governmental Activities **\$ 6,118,496**

ISLAMORADA, VILLAGE OF ISLANDS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2022

	Business-Type Activities—Enterprise Funds			
	Major Funds		Nonmajor	Total
	Plantation Yacht Harbor Marina	Wastewater Utility	Stormwater Utility	
Assets				
Current assets				
Cash and cash equivalents	\$ 1,451,492	\$ 434,288	\$ 239,864	\$ 2,125,644
Restricted cash and cash equivalents	-	6,340,662	-	6,340,662
Receivables	24,214	1,102,032	-	1,126,246
Special assessments receivable, net	-	1,237,882	-	1,237,882
Due from other governments	-	2,876	3,834	6,710
Prepays	13,471	55,568	-	69,039
Deposits	200	-	-	200
Total current assets	<u>1,489,377</u>	<u>9,173,308</u>	<u>243,698</u>	<u>10,906,383</u>
Noncurrent assets				
Special assessments receivable, net	-	23,254,542	-	23,254,542
Capital assets not being depreciated				
Land	-	1,061,948	-	1,061,948
Construction in progress	325,054	461,817	-	786,871
Capital assets being depreciated				
Land improvements	32,567	84,905	60,913	178,385
Buildings and improvements	882,631	-	-	882,631
Improvements other than buildings	2,400,139	-	-	2,400,139
Infrastructure	687,058	168,572,250	2,244,764	171,504,072
Equipment and furniture	1,822,241	10,274	-	1,832,515
Vehicles	-	446,654	-	446,654
Less accumulated depreciation	(2,845,714)	(41,175,205)	(411,483)	(44,432,402)
Capital assets, net	<u>3,303,976</u>	<u>129,462,643</u>	<u>1,894,194</u>	<u>134,660,813</u>
Total assets	<u>4,793,353</u>	<u>161,890,493</u>	<u>2,137,892</u>	<u>168,821,738</u>
Deferred outflows of resources				
Deferred outflows - pension	56,669	142,106	2,697	201,472
Deferred outflows - OPEB	1,450	2,323	38	3,811
Total assets and deferred outflows of resources	<u>\$ 4,851,472</u>	<u>\$ 162,034,922</u>	<u>\$ 2,140,627</u>	<u>\$ 169,027,021</u>
Liabilities				
Current liabilities				
Accounts payable	24,105	242,291	1,698	268,094
Accrued expenses	9,975	14,610	412	24,997
Accrued interest payable	454	307,120	-	307,574
Amounts due within one year				
Compensated absences payable	22,311	10,236	703	33,250
Bonds and loans payable	12,376	3,904,514	-	3,916,890
Total current liabilities	<u>69,221</u>	<u>4,478,771</u>	<u>2,813</u>	<u>4,550,805</u>
Noncurrent liabilities				
Compensated absences payable	52,608	17,878	1,704	72,190
Net pension liability	182,310	457,172	8,678	648,160
Bonds and loans payable	49,268	54,213,678	-	54,262,946
Total OPEB liability	7,325	11,737	190	19,252
Total non-current liabilities	<u>291,511</u>	<u>54,700,465</u>	<u>10,572</u>	<u>55,002,548</u>
Total liabilities	<u>360,732</u>	<u>59,179,236</u>	<u>13,385</u>	<u>59,553,353</u>
Deferred inflows of resources				
Deferred inflows - pension	6,240	15,648	297	22,185
Deferred inflows - OPEB	607	974	16	1,597
Total deferred inflows of resources	<u>6,847</u>	<u>16,622</u>	<u>313</u>	<u>23,782</u>
Net position				
Net investment in capital assets	3,242,332	71,344,451	1,894,194	76,480,977
Unrestricted	1,241,561	31,494,613	232,735	32,968,909
Total net position	<u>4,483,893</u>	<u>102,839,064</u>	<u>2,126,929</u>	<u>109,449,886</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 4,851,472</u>	<u>\$ 162,034,922</u>	<u>\$ 2,140,627</u>	<u>\$ 169,027,021</u>

The accompanying notes to financial statements are an integral part of this statement.

ISLAMORADA, VILLAGE OF ISLANDS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Business-Type Activities—Enterprise Funds			
	Major Funds		Nonmajor	Total
	Plantation Yacht Harbor Marina	Wastewater Utility	Stormwater Utility	
Operating revenues				
Charges for services				
Utilities	\$ -	\$ 7,283,645	\$ 204,255	\$ 7,487,900
Dock rentals	1,016,289	-	-	1,016,289
Fuel sales	613,047	-	-	613,047
Ramp	61,258	-	-	61,258
Miscellaneous	10,397	324,118	-	334,515
Total operating revenues	<u>1,700,991</u>	<u>7,607,763</u>	<u>204,255</u>	<u>9,513,009</u>
Operating expenses				
Personal services	337,557	631,849	16,661	986,067
Operating	1,007,320	2,918,550	15,549	3,941,419
Depreciation	188,200	5,784,738	110,312	6,083,250
Total operating expenses	<u>1,533,077</u>	<u>9,335,137</u>	<u>142,522</u>	<u>11,010,736</u>
Operating income (loss)	<u>167,914</u>	<u>(1,727,374)</u>	<u>61,733</u>	<u>(1,497,727)</u>
Nonoperating revenues (expenses)				
Interest revenue	3,659	1,383,723	390	1,387,772
Interest and fiscal charges/amortization expense	(1,320)	(1,627,935)	-	(1,629,255)
Total nonoperating revenues (expenses)	<u>2,339</u>	<u>(244,212)</u>	<u>390</u>	<u>(241,483)</u>
Income (loss) before capital contributions and transfers	<u>170,253</u>	<u>(1,971,586)</u>	<u>62,123</u>	<u>(1,739,210)</u>
Capital contributions				
Capital grants and contributions	10,000	2,143,044	-	2,153,044
Total capital contributions	<u>10,000</u>	<u>2,143,044</u>	<u>-</u>	<u>2,153,044</u>
Transfers in	<u>-</u>	<u>91,524</u>	<u>-</u>	<u>91,524</u>
Changes in net position	<u>180,253</u>	<u>262,982</u>	<u>62,123</u>	<u>505,358</u>
Net position, beginning of year	<u>4,303,640</u>	<u>102,576,082</u>	<u>2,064,806</u>	<u>108,944,528</u>
Net position, end of year	<u>\$ 4,483,893</u>	<u>\$ 102,839,064</u>	<u>\$ 2,126,929</u>	<u>\$ 109,449,886</u>

The accompanying notes to financial statements are an integral part of this statement.

ISLAMORADA, VILLAGE OF ISLANDS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

	Business-Type Activities—Enterprise Funds			
	Major Funds		Nonmajor	Total
	Plantation Yacht Harbor Marina	Wastewater Utility	Stormwater Utility	
Cash flows from operating activities				
Cash received from customers	\$ 1,688,530	\$ 7,585,418	\$ 204,626	\$ 9,478,574
Cash paid to suppliers	(1,011,537)	(2,859,373)	(13,904)	(3,884,814)
Cash paid to employees	(307,534)	(585,577)	(15,298)	(908,409)
Net cash provided by operating activities	369,459	4,140,468	175,424	4,685,351
Cash flows from noncapital financing activities				
Transfers in	-	91,524	-	91,524
Net cash provided by noncapital financing activities	-	91,524	-	91,524
Cash flows from capital and related financing activities				
Principal payments on loans and bonds	(12,110)	(10,359,435)	-	(10,371,545)
Interest payments on loans and bonds	(1,497)	(1,724,947)	-	(1,726,444)
Proceeds from capital grants and contributions	10,000	3,659,278	-	3,669,278
Acquisition and construction of capital assets	(316,139)	(2,200,776)	-	(2,516,915)
Net cash used in capital and related financing activities	(319,746)	(10,625,880)	-	(10,945,626)
Cash flows from investing activities				
Interest received	3,659	1,383,723	390	1,387,772
Net cash provided by investing activities	3,659	1,383,723	390	1,387,772
Net change in cash and cash equivalents	53,372	(5,010,165)	175,814	(4,780,979)
Cash and cash equivalents, beginning of year	1,398,120	11,785,115	64,050	13,247,285
Cash and cash equivalents, end of year	<u>\$ 1,451,492</u>	<u>\$ 6,774,950</u>	<u>\$ 239,864</u>	<u>\$ 8,466,306</u>
Reconciliation of operating income (loss) to net cash provided by operating activities				
Operating income (loss)	\$ 167,914	\$ (1,727,374)	\$ 61,733	\$ (1,497,727)
Adjustment to reconcile operating income (loss) to net cash provided by operating activities				
Depreciation	188,200	5,784,738	110,312	6,083,250
Decrease (increase) in assets and deferred outflows				
Accounts receivable	(12,461)	(22,345)	-	(34,806)
Prepaid items	(1,077)	(17,059)	-	(18,136)
Deposits	-	11,485	-	11,485
Due from other governments	-	-	371	371
Deferred outflows - OPEB	859	(331)	(18)	510
Deferred outflows - pension	(3,439)	(8,622)	(163)	(12,224)
Increase (decrease) in liabilities and deferred inflows				
Accounts payable	(3,140)	66,988	1,528	65,376
Accrued payroll	6,699	6,147	191	13,037
Due to other funds	-	(6,774)	-	(6,774)
Compensated absences payable	12,904	13,178	669	26,751
Net pension liability	114,904	288,141	5,469	408,514
Other post-employment benefits payable	(1,019)	4,537	117	3,635
Deferred inflows - pension	(100,706)	296	9	(100,401)
Deferred inflows - pension	(179)	(252,537)	(4,794)	(257,510)
Net cash provided by operating activities	<u>\$ 369,459</u>	<u>\$ 4,140,468</u>	<u>\$ 175,424</u>	<u>\$ 4,685,351</u>

The accompanying notes to financial statements are an integral part of this statement.

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ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 1 – ORGANIZATION AND OPERATIONS

Islamorada, Village of Islands, Florida (the “Village”) was created pursuant to Chapter 97-348, Florida Statutes, as of December 31, 1997, to become operational March 26, 1998. The Village includes four keys: Plantation Key, Windley Key, Upper Matecumbe Key, and Lower Matecumbe Key, within Monroe County, Florida. The Village operates under a Council-Manager form of government and provides or contracts for a wide range of community services including general government; public works; planning, zoning and building; public safety (fire protection, emergency medical services and police services); cultural and recreation (parks maintenance, recreational activities, cultural events, and related facilities); and operation of a marina, a wastewater utility and a stormwater utility. The Village Council (the “Council”) is responsible for legislative and fiscal control of the Village.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies and practices, and the presentation of the financial statements for the Village conform with generally accepted accounting principles as applicable to governmental units in accordance with the Governmental Accounting Standards Board (GASB). The following is a summary of the more significant accounting policies and practices.

A. Reporting Entity:

As required by generally accepted accounting principles, these financial statements present the government and its component units, if applicable. Component units are legally separate entities for which the primary government is considered to be financially accountable and for which the nature and significance of their relationship with the primary government are such that exclusion would cause the Village’s financial statements to be misleading or incomplete. A primary government is considered financially accountable if it appoints a voting majority of an organization’s governing body and is able to impose its will on that organization. The primary government may also be financially accountable if an organization is fiscally dependent on the primary government and a financial benefit or burden relationship exists, regardless of the authority of the organization’s governing board. Blended component units, although legally separate entities, are, in substance, part of the primary government’s operations and are included as part of the primary government.

Based on the application of the criteria set forth by the Government Accounting Standards Board, management has determined that no component units exist which would require inclusion in this report. Further, management is not aware of any entity which would consider the Village to be a component unit.

B. Government-Wide Financial Statements:

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the Village. 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.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Statement of Activities demonstrates the degree to which program revenues offset the direct expenses of a given function or program. 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 program, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or program. Taxes and other items not properly included among program revenues are reported instead as general revenues.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's wastewater function and various other functions of the government, if applicable. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

C. Fund Financial Statements:

The fund financial statements provide information about the Village's funds. Separate statements for each fund category – governmental and proprietary funds – are presented. The emphasis on fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The Village reports the following major governmental funds:

The **General 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.

The **Debt Service Fund** is used to account for the accumulation of resources that are restricted, committed, or assigned for the payment of principal and interest on long-term obligations of governmental funds.

The **Capital Projects Fund** accounts for revenues from discretionary sales surtax, grants and impact fees for capital improvement projects.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Village reports the following major proprietary funds:

The **Wastewater Utility Fund** is used to account for the design, construction and operation of Village owned wastewater treatment facilities that are financed and operated in a manner similar to a private business enterprise. The costs of providing services are recovered through user charges.

The **Plantation Yacht Harbor Marina Fund** is used to account for marina services provided to the community that are financed and operated in a manner similar to a private business enterprise. The costs of providing services are generally recovered through user charges.

Additionally, the Village reports the following nonmajor funds:

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than major capital projects) requiring separate accounting because of legal or regulatory provisions or administrative action.

The **Stormwater Utility Fund** is used to account for the construction of a Village owned stormwater drainage utility that provides drainage services to the residents of the Village and is operated in a manner similar to a private business enterprise. The costs of providing services will be recovered through user charges in the future.

During the course of operations the Village has activity between funds for various purposes. Any residual balances outstanding at year-end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in the fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between funds included in governmental activities are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds in business-type activities are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Measurement Focus and Basis of Accounting:

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are 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.

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 proprietary funds are charges to customers for sales and services. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses that do not meet this definition are reported as non-operating revenues or expenses.

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. Ad valorem taxes and charges for services are susceptible to accrual when collected in the current year or within 60 days subsequent to year-end, provided that amounts received pertain to billings through the fiscal year. Intergovernmental revenues, which include federal and state grants, state revenue sharing allotments, local government one-half cent sales tax and county shared revenue, among other sources are recorded in accordance with their legal or contractual requirements if collected in the current period or within 60 days after year-end. Interest income is recorded when earned. Licenses and permits, fines and forfeitures, and miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until actually received.

Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. Exceptions to this general rule include principal and interest on general long-term debt, which is recognized when due.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Budgetary Information:

Florida Statutes require that all municipal governments establish budgetary systems and approve balanced annual operating budgets. The Village Council annually adopts an operating budget and appropriates funds for the General, Special Revenue, Capital Project, Debt Service, and Enterprise funds consistent with generally accepted accounting principles. The procedures for establishing budgetary data are as follows:

- In August of each year, the Village Manager submits a proposed operating budget to the Council for the fiscal year commencing the following October 1. The operating budget includes proposed appropriations and the means of funding them.
- Two public hearings are conducted, usually during the month of September, to obtain taxpayer comments on the proposed budgets for each fund.
- Upon completion of the public hearings and before October 1, a final operating budget is legally enacted through the passage of a resolution. Passage of this resolution constitutes appropriation of the amounts specified in the budget as expenditures.

The adopted budget resolution specifies that the initial limitation on expenditures is by department or category total. The total allocated to each department, category (personnel, operating or capital) or line item may be increased or decreased by the Village Manager so long as the modification does not exceed the Village's total budgeted funds. Whenever a department, category or line item reallocation occurs, the Village Manager must present a resolution to the Village Council for approval amending the budget to reflect such department, category or line item reallocation within 30 days of the date of the reallocation.

Additionally, the adopting budget resolution provides that all outstanding encumbrances (open purchase orders) at the end of the fiscal year shall lapse. Those outstanding encumbrances may be re-appropriated into the next fiscal year budget. The total amount of outstanding encumbrances at year-end are reflected in assigned fund balance of the respective funds. When the year-end outstanding encumbrances are re-appropriated the next fiscal year, a use of fund balance is requested for approval by the Village Council.

Florida Statutes provide that the governing body of each municipality may amend the budget at any time within the fiscal year or within 60 days following the end of the fiscal year. Within 60 days of the fiscal year-end, the Village prepares a re-appropriation budget amendment to try to ensure that budget deficiencies at department, category, or line item level are covered.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Fund Balance/Net Position:

Cash and Cash Equivalents:

Cash and cash equivalents are defined as cash on hand, demand deposits and highly liquid investments with original maturities of three months or less from the date of acquisition.

Prepays:

Prepayments are recorded as assets when the initial payment is made. Each asset is then charged off against operations in the period benefitted. These amounts are reported as nonspendable in the governmental fund financial statements.

Special Assessments:

Special assessments, levied pursuant to Florida Statutes, are used to finance wastewater utility capital projects, in combination with grants and other revenue sources. The assessments are levied and imposed on all real estate parcels in the assessment districts upon adoption of a final assessment resolution. Typically, when special assessments are imposed they may be prepaid in a lump sum or spread over a 25-30 year amortization period (with interest and fees) as a non-ad valorem assessment, at the discretion of the affected property owner. During the amortization period, property owners also have the option annually to pay off the remaining principal amount of an assessment and remove it from future tax rolls. Each year, in order to perfect the lien, the Village must adopt an assessment resolution to place the annual non-ad valorem assessments on the current tax roll.

Under full accrual accounting, the estimated value of the current wastewater assessment roll levied for the 2021-2022 fiscal year (less an allowance for uncollectible amounts and interest and fees which are applicable to fiscal year 2022) is considered a current receivable for fiscal year 2020-2021. The remaining unpaid principal of each assessment (less an allowance for uncollectible amounts) is recorded as a noncurrent receivable.

Capital Assets:

Capital assets, which include land, construction-in-progress, equipment and furniture, vehicles, buildings and building renovation, improvements other than buildings, infrastructure and infrastructure improvements, land improvements, and park improvements, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Village as assets with an initial, individual cost of more than \$2,500 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities are expensed as incurred.

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

	<u>Years</u>
Equipment and furniture	5-12
Vehicles	6-7
Buildings and building renovations	50
Infrastructure and infrastructure improvements	10-40
Land improvements	10
Park improvements	15-50
Improvements other than buildings	12

Deferred Outflows/Inflows of Resources:

In addition to assets, the Statement of Net Position and Proprietary Funds Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The government has three items that qualify for reporting in this category. One is the accumulated decrease in the fair value of hedging activities. The second relates to the Village's defined benefit pension plan. The third relates to the Village's total other post-employment benefit liability.

In addition to liabilities, the Statement of Net Position and Proprietary Funds Statement of Net 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 position that applies to a future period(s) and so will not be recognized an inflow of resources (revenue) until that time. The deferred inflows of resources reported in these statements are related to the Village's defined benefit pension plan and total other post-employment liability.

The Governmental Funds Statement of Revenues, Expenditures, and Change in Fund Balance also reports unavailable revenue as a deferred inflow of resources which represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until the amount becomes available.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Village reports deferred outflows and deferred inflows related to the recording of changes in its net pension liability and total OPEB liability. Certain changes in the net pension liability and total OPEB liability are recognized as pension expense over time instead of all being recognized in the year of occurrence.

Experience gains or losses from periodic actuarial studies and changes in actuarial assumptions which adjust the net pension liability and total OPEB liability are also recorded as deferred outflows of resources and are amortized into pension expense over the expected remaining lives of plan members. The difference between projected investment return on pension investments and actual return on those investments is also deferred and amortized against pension expense over a five year period. The changes in proportion and differences between Village contributions and proportionate share of contributions are also deferred and amortized against pension expense over a five year period.

Additionally, any contributions made by the Village to the pension plan before year-end but subsequent to the measurement date of the Village's net pension liability are reported as deferred outflows of resources.

Pension:

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Village's FRS plan and additions to/deductions from this plan's fiduciary net position have been determined on the same basis as they are reported by the plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Compensated Absences:

The Village's employees are granted compensated absence pay for vacation and sick leave in varying amounts based on length of service. Unused compensated absences are payable upon separation from service. Vacation is accrued as a liability when benefits are earned by the employees, that is, the employees have rendered services that give rise to the vacation liability and it is probable that the Village will compensate the employees in some manner, e.g., in cash or in paid time-off, now or upon termination or retirement. The Village uses the vesting method in accruing sick leave liability. The vesting method accrues sick leave liability for employees who are eligible to receive termination payments upon separation. Vacation and sick pay that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In the fund financial statements, governmental funds report only the compensated absence liability payable if they are material (i.e., unused reimbursable leave still outstanding following an employee's resignation or retirement). The General Fund has typically been used in prior years to liquidate such amounts. Vacation and sick pay is accrued when incurred in the government-wide and proprietary fund financial statements.

Long-Term Obligations:

In the government-wide financial statements, and proprietary fund type in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable is reported net of the applicable bond premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt 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. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Balance/Net Position:

The Village desires to provide a stable financial environment for operations that allows the Village to provide quality services in a fiscally responsible manner. This fund balance policy is meant to serve as the framework upon which consistent operations may be built and sustained.

When both restricted and unrestricted fund balance/net position are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed. Within unrestricted fund balance, the order in which expenditures will be applied is as follows: committed, assigned and then unassigned.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Pursuant to GASB Statement No. 54, fund balance for governmental funds is 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. Additionally, fund balance classifications should depict the nature of the net resources that are reported in a governmental fund. The following definitions provided by GASB Statement No. 54 will be used in reporting activity in governmental funds of the Village.

- Nonspendable Fund Balance: Amounts that cannot be spent because they are either: (1) not in spendable form, or (2) legally or contractually required to be maintained intact. Amounts included as nonspendable include inventories, prepaid amounts, long-term amounts of loans and notes receivable, and property held for resale, unless proceeds are restricted, committed or assigned, as well as funds legally or contractually required to be maintained intact.
- Restricted Fund Balance: Amounts that may only be spent for specific purposes, as stipulated by external resource providers, by constitution or through enabling legislation that is legally enforceable by an external party. Enabling legislation that creates a revenue stream must also stipulate the purposes for which that revenue can be used. Restrictions may only be changed by parties external to the Village.
- Committed Fund Balance: Amounts committed for specific purposes by formal action of the government's highest level of decision-making authority. Fund balance can be committed pursuant to constraints imposed by either an ordinance, resolution, or a valid agreement between the Village and a counterparty for which it is clearly documented that the Village will use existing resources, rather than future revenues, to satisfy the contractual obligation. These amounts cannot be used for any other purpose unless the Village Council removes or changes the limitation by taking the same form of action it employed to previously impose the limitation. Formal action to commit an amount to a specific purpose must be made prior to the end of the Village's fiscal year. The actual amount, however, may be computed after year-end as part of the preparation of the financial statements.
- Assigned Fund Balance: Amounts that are intended by the government to be used for specific purposes but are neither restricted nor committed. Intent should be expressed by: (1) the governing body itself, or (2) a subordinate high-level body or official possessing the authority to assign amounts to be used for specific purposes. This authority is granted by the Village Council to the Village Manager. Assignment calculations may be made after year-end as part of the preparation of the financial statements. Included in this category is any fund balance carry-forward used to balance the subsequent year's budget.
- Unassigned Fund Balance: The residual classification of fund balance which has not been restricted, committed or assigned to specific purposes. Only the General Fund may report positive unassigned fund balance. Unassigned residual deficits may apply to other governmental funds to the extent fund balances are insufficient to satisfy restricted and committed balances.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-wide and proprietary fund financial statements utilize a net position presentation. Net position is presented in three components as follows:

1. Net investment in capital assets – Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes or borrowings that are attributable to the acquisition, construction or improvement of those assets. This component does not include the unspent proceeds of debt.
2. Restricted net position – Consists of funds with constraints placed on their use either by: (1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments, or (2) law through constitutional provisions or enabling legislation.
3. Unrestricted net position – Consists of net position that does not meet the definition of “restricted” or “net investment in capital assets.”

G. Property Taxes:

Under Florida law, the assessment of all properties and the collection of all county, municipal and school board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector, respectively. All property is reassessed according to its fair market value on January 1 of each year and each assessment roll is submitted to the State Department of Revenue for review to determine if the assessment roll meets all of the appropriate requirements of State Law. State statutes permit municipalities to levy property taxes at a rate of up to 10 mills.

The tax levy is established by the Council prior to October 1 of each year during the budget process. The millage rate assessed by the Village for the year ended September 30, 2022, was 3.000 mills (\$3.000 for each \$1,000 of assessed valuation). The nonexempt assessed value of property within the Village limits at January 1, 2021, was approximately \$4.2 billion.

Taxes may be paid less a 4% discount in November or at declining discounts each month through the month of February. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Delinquent taxes on real property bear interest at 18% per year until the tax is satisfied either by seizure and sale of the property or by the five year statute of limitations.

H. Estimates:

The presentation of financial statements in conformity with generally accepted accounting principles 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 expenses/expenditures during the reporting period. Actual results could differ from those estimates.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 3 – DEPOSITS AND INVESTMENTS

The Village maintains a cash pool that is available for use by all funds to facilitate the cash management process. Each fund's portion of this pool is included on the Statement of Net Position and Balance Sheet as "cash and cash equivalents." Interest is allocated to the various funds based on their proportionate share of the cash pool.

Cash – All of the Village's deposits are held in qualified public depositories pursuant to State of Florida Statutes, Chapter 280, *Florida Security for Public Deposits Act*. Under the act, every qualified public depository shall deposit with the Treasurer eligible collateral equal to or in excess of the required collateral of the depository to be held subject to his or her order. The Treasurer, by rule, shall establish minimum required pledging levels. The pledging level may range from 25% to 125% of the average monthly balance of public deposits depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in default.

At year-end, the carrying amount of the Village's deposits was \$31,165,575 and the total bank balance was \$31,376,802. Included in cash and equity in pooled cash on the Statement of Net Position is \$2,850 cash on hand. All balances are covered by federal depository insurance or by collateral held by the State Treasurer.

Investments – In accordance with the Village's investment policy, the Village may invest in the following:

- Interest-bearing time deposits and checking or savings accounts in qualified public depositories as defined in Florida Statute 280.02.
- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Statute 163.01.
- Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- Direct obligations of the United States Treasury.
- Federal agencies or instrumentalities.

At September 30, 2022, the Village's surplus funds were held in interest-bearing checking and savings accounts.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 4 – RECEIVABLES

Receivables at September 30, 2022 for the Village’s individual major funds and total nonmajor funds are as follows:

	<u>Accounts</u>	<u>Special Assessments</u>	<u>Due from Other Governments</u>	<u>Total</u>
Governmental Activities				
Major funds				
General Fund	\$ 131,774	\$ -	\$ 756,738	\$ 888,512
Capital Projects Fund	-	-	243,236	243,236
Nonmajor funds	-	-	62,892	62,892
Total governmental activities	<u>131,774</u>	<u>-</u>	<u>1,062,866</u>	<u>1,194,640</u>
Business-Type Activities				
Major funds				
Wastewater Utility Fund	1,102,032	24,492,424	2,876	25,597,332
Plantation Yacht Harbor Marina	24,214	-	-	24,214
Nonmajor funds	-	-	3,834	3,834
Total business-type activities	<u>1,126,246</u>	<u>24,492,424</u>	<u>6,710</u>	<u>25,625,380</u>
Total primary government	<u>\$ 1,258,020</u>	<u>\$ 24,492,424</u>	<u>\$ 1,069,576</u>	<u>\$ 26,820,020</u>

Special assessment receivables are net of an allowance for uncollectible accounts in the amount of \$1,020,518. All other receivables are deemed fully collectible by the Village.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the governmental activities for the year ended September 30, 2022 was as follows:

	Balance October 1	Increases	Decreases	Transfers	Balance September 30
Governmental Activities					
Capital assets, not being depreciated					
Land	\$ 28,439,123	\$ 2,974,080	\$ (892,030)	\$ -	\$ 30,521,173
Construction in progress	1,531,378	665,010	(36,555)	-	2,159,833
Total capital assets, not being depreciated	<u>29,970,501</u>	<u>3,639,090</u>	<u>(928,585)</u>	<u>-</u>	<u>32,681,006</u>
Capital assets, being depreciated					
Land improvements	696,321	-	-	-	696,321
Buildings and improvements	10,755,485	32,725	-	-	10,788,210
Improvements other than buildings	5,058,211	223,367	(27,150)	-	5,254,428
Infrastructure	10,541,306	36,579	-	-	10,577,885
Equipment and furniture	4,130,409	217,369	(28,838)	-	4,318,940
Vehicles	3,943,853	107,875	(76,627)	-	3,975,101
Total capital assets, being depreciated	<u>35,125,585</u>	<u>617,915</u>	<u>(132,615)</u>	<u>-</u>	<u>35,610,885</u>
Less accumulated depreciation for					
Land improvements	(646,605)	(7,254)	-	-	(653,859)
Buildings and improvements	(4,024,344)	(297,775)	-	-	(4,322,119)
Improvements other than buildings	(4,367,705)	(122,271)	7,950	-	(4,482,026)
Infrastructure	(7,431,672)	(297,220)	-	-	(7,728,892)
Equipment and furniture	(3,036,803)	(315,881)	21,488	-	(3,331,196)
Vehicles	(2,073,326)	(219,495)	64,843	-	(2,227,978)
Total accumulated depreciation	<u>(21,580,455)</u>	<u>(1,259,896)</u>	<u>94,281</u>	<u>-</u>	<u>(22,746,070)</u>
Total capital assets, being depreciated, net	<u>13,545,130</u>	<u>(641,981)</u>	<u>(38,334)</u>	<u>-</u>	<u>12,864,815</u>
Governmental activities capital assets, net	<u>\$ 43,515,631</u>	<u>\$ 2,997,109</u>	<u>\$ (966,919)</u>	<u>\$ -</u>	<u>\$ 45,545,821</u>

Depreciation expense was charged to the governmental activities as follows:

Governmental Activities	
General government	\$ 237,459
Public safety	422,352
Transportation	372,118
Culture and recreation	227,967
Total depreciation expense, governmental activities	<u>\$ 1,259,896</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 5 – CAPITAL ASSETS (CONTINUED)

Capital asset activity for the business-type activities for the year ended September 30, 2022 was as follows:

	Balance October 1	Increases	Decreases	Transfers	Balance September 30
Business-Type Activities					
Capital assets, not being depreciated					
Land	\$ 1,061,948	\$ -	\$ -	\$ -	\$ 1,061,948
Construction in progress	186,125	600,746	-	-	786,871
Total capital assets, not being depreciated	<u>1,248,073</u>	<u>600,746</u>	<u>-</u>	<u>-</u>	<u>1,848,819</u>
Capital assets, being depreciated					
Land improvements	178,385	-	-	-	178,385
Buildings and improvements	882,631	-	-	-	882,631
Improvements other than buildings	2,400,139	-	-	-	2,400,139
Infrastructure	169,656,107	1,847,965	-	-	171,504,072
Equipment and furniture	1,823,284	32,484	-	(23,253)	1,832,515
Vehicles	387,681	35,720	-	23,253	446,654
Total capital assets, being depreciated	<u>175,328,227</u>	<u>1,916,169</u>	<u>-</u>	<u>-</u>	<u>177,244,396</u>
Less accumulated depreciation for					
Land improvements	(173,260)	(1,686)	-	-	(174,946)
Buildings and improvements	(345,858)	(21,879)	-	-	(367,737)
Improvements other than buildings	(675,311)	(51,418)	-	-	(726,729)
Infrastructure	(35,770,168)	(5,866,523)	-	-	(41,636,691)
Equipment and furniture	(1,283,128)	(94,672)	-	-	(1,377,800)
Vehicles	(101,427)	(47,072)	-	-	(148,499)
Total accumulated depreciation	<u>(38,349,152)</u>	<u>(6,083,250)</u>	<u>-</u>	<u>-</u>	<u>(44,432,402)</u>
Total capital assets, being depreciated, net	<u>136,979,075</u>	<u>(4,167,081)</u>	<u>-</u>	<u>-</u>	<u>132,811,994</u>
Business-type activities capital assets, net	<u>\$138,227,148</u>	<u>\$ (3,566,335)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 134,660,813</u>

Depreciation expense was charged to the business-type activities as follows:

Business-Type Activities	
Plantation Yacht Harbor Marina	\$ 188,200
Wastewater Utility	5,784,738
Stormwater Utility	110,312
Total depreciation expense, business-type activities	<u>\$ 6,083,250</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 6 – INTERFUND BALANCES

There were no amounts due from/to other funds as of September 30, 2022. Interfund transfers between funds for the year ended September 30, 2022 were as follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
Governmental Activities		
Major Funds		
General Fund	\$ 84,000	\$ 304,264
Debt Service Fund	839,230	-
Capital Projects Fund	2,363,893	91,524
Nonmajor Funds	800,000	3,782,859
Business-Type Activities		
Major Funds		
Wastewater Utility Fund	91,524	-
Total	<u>\$ 4,178,647</u>	<u>\$ 4,178,647</u>

Because the Village's governmental debt is secured by discretionary sales surtax levied to fund infrastructure capital projects, a transfer of \$534,966 occurred from the Transportation Fund to the Debt Service Fund. In addition, \$304,264 was transferred from the General Fund to the Debt Service Fund to fund long-term debt payments. Transfers of \$800,000 and \$2,363,893 were made from the American Rescue Plan Act Fund to the Affordable Housing Fund and Capital Projects Fund, respectively, to reimburse the fund for prior capital. A transfer of \$84,000 was made from the Building Fund to the General Fund to reflect rent expense by the Building Fund for the portion of square footage the Building Department occupies in the Village's Administration Center (\$60,000) and to reflect a cost for use of four Village vehicles by the Building Department (\$24,000). A percentage allocation of personnel costs for staff assigned to General Fund Departments that provide services to the Building Department are expensed directly. Finally, a transfer of \$91,524 was made from the Capital Projects to the Wastewater Utility Fund for costs related to the wastewater project.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 7 – LONG-TERM LIABILITIES

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2022:

	Balance October 1	Additions	Reductions	Balance September 30	Due Within One Year
Governmental Activities					
Bonds payable					
Series 2012	\$ 1,649,451	\$ -	\$ (270,803)	\$ 1,378,648	\$ 276,788
Series 2013	3,385,000	-	(410,000)	2,975,000	415,000
Compensated absences	1,008,770	548,059	(543,825)	1,013,004	-
Net pension liability	4,221,477	8,901,144	(1,704,988)	11,417,633	-
Total OPEB liability	165,743	31,935	(5,827)	191,851	-
Total governmental activities	<u>\$ 10,430,441</u>	<u>\$ 9,481,138</u>	<u>\$ (2,935,443)</u>	<u>\$ 16,976,136</u>	<u>\$ 691,788</u>

Typically, compensated absences, the net pension liability, and other post-employment benefits are liquidated with funds from the General Fund.

Long-term debt of the governmental activities at September 30, 2022 is composed of the following bonds payable:

Capital Improvement Refunding Revenue Bond, Series 2012

The Village issued bonds in the amount of \$2,392,749 to refund \$2,332,600 of outstanding Public Improvement Revenue Bonds, Series 2007, plus accrued interest and issuance costs. Principal and interest at 2.210% is payable semi-annually on December 1 and June 1 through June 2027. The bonds are secured by, and payable from, the Village's portion of the one-cent governmental infrastructure surtax.

Governmental Activities

\$ 1,378,648

Capital Improvement Revenue Bond, Series 2013

The Village issued bonds in the amount of \$6,000,000 to finance the cost of acquisition and construction of capital improvements to the road system and pay issuance costs. Principal and interest at 3.13% is payable semi-annually on October 1 and April 1 through October 1, 2028. The bonds are secured by, and payable from, the Village's local option gas tax revenues.

2,975,000
\$ 4,353,648

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 7 – LONG-TERM LIABILITIES (CONTINUED)

Annual debt service requirements to maturity for outstanding bonds for governmental activities are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 691,788	\$ 136,200	\$ 827,988
2024	717,905	114,078	831,983
2025	739,157	91,217	830,374
2026	755,548	67,619	823,167
2027	709,250	44,154	753,404
2028 - 2031	740,000	28,215	768,215
	<u>\$ 4,353,648</u>	<u>\$ 481,483</u>	<u>\$ 4,835,131</u>

The following is a summary of changes in business-type activities long-term debt for the year ended September 30, 2022:

	Balance October 1	Additions	Reductions	Balance September 30	Due Within One Year
Business-Type Activities					
Bonds payable					
Series 2012	\$ 1,724,356	\$ -	\$ (280,703)	\$ 1,443,653	\$ 287,205
<i>Direct borrowings:</i>					
State revolving fund loans					
2006	1,834,008	-	(285,275)	1,548,733	293,138
2012	64,993,017	-	(9,805,567)	55,187,450	3,336,547
Compensated absences	78,689	70,666	(43,915)	105,440	33,250
Net pension liability	239,646	505,303	(96,789)	648,160	-
Total OPEB liability	15,617	4,127	(492)	19,252	-
Total governmental activities	<u>\$ 68,885,333</u>	<u>\$ 580,096</u>	<u>\$ (10,512,741)</u>	<u>\$ 58,952,688</u>	<u>\$ 3,950,140</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 7 – LONG-TERM LIABILITIES (CONTINUED)

Long-term debt of the business-type activities at September 30, 2022 is composed of the following bonds payable:

	<u>Business-Type Activities</u>
<u>Capital Improvement Refunding Revenue Bond, Series 2012</u>	
The Village issued bonds in the amount of \$3,931,877 to refund \$2,492,276 of outstanding Special Assessment Improvement Bonds, Series 2006, \$104,288 of outstanding Public Improvement Revenue Bonds, Series 2007, and \$1,175,198 of outstanding Capital Improvement Revenue Bonds, Series 2009, plus accrued interest and issuance costs. Principal and interest at 2.210% is payable semi-annually on December 1 and June 1 through June 2027. The bonds are secured by, and payable from, the Village's portion of the one-cent governmental infrastructure surtax.	\$ 1,443,653
<u>2006 State Revolving Fund Loan Program</u>	
The Village entered into a loan agreement with the State Department of Environmental Protection Clean Water Revolving Fund Loan program to borrow funds to finance the engineering and design of a wastewater collection system in the amount of \$5,219,564 (including capitalized interest and service fees). The combined interest and grant allocation assessment for this agreement is fixed as 2.92%. Principal and interest payments in the amount of \$166,769 are payable semi-annually on January 15 and July 15 through July 15, 2027. The loan is secured by assessments and annual revenues derived from the operation of the sewer system.	1,548,733
<u>2012 State Revolving Fund Loan Program</u>	
The Village entered into a loan agreement with the State Department of Environmental Protection Clean Water State Revolving Fund program to borrow funds to finance the design and construction of a wastewater collection system. As of September 30, 2013, the approved loan amount was \$47,799,014, including capitalized interest, and \$22,502,437 had been borrowed to date. The combined interest and grant allocation assessment for this agreement is 2.33%. Payments will begin June 15, 2016, and semi-annually thereafter on December 15 and June 15 until paid in full. The loan is secured by assessments and annual revenues derived from the operation of the sewer system.	55,187,450
	<u>\$ 58,179,836</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 7 – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the outstanding debt of the business-type activities as of September 30, 2022 is as follows:

Bonds			
<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 287,205	\$ 31,761	\$ 356,940
2024	293,529	25,411	350,701
2025	299,990	18,921	344,322
2026	306,591	12,288	337,800
2027	256,338	5,426	274,052
	<u>\$ 1,443,653</u>	<u>\$ 93,807</u>	<u>\$ 1,663,815</u>

Notes Payable from Direct Borrowings			
<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 3,629,685	\$ 1,744,887	\$ 5,374,572
2024	3,721,688	1,632,433	5,354,121
2025	3,816,056	1,516,995	5,333,051
2026	3,912,851	1,398,494	5,311,345
2027	4,012,137	1,398,494	5,410,631
2028 - 2032	19,867,567	5,167,511	25,035,078
2033-2036	17,776,199	1,939,899	19,716,098
	<u>\$ 56,736,183</u>	<u>\$ 14,798,713</u>	<u>\$ 71,534,896</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 8 – FUND BALANCE

Fund balance as of September 30, 2022 consists of the following:

	General Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total
Nonspendable				
Prepays	\$ 262,490	\$ -	\$ -	\$ 262,490
Deposits	110	-	-	110
Total nonspendable	262,600	-	-	262,600
Restricted				
Police training	70,394	-	-	70,394
Capital projects	-	6,661,260	-	6,661,260
Transportation	-	-	89,548	89,548
Building fund	-	-	559,293	559,293
Total restricted	70,394	6,661,260	648,841	7,380,495
Committed				
Landscape mitigation	758,675	-	-	758,675
Building code enforcement training	-	-	233,462	233,462
Affordable housing	-	-	1,095,063	1,095,063
Impact fees - transportation	-	627,497	-	627,497
Impact fees - fire rescue	-	472,946	-	472,946
Impact fees - parks and rec	-	1,270,754	-	1,270,754
Solid waste projects and operations	-	-	24,080	24,080
Total committed	758,675	2,371,197	1,352,605	4,482,477
Unassigned	10,412,749	-	-	10,412,749
Total fund balance	\$ 11,504,418	\$ 9,032,457	\$ 2,001,446	\$ 22,538,321

NOTE 9 – OTHER POST-EMPLOYMENT BENEFITS

Plan Description – The Village provides healthcare benefits through a single-employer defined benefit plan (the “Plan”) administered by the Village. Pursuant to the provisions of Section 112.0801, Florida Statutes, former employees and eligible dependents who retire from the Village may continue to participate in the Village’s self-funded health and hospitalization plans for medical and prescription drug coverage. The Village subsidizes the premium rates paid by retirees by allowing them to participate in the plans at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the plan on average than those of active employees. The Plan does not issue a stand-alone financial report, but a valuation report is prepared by an actuary in accordance with Governmental Accounting Standards Board Statement No. 75 (GASB 75). The results of this valuation were based on a measurement date of September 30, 2021 and are applicable to the fiscal year ending September 30, 2022.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 9 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Employees Covered by the Benefit Terms – At September 30, 2020, the date of the most recent actuarial valuation, the following employees were covered by the benefit terms:

Retirees and beneficiaries	-
Inactive, nonretired members	-
Active plan members	107
Total	<u>107</u>

Benefits Provided – A retired employee and his or her spouse and eligible dependents are eligible to continue health insurance identical to active employees if they meet the eligibility for retirement under the applicable retirement plan. The retiree is responsible for paying the entire monthly premium for health coverage and that of any covered spouse or eligible dependents. At age 65, Medicare becomes the primary insurance.

The Village's total OPEB liability was determined by an actuarial valuation as of September 30, 2020 updated to September 30, 2022, using the following assumptions:

Inflation rate	2.50%
Salary increase rate(s)	Varies by service
Discount rate	2.43%
Initial trend rate	7.00%
Ultimate trend rate	4.00%
Years to ultimate	54

All mortality rates were based on the Pub-2010 mortality tables with fully generational improvement using Scale MP-2018. Rates are based on those outlined in Milliman's July 1, 2019, Florida Retirement System (FRS) valuation report.

Mortality - Active Lives: For female (non-special risk) lives, the headcount-weighted PubG-2010 female below-median income employee table was used. For male (non-special risk) lives, the headcount-weighted PubG-2010 male below-median income employee table, set back one year, was used. For both male and female special risk lives, the PubS.H-2010 (Below Median) for Employees table, set forward one year was used.

Mortality - Inactive Healthy Lives: For female (non-special risk) lives, the headcount-weighted PubG-2010 female below-median income healthy retiree table was used. For male (non-special risk) lives, the headcount-weighted PubG-2010 male below-median income healthy retiree table, set back one year, was used. For female special risk lives, the PubS.H-2010 for Healthy Retirees table, set forward one year was used. For male special risk lives, the PubS.H-2010 (Below Median) for Healthy Retirees table, set forward one year was used.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 9 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Mortality - Disabled Lives: For female (non-special risk) lives, 100% of the Disabled Female table was used, set forward two years. For male (non-special risk) lives, 100% of the Disabled Male table was used, set back four years. For both male and female special risk lives, the 80% PubG.H-2010 and 20% PubS.H-2010 for Disabled Retirees table was used.

Discount Rate: Given the Village's decision not to fund the program, all future benefit payments were discounted using a high-quality municipal bond rate of 2.43%. The high-quality municipal bond rate was based on the S&P Municipal Bond 20 Year High Grade Rate Index as published by S&P Dow Jones Indices nearest the measurement date. The S&P Municipal 20 Year High Grade Rate Index consists of bonds in the S&P Municipal Bond Index with a maturity of 20 years. Eligible bonds must be rated at least AA by Standard and Poor's Ratings Services, Aa2 by Moody's or AA by Fitch. If there are multiple ratings, the lowest rating is used.

Changes in the Total OPEB Liability of the Village – The changes in the total OPEB liability of the Village for the year ended September 30, 2022 were as follows:

	Total OPEB Liability
Balances at September 30, 2021	\$ 181,360
Changes for the year:	
Service cost	30,620
Interest on the total OPEB liability	4,520
Changes of assumptions	(3,864)
Benefit payments	(1,533)
Net changes	29,743
Balances at September 30, 2022	\$ 211,103

Changes in assumptions reflect a change in the discount rate from 2.14% for the reporting period ended September 30, 2021, to 2.43% for the reporting period ended September 30, 2022.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 9 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

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 one percentage-point lower or one percentage-point higher than the current discount rate:

	1% Decrease	Current Discount Rate	1% Increase
	1.43%	2.43%	3.43%
Total OPEB liability	\$ 224,155	\$ 211,103	\$ 197,522

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 one percentage-point lower or one percentage-point higher than the current healthcare cost trend rate:

	1% Decrease	Current Healthcare Cost Trend Rate	1% Increase
	3.00% - 6.50%	4.00% - 7.50%	5.00% - 8.50%
Total OPEB liability	\$ 177,225	\$ 211,103	\$ 252,323

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources – For the year ended September 30, 2022, the Village will recognize OPEB expense of \$42,790.

On September 30, 2022, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ 10,524
Changes in assumptions and other inputs	37,556	6,971
Village contributions subsequent to the measurement date	4,215	-
Total	<u>\$ 41,771</u>	<u>\$ 17,495</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 9 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

The deferred outflows of resources related to the total OPEB liability, totaling \$4,215 resulting from benefits paid subsequent to the measurement date, will be recognized as a reduction of the total OPEB liability in the fiscal year ended September 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended September 30,	
2023	\$ 3,150
2024	3,150
2025	3,151
2026	4,343
2027	3,715
Thereafter	<u>2,552</u>
Total	<u>\$ 20,061</u>

NOTE 10 – EMPLOYEE BENEFIT PLANS

Islamorada, Village of Islands' Money Purchase Plan is a defined contribution plan that was established by the Village and is administered by Nationwide Retirement Solutions, Inc. to provide benefits at retirement for certain Village employees who did not convert to the Florida Retirement System (FRS) when it became available in January 2016. New enrollments into this plan are not permissible; therefore, participant numbers and contribution amounts decline as employees in the plan leave employment with the Village. Plan revisions and contribution requirements are established and may be amended by the Village Council. Effective October 1, 2011, the Village Council agreed that the Village would make 4% employer contributions to the plan for non-fire rescue personnel. For the fiscal years ended September 30, 2022 and 2021, the Village contributed approximately \$16,429 and \$13,713, respectively, to this plan. Plan members do not make contributions to the plan. Effective October 1, 2011, the term of vesting for new participants was increased to two years from anniversary date. In fiscal year 2021-2022, the Village's total contribution increased from the prior fiscal year due to salary increases and leave payouts for employees that retired.

As part of the previous Village Manager's contract and the former in-house Village Attorney's contracts, the Village made 10% contributions to a 457 plan on their behalf up to a maximum limit established by the Internal Revenue Service. For the year ended September 30, 2022, the Village contributed \$38,944 to the plan. As of August 1, 2022, 457 contributions are no longer included in Charter Officer contracts.

The Village offers its employees two optional deferred compensation plans – one through Nationwide Retirement Solutions, Inc., and another through ING. The Village has adopted the provision of IRS Code Section 457(g) and GASB Statement No. 32, *Accounting and Financial Reporting for IRS Code Section 457 Deferred Compensation Plans*. Under these provisions, all assets and income of the plan are held in trust for the exclusive benefit of participants. Accordingly, the assets and liabilities of the plan are not reported within the Village's financial statements.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

Florida Retirement System (FRS)

General Information – The Village provides contributions to the Florida Retirement System for its employees. 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”). Under Section 121.4501, Florida Statutes, the FRS also provides a defined contribution plan (“Investment Plan”) alternative to the FRS Pension Plan, which is administered by the State Board of Administration (“SBA”).

As a general rule, membership in the FRS is compulsory for all employees working in a regularly established position for a state agency, county government, district school board, state university, community college, or a participating village or special district within the State of Florida. 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, or from the website:
www.dms.myflorida.com/workforce_operations/retirement/publications.

Pension Plan

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. For Pension Plan members enrolled before July 1, 2011, Regular class members who retire at or after age 62 with at least six years of credited service or 30 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. Vested members with less than 30 years of service may retire before age 62 and receive reduced retirement benefits. 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.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

Senior Management Service class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 2.0% of their final average compensation based on the five highest years of salary for each year of credited service. Elected Officers' class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 3.0% (3.33% for judges and justices) of their final average compensation based on the five highest years of salary for each year of credited service.

For Plan 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 65 or 33 years of service regardless of age for Regular, Senior Management Service, and Elected Officers' class members, and to age 60 or 30 years of service regardless of age for Special Risk and Special Risk Administrative Support class members. Also, the final average compensation for all 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 – The contribution requirements of plan members and the employer are established and may be amended by the Florida Legislature. Employees are required to contribute 3% of their salary to FRS. The employer's contribution rates for the period October 1, 2021 through June 30, 2022, and July 1, 2022 through September 30, 2022, were as follows: Regular Class 10.82% and 11.91%, Senior Management 29.01% and 31.57%, Special Risk Employee Class 25.89% and 27.83%, Elected Officials 51.42% and 57.00%, and DROP Participants 18.34% and 18.60%.

The Village's contributions to the Pension Plan totaled \$1,174,445 for the fiscal year ended September 30, 2022.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2022, the Village reported a liability of \$9,869,315 for its proportionate share of the Pension Plan’s net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. The Village’s proportionate share of the net pension liability was based on the Village’s 2021-2022 fiscal year contributions relative to the 2021-2022 fiscal year contributions of all participating members. At June 30, 2022, the Village's proportionate share was 0.026524688%, which was an increase of 0.00040125% from its proportionate share measured as of June 30, 2021.

For the fiscal year ended September 30, 2022, the Village recognized a pension expense of \$1,696,009. In addition the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 468,735	\$ -
Assumption changes	1,215,447	-
Net difference between projected and actual earnings on Pension Plan investments	651,670	-
Changes in proportion and differences between Village Pension Plan contributions and proportionate share of contributions	508,745	63,534
Village Pension Plan contributions subsequent to the measurement date	325,149	-
Total	<u>\$ 3,169,746</u>	<u>\$ 63,534</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

The deferred outflows of resources related to the Pension Plan, totaling \$325,149 resulting from Village contributions to the Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2023. 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 Ending	Amount
September 30:	
2023	\$ 672,557
2024	253,787
2025	(227,125)
2026	1,976,171
2027	105,674
Thereafter	-
Total	<u>\$ 2,781,063</u>

Actuarial Assumptions – The total pension liability in the July 1, 2022, actuarial valuation was determined using the following actuarial assumption, applied to all period included in the measurement:

Inflation	2.40 %
Salary increases	3.25%, average, including inflation
Investment rate of return	6.70%, net of pension plan investment expense, including inflation

Mortality rates were based on the PUB-2010 base table varies by member category and sex, projected generationally with Scale MP-2018 details in valuation report.

The actuarial assumptions used in 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 on the following page. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

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:

<u>Asset Class</u>	<u>Target Allocation ⁽¹⁾</u>	<u>Annual Arithmetic Return</u>	<u>Compound Annual (Geometric) Return</u>	<u>Standard Deviation</u>
Cash	1.00%	2.60%	2.60%	1.10%
Fixed income	19.80%	4.40%	4.40%	3.20%
Global equity	54.00%	8.80%	7.30%	17.80%
Real estate	10.30%	7.40%	6.30%	15.70%
Private equity	11.10%	12.00%	8.90%	26.30%
Strategic investments	3.80%	6.20%	5.90%	7.80%
Total	<u>100.00%</u>			
Assumed Inflation - Mean			2.40%	1.30%

⁽¹⁾ As outlined in the Pension 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 (5.70%) or one percentage point higher (7.70%) than the current rate:

	<u>1% Decrease (5.70%)</u>	<u>Current Discount Rate (6.70%)</u>	<u>1% Increase (7.70%)</u>
Village's proportionate share of the net pension liability	\$ 17,068,302	\$ 9,869,315	\$ 3,850,106

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

Pension Plan Fiduciary Net Position – 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, 2022, the Village reported a payable in the amount of \$24,392 for outstanding contributions to the Pension Plan required for the fiscal year ended September 30, 2022.

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, 2022, 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, 2022, the HIS contribution for the period October 1, 2021 through June 30, 2022, and from July 1, 2022 through September 30, 2022, was 1.66%. The Village contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contribution 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 \$128,359 for the fiscal year ended September 30, 2022.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2022, the Village reported a liability of \$2,196,478 for its proportionate share of the HIS Plan’s net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. The Village’s proportionate share of the net pension liability was based on the Village’s 2021-2022 fiscal year contributions relative to the 2021-2022 fiscal year contributions of all participating members. At June 30, 2022, the Village’s Proportionate share was 0.020737931%, which was an increase of 0.00045673% from its proportionate share measured as of June 30, 2021.

For the fiscal year ended September 30, 2022, the Village recognized pension expense of \$318,893. In addition, the Village reported deferred outflows of resources and deferred in flows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 66,668	\$ 9,665
Assumption changes	125,904	339,794
Net difference between projected and actual earnings on HIS Plan investments	3,180	-
Changes in proportion and differences between Village HIS Plan contributions and proportionate share of contributions	350,604	-
Village HIS Plan contributions subsequent to the measurement date	34,397	-
Total	<u>\$ 580,753</u>	<u>\$ 349,459</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

The deferred outflows of resources related to the HIS Plan, totaling \$34,397 resulting from Village contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2023. 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 Ending September 30:	Amount
2023	\$ 47,153
2024	25,428
2025	11,626
2026	25,735
2027	59,733
Thereafter	27,222
Total	<u>\$ 196,897</u>

Actuarial Assumptions – The total pension liability in the July 1, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%
Salary increases	3.25%, average, including inflation
Investment rate of return	3.54%

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

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

Discount Rate – The discount rate used to measure the total pension liability was 3.54%. 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.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 10 – EMPLOYEE BENEFIT PLANS (CONTINUED)

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 3.54%, 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 (2.54%) or one percentage point higher (4.54%) than the current rate:

	1% Decrease (2.54%)	Current Discount Rate (3.54%)	1% Increase (4.54%)
Village's proportionate share of the net pension liability	\$ 2,512,951	\$ 2,196,478	\$ 1,934,603

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, 2022, 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, 2022.

NOTE 11 – RISK MANAGEMENT AND INSURANCE

The Village 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 commercial insurance is carried. Specifically, the Village purchases commercial insurance for property, medical benefits, workers' compensation, general liability, automobile liability, errors and omissions, and directors and officers liability. Claims expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of loss can be reasonably estimated. The Village is also covered by Florida Statutes under the Doctrine of Sovereign Immunity which effectively limits the amount of liability of municipalities to individual claims of \$100,000 to \$200,000 for all claims relating to the same incident. There were no settlements that exceeded insurance coverage in the last three years.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO FINANCIAL STATEMENTS SEPTEMBER 30, 2022

NOTE 12 – COMMITMENTS AND CONTINGENCIES

Contingencies:

There are various claims and legal actions pending against the Village for which no provision has been made in the financial statements. Although the outcome of these lawsuits is not presently determinable, in the opinion of management, based the advice of the Village Attorney, the resolution of these matters will not have a material adverse effect on the financial condition of the Village.

Commitments:

The Village has a number of contracts with engineering firms for design of capital projects, including FEMA Hazard Mitigation Grant, program-funded projects to mitigate flooding and provide back-up power to critical facilities. When the design work is completed, bid processes to a contractor will be initiated. As of September 30, 2022, open construction commitments are as follows:

Project	Contract Amount	Completed to Date	Balance to Complete
New Modular Marina Office	\$ 253,461	\$ 228,652	\$ 24,809

Agreement for Police Services:

The Village has had contracts with the Monroe County Sheriff's Office for the provision of professional police services since incorporation. On August 8, 2019, the Village Council adopted Resolution No. 19-08-60 to approve a five-year contract with the Monroe County Sheriff's Office and the Monroe County Board of County Commissioners for police services from October 1, 2019 through September 30, 2024. Costs for local police services under this contract for the year ended September 30, 2022, were \$2,307,694.

Agreement for Solid Waste Collection Services:

On November 14, 2013, the Village entered into a contract with Advanced Disposal Services Solid Waste Southeast, Inc. to provide residential and commercial solid waste, yard waste and recycling collection and disposal services for the period from January 1, 2014 through December 31, 2023. Costs for solid waste, yard waste and recycling collection and disposal services under this contract for the year ended September 30, 2022, were \$1,972,274.

NOTE 13 – SUBSEQUENT EVENTS

The Village has evaluated subsequent events through June 22, 2023. There are no events that have a significant financial impact on the Village. A new Village Manager started working for the Village on August 1, 2022, and in May 2022, the Village contracted with Weis Serota Helfman Cole Bierman, for legal services in place of an in-house Village Attorney.

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REQUIRED SUPPLEMENTARY INFORMATION

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ISLAMORADA, VILLAGE OF ISLANDS
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Taxes				
Ad valorem	\$ 12,327,400	\$ 12,425,400	\$ 12,426,059	\$ 659
Communication services tax	227,000	227,000	229,888	2,888
Permits, fees and assessments				
Franchise fees	700,000	648,400	774,830	126,430
Building permits	525,500	726,300	759,045	32,745
Intergovernmental				
Local government one-half cent sales tax	1,325,000	1,773,000	1,773,914	914
State revenue sharing	333,500	435,100	437,357	2,257
Other	549,500	889,900	890,447	547
Charges for services	988,000	1,181,800	1,196,517	14,717
Fines and forfeitures	135,000	377,600	378,091	491
Interest	30,000	30,000	28,201	(1,799)
Miscellaneous	53,000	86,100	82,720	(3,380)
Total revenues	<u>17,193,900</u>	<u>18,800,600</u>	<u>18,977,069</u>	<u>176,469</u>
Expenditures				
General government				
Legislative				
Personnel services	64,600	64,600	64,590	10
Operating	<u>435,200</u>	<u>518,400</u>	<u>508,867</u>	<u>9,533</u>
Total legislative	<u>499,800</u>	<u>583,000</u>	<u>573,457</u>	<u>9,543</u>
Village manager/Village clerk				
Personnel services	853,200	886,700	801,106	85,594
Operating	<u>1,133,500</u>	<u>1,125,000</u>	<u>838,382</u>	<u>286,618</u>
Total Village manager/Village clerk	<u>1,986,700</u>	<u>2,011,700</u>	<u>1,639,488</u>	<u>372,212</u>
Finance and administrative/IT				
Personnel services	779,500	793,000	787,715	5,285
Operating	<u>975,800</u>	<u>962,300</u>	<u>845,762</u>	<u>116,538</u>
Total finance and administrative/IT	<u>1,755,300</u>	<u>1,755,300</u>	<u>1,633,477</u>	<u>121,823</u>
Legal				
Personnel services	327,200	327,200	314,797	12,403
Operating	<u>174,000</u>	<u>324,000</u>	<u>314,205</u>	<u>9,795</u>
Total legal	<u>501,200</u>	<u>651,200</u>	<u>629,002</u>	<u>22,198</u>
Planning and zoning				
Personnel services	892,100	906,300	867,204	39,096
Operating	<u>479,500</u>	<u>490,300</u>	<u>200,335</u>	<u>289,965</u>
Total planning and zoning	<u>1,371,600</u>	<u>1,396,600</u>	<u>1,067,539</u>	<u>329,061</u>
Total general government	<u>6,114,600</u>	<u>6,397,800</u>	<u>5,542,963</u>	<u>854,837</u>

(Continued)

ISLAMORADA, VILLAGE OF ISLANDS
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
Expenditures (Continued)				
Public safety				
Law enforcement				
Personnel services	\$ 70,300	\$ 70,800	\$ 68,418	\$ 2,382
Operating	2,392,000	2,451,500	2,443,633	7,867
Total law enforcement	2,462,300	2,522,300	2,512,051	10,249
Fire control and EMS				
Personnel services	4,543,400	5,060,400	5,029,914	30,486
Operating	874,000	883,000	833,102	49,898
Total fire control and EMS	5,417,400	5,943,400	5,863,016	80,384
Total public safety	7,879,700	8,465,700	8,375,067	90,633
Transportation				
Road and street facilities				
Personnel services	924,800	935,300	900,487	34,813
Operating	528,600	589,600	534,567	55,033
Total road and street facilities	1,453,400	1,524,900	1,435,054	89,846
Fills				
Personnel services	286,900	286,900	173,401	113,499
Operating	-	49,700	-	49,700
Total fills	286,900	336,600	173,401	163,199
Total transportation	1,740,300	1,861,500	1,608,455	253,045
Culture and recreation				
Personnel services	1,254,500	1,189,500	1,156,233	33,267
Operating	923,700	988,700	949,419	39,281
Total culture and recreation	2,178,200	2,178,200	2,105,652	72,548
Total expenditures	17,912,800	18,903,200	17,632,137	1,271,063
Excess of revenues over expenditures	(718,900)	(102,600)	1,344,932	1,447,532
Other financing uses				
Transfers in	180,000	84,000	84,000	-
Transfers out	(2,470,700)	(401,100)	(304,264)	96,836
Total other financing sources uses	(2,290,700)	(317,100)	(220,264)	96,836
Change in fund balance	(3,009,600)	(419,700)	1,124,668	1,544,368
Fund balance, beginning of year	10,379,750	10,379,750	10,379,750	-
Fund balance, end of year	<u>\$ 7,370,150</u>	<u>\$ 9,960,050</u>	<u>\$ 11,504,418</u>	<u>\$ 1,544,368</u>

ISLAMORADA, VILLAGE OF ISLANDS

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE VILLAGE'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY-
FLORIDA RETIREMENT SYSTEM PENSION PLAN

Reporting period ending Measurement date	9/30/2022 6/30/2022	9/30/2021 6/30/2021	9/30/2020 6/30/2020	9/30/2019 6/30/2019	9/30/2018 6/30/2018
Village's proportion of the FRS net pension liability	0.02652469%	0.02612344%	0.02537461%	0.02427653%	0.02511681%
Village's proportionate share of the FRS net pension liability	\$ 9,869,315	\$ 1,973,329	\$ 10,997,730	\$ 8,360,269	\$ 7,565,313
Village's covered employee payroll	\$ 7,578,316	\$ 7,174,156	\$ 6,078,670	\$ 6,432,631	\$ 5,592,650
Village's proportionate share of the FRS net pension liability as a percentage of its covered employee payroll	130.23%	27.51%	180.92%	129.97%	135.27%
FRS Plan fiduciary net position as a percentage of the FRS total pension liability					
FRS total pension liability	82.89%	96.40%	78.85%	84.88%	84.88%
Reporting period ending Measurement date	9/30/2017 6/30/2017	9/30/2016 6/30/2016	9/30/2015 6/30/2015	9/30/2014 6/30/2014	
Village's proportion of the FRS net pension liability	0.02321416%	0.01754437%	0.013256768%	0.011688803%	
Village's proportionate share of the FRS net pension liability	\$ 6,866,593	\$ 4,429,967	\$ 1,712,289	\$ 713,189	
Village's covered employee payroll	\$ 5,594,675	\$ 3,775,204	\$ 2,042,187	\$ 1,893,991	
Village's proportionate share of the FRS net pension liability as a percentage of its covered employee payroll	122.73%	117.34%	83.85%	37.66%	
FRS Plan fiduciary net position as a percentage of the FRS total pension liability					
FRS total pension liability	84.88%	84.88%	92.00%	96.09%	

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

ISLAMORADA, VILLAGE OF ISLANDS

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM PENSION PLAN

	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018
Contractually required FRS contribution	\$ 1,174,445	\$ 1,057,418	\$ 882,204	\$ 776,634	\$ 675,445
FRS contributions in relation to the contractually required FRS contribution	1,174,445	1,057,418	882,204	776,634	675,445
FRS contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 7,821,453	\$ 7,464,537	\$ 6,344,680	\$ 6,282,749	\$ 5,535,131
FRS contributions as a percentage of covered employee payroll	15.02%	14.17%	13.90%	12.36%	12.20%

	9/30/2017	9/30/2016	9/30/2015	9/30/2014
Contractually required FRS contribution	\$ 643,425	\$ 510,264	\$ 323,211	\$ 256,034
FRS contributions in relation to the contractually required FRS contribution	643,425	510,264	323,211	256,034
FRS contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 5,594,675	\$ 3,775,204	\$ 2,042,187	\$ 1,893,991
FRS contributions as a percentage of covered employee payroll	11.50%	13.52%	15.83%	13.52%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

ISLAMORADA, VILLAGE OF ISLANDS

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE VILLAGE'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY-
HEALTH INSURANCE SUBSIDY PENSION PLAN

Reporting period ending Measurement date	9/30/2022 6/30/2022	9/30/2021 6/30/2021	9/30/2020 6/30/2020	9/30/2019 6/30/2019	9/30/2018 6/30/2018
Village's proportion of the HIS net pension liability	0.020737931%	0.020281198%	0.018929748%	0.018316840%	0.017164980%
Village's proportionate share of the HIS net pension liability	\$ 2,196,478	\$ 2,487,794	\$ 2,311,291	\$ 2,049,471	\$ 1,919,894
Village's covered employee payroll	\$ 7,578,316	\$ 7,174,156	\$ 6,078,670	\$ 6,432,631	\$ 5,592,650
Village's proportionate share of the HIS net pension liability as a percentage of its covered employee payroll	28.98%	34.68%	38.02%	31.86%	34.33%
HIS Plan fiduciary net position as a percentage of the HIS total pension liability	4.81%	3.56%	3.12%	0.97%	0.97%
Reporting period ending Measurement date	9/30/2017 6/30/2017	9/30/2016 6/30/2016	9/30/2015 6/30/2015	9/30/2014 6/30/2014	
Village's proportion of the HIS net pension liability	0.010020070%	0.010020070%	0.018139398%	0.017164980%	
Village's proportionate share of the HIS net pension liability	\$ 1,835,358	\$ 1,835,358	\$ 1,167,798	\$ 641,219	
Village's covered employee payroll	\$ 5,594,675	\$ 3,775,204	\$ 2,042,187	\$ 1,893,991	
Village's proportionate share of the HIS net pension liability as a percentage of its covered employee payroll	32.81%	48.62%	57.18%	33.86%	
HIS Plan fiduciary net position as a percentage of the HIS total pension liability	0.97%	0.97%	0.97%	1.22%	

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

ISLAMORADA, VILLAGE OF ISLANDS

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
HEALTH INSURANCE SUBSIDY PENSION PLAN

	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018
Contractually required HIS contribution	\$ 128,359	\$ 124,028	\$ 111,575	\$ 104,315	\$ 93,348
HIS contributions in relation to the contractually required HIS contribution	128,359	124,028	111,575	104,315	93,348
HIS contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 7,821,453	\$ 7,464,537	\$ 6,344,680	\$ 6,282,749	\$ 5,535,131
HIS contributions as a percentage of covered employee payroll	1.64%	1.66%	1.76%	1.66%	1.69%

	9/30/2017	9/30/2016	9/30/2015	9/30/2014
Contractually required HIS contribution	\$ 92,834	\$ 92,834	\$ 69,020	\$ 24,034
HIS contributions in relation to the contractually required HIS contribution	92,834	92,834	69,020	24,034
HIS contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 5,594,675	\$ 5,594,675	\$ 3,775,204	\$ 2,042,187
HIS contributions as a percentage of covered employee payroll	1.66%	1.66%	1.83%	1.18%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

ISLAMORADA, VILLAGE OF ISLANDS

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE VILLAGE'S
TOTAL OPEB LIABILITY AND RELATED RATIOS
SEPTEMBER 30, 2022

Reporting period end Measurement date	9/30/22 9/30/21	9/30/21 9/30/20	9/30/20 9/30/19	9/30/19 9/30/18	9/30/18 9/30/17
Total OPEB liability					
Service cost	\$ 30,620	\$ 19,512	\$ 17,113	\$ 14,228	\$ 15,749
Interest	4,520	5,313	4,986	3,235	2,514
Changes of benefit terms	-	-	-	5,660	-
Differences between expected and actual experience	-	(13,852)	-	(272)	-
Changes of assumptions	(3,864)	41,961	5,501	5,300	(9,575)
Benefit payments	(1,533)	(908)	(841)	(476)	(438)
Net change in total OPEB liability	29,743	52,026	26,759	27,675	8,250
Total OPEB liability - beginning	181,360	129,334	102,575	74,900	66,650
Total OPEB liability - ending	<u>\$ 211,103</u>	<u>\$ 181,360</u>	<u>\$ 129,334</u>	<u>\$ 102,575</u>	<u>\$ 74,900</u>
Covered-employee payroll	\$ 7,376,910	\$ 6,986,038	\$ 6,259,497	\$ 5,962,289	\$ 5,335,131
Total OPEB liability as a percentage of covered-employee payroll	2.86%	2.60%	2.07%	1.72%	1.40%

Notes to Schedule:

This schedule is intended to have ten years of data. Additional data to be compiled as information becomes available.

Covered Employee Payroll was projected one year forward from the valuation date for the reporting period ending September 30, 2022.

Changes of Assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2022	2.43%
2021	2.14%
2020	3.58%

Benefit Payments. The Village did not provide actual net benefits paid by the Village for the fiscal year ending on September 30, 2022. Expected net benefit payments produced by the valuation model for the same period are shown in the table above.

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OTHER SUPPLEMENTARY INFORMATION

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ISLAMORADA, VILLAGE OF ISLANDS

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022

	Special Revenue Funds						
	Solid Waste Fund	Transportation Fund	Affordable Housing Fund	Canal Debris Removal Fund	Building Fund	American Rescue Plan Act Fund	Nonmajor Governmental Funds
Assets							
Cash and cash equivalents	\$ 197,277	\$ 27,615	\$ 1,413,160	\$ -	\$ 865,155	\$ -	\$ 2,503,207
Due from other governments	959	61,933	-	-	-	-	62,892
Prepays	-	-	-	-	36,008	-	36,008
Total assets	<u>\$ 198,236</u>	<u>\$ 89,548</u>	<u>\$ 1,413,160</u>	<u>\$ -</u>	<u>\$ 901,163</u>	<u>\$ -</u>	<u>\$ 2,602,107</u>
Liabilities							
Accounts payable	\$ 173,844	\$ -	\$ 2,200	\$ -	\$ 94,705	\$ -	\$ 270,749
Accrued expenditures	312	-	-	-	13,703	-	14,015
Unearned revenue	-	-	315,897	-	-	-	315,897
Total liabilities	<u>174,156</u>	<u>-</u>	<u>318,097</u>	<u>-</u>	<u>108,408</u>	<u>-</u>	<u>600,661</u>
Fund balances							
Restricted	-	89,548	-	-	559,293	-	648,841
Committed	24,080	-	1,095,063	-	233,462	-	1,352,605
Total fund balances	<u>24,080</u>	<u>89,548</u>	<u>1,095,063</u>	<u>-</u>	<u>792,755</u>	<u>-</u>	<u>2,001,446</u>
Total liabilities and fund balances	<u>\$ 198,236</u>	<u>\$ 89,548</u>	<u>\$ 1,413,160</u>	<u>\$ -</u>	<u>\$ 901,163</u>	<u>\$ -</u>	<u>\$ 2,602,107</u>

ISLAMORADA, VILLAGE OF ISLANDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Special Revenue Funds					Nonmajor Governmental Funds
	Solid Waste Fund	Transportation Fund	Affordable Housing Fund	Canal Debris Removal Fund	Building Fund	American Rescue Plan Act Fund
Revenues						
Taxes	\$ -	\$ 518,881	\$ -	\$ -	\$ -	\$ -
Permits, fees and special assessments	1,926,649	-	196,413	-	1,904,048	-
Intergovernmental	-	118,498	-	-	-	3,163,893
Interest income	782	35	2,340	-	1,641	-
Miscellaneous	-	-	5,293	-	72	-
Total revenues	<u>1,927,431</u>	<u>637,414</u>	<u>204,046</u>	<u>-</u>	<u>1,905,761</u>	<u>3,163,893</u>
Expenditures						
Current						
Public safety	-	-	-	-	1,575,470	-
Physical environment	1,995,987	-	-	-	-	-
Economic environment	-	-	26,000	-	-	-
Total expenditures	<u>1,995,987</u>	<u>-</u>	<u>26,000</u>	<u>-</u>	<u>1,575,470</u>	<u>-</u>
Excess of revenues over expenditures	(68,556)	637,414	178,046	-	330,291	3,163,893
Other financing sources (uses)						
Transfers in	-	-	800,000	-	-	-
Transfers out	-	(534,966)	-	-	(84,000)	(3,163,893)
Total other financing sources (uses)	<u>-</u>	<u>(534,966)</u>	<u>800,000</u>	<u>-</u>	<u>(84,000)</u>	<u>(3,163,893)</u>
Change in fund balances	(68,556)	102,448	978,046	-	246,291	-
Fund balances (deficit), beginning of year	<u>92,636</u>	<u>(12,900)</u>	<u>117,017</u>	<u>-</u>	<u>546,464</u>	<u>-</u>
Fund balances, end of year	<u>\$ 24,080</u>	<u>\$ 89,548</u>	<u>\$ 1,095,063</u>	<u>\$ -</u>	<u>\$ 792,755</u>	<u>\$ -</u>

ISLAMORADA, VILLAGE OF ISLANDS
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
SOLID WASTE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Permits, fees and assessments	\$ 1,921,200	\$ 1,925,700	\$ 1,926,649	\$ 949
Interest income	1,500	1,500	782	(718)
Total revenues	<u>1,922,700</u>	<u>1,927,200</u>	<u>1,927,431</u>	<u>231</u>
Expenditures				
Current				
Physical environment	2,005,200	2,015,400	1,995,987	19,413
Total expenditures	<u>2,005,200</u>	<u>2,015,400</u>	<u>1,995,987</u>	<u>19,413</u>
Change in fund balance	(82,500)	(88,200)	(68,556)	19,644
Fund balance, beginning of year	<u>92,636</u>	<u>92,636</u>	<u>92,636</u>	<u>-</u>
Fund balance, end of year	<u>\$ 10,136</u>	<u>\$ 4,436</u>	<u>\$ 24,080</u>	<u>\$ 19,644</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
TRANSPORTATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Taxes	\$ 503,800	\$ 503,800	\$ 518,881	\$ 15,081
Intergovernmental	99,000	99,000	118,498	19,498
Interest income	-	-	35	35
Total revenues	<u>602,800</u>	<u>602,800</u>	<u>637,414</u>	<u>34,614</u>
Excess of revenues over expenditures	<u>602,800</u>	<u>602,800</u>	<u>637,414</u>	<u>34,614</u>
Other financing uses				
Transfers out	<u>(550,000)</u>	<u>(550,000)</u>	<u>(534,966)</u>	<u>15,034</u>
Total other financing uses	<u>(550,000)</u>	<u>(550,000)</u>	<u>(534,966)</u>	<u>15,034</u>
Change in fund balance	52,800	52,800	102,448	49,648
Fund balance (deficit), beginning of year	<u>(12,900)</u>	<u>(12,900)</u>	<u>(12,900)</u>	<u>-</u>
Fund balance (deficit), end of year	<u>\$ 39,900</u>	<u>\$ 39,900</u>	<u>\$ 89,548</u>	<u>\$ 49,648</u>

**ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
AFFORDABLE HOUSING FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Permits, fees and special assessments	\$ 105,000	\$ 190,400	\$ 196,413	\$ 6,013
Interest income	2,000	2,000	2,340	340
Miscellaneous	5,000	5,000	5,293	293
Total revenues	<u>112,000</u>	<u>197,400</u>	<u>204,046</u>	<u>6,646</u>
Expenditures				
Economic environment	<u>60,000</u>	<u>60,000</u>	<u>26,000</u>	<u>34,000</u>
Total expenditures	<u>60,000</u>	<u>60,000</u>	<u>26,000</u>	<u>34,000</u>
Excess of revenues over expenditures	<u>52,000</u>	<u>137,400</u>	<u>178,046</u>	<u>40,646</u>
Other financing sources				
Transfers in	<u>-</u>	<u>800,000</u>	<u>800,000</u>	<u>-</u>
Total other financing sources	<u>-</u>	<u>800,000</u>	<u>800,000</u>	<u>-</u>
Change in fund balance	52,000	937,400	978,046	40,646
Fund balance, beginning of year	<u>117,017</u>	<u>117,017</u>	<u>117,017</u>	<u>-</u>
Fund balance, end of year	<u>\$ 169,017</u>	<u>\$ 1,054,417</u>	<u>\$ 1,095,063</u>	<u>\$ 40,646</u>

**ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION—BUDGET AND ACTUAL
CANAL DEBRIS REMOVAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Intergovernmental	\$ -	\$ 182	\$ -	\$ (182)
Total revenues	-	182	-	(182)
Change in fund balance	-	182	-	(182)
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	<u>\$ -</u>	<u>\$ 182</u>	<u>\$ -</u>	<u>\$ (182)</u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
BUILDING FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Licenses and permits	\$ 1,620,000	\$ 1,906,000	\$ 1,904,048	\$ (1,952)
Interest revenue	1,000	1,000	1,641	641
Miscellaneous	-	-	72	72
Total revenues	<u>1,621,000</u>	<u>1,907,000</u>	<u>1,905,761</u>	<u>(1,239)</u>
Expenditures				
Building services	<u>1,698,500</u>	<u>1,715,500</u>	<u>1,575,470</u>	<u>140,030</u>
Total expenditures	<u>1,698,500</u>	<u>1,715,500</u>	<u>1,575,470</u>	<u>140,030</u>
Excess of revenues over expenditures	<u>(77,500)</u>	<u>191,500</u>	<u>330,291</u>	<u>138,791</u>
Other financing sources				
Transfers out	<u>(180,000)</u>	<u>(180,000)</u>	<u>(84,000)</u>	<u>96,000</u>
Total other financing sources	<u>(180,000)</u>	<u>(180,000)</u>	<u>(84,000)</u>	<u>96,000</u>
Change in fund balance	(257,500)	11,500	246,291	234,791
Fund balance, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance, end of year	<u>\$ (257,500)</u>	<u>\$ 11,500</u>	<u>\$ 246,291</u>	<u>\$ 234,791</u>

**ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
AMERICAN RESCUE PLAN ACT FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Intergovernmental	\$ -	\$ 3,163,900	\$ 3,163,893	\$ (7)
Total revenues	-	3,163,900	3,163,893	(7)
Excess of revenues over expenditures	-	3,163,900	3,163,893	(7)
Other financing uses				
Transfers out	-	(3,163,900)	(3,163,893)	7
Total other financing sources	-	(3,163,900)	(3,163,893)	7
Change in fund balance	-	-	-	-
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	\$ -	\$ -	\$ -	\$ -

ISLAMORADA, VILLAGE OF ISLANDS
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
DEBT SERVICE FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	<u>Budgeted Amounts</u>			<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	<u>Final Budget</u>
Expenditures				
Debt service				
Principal	\$ 685,000	\$ 685,000	\$ 680,803	\$ 4,197
Interest	175,000	175,000	158,427	16,573
Total expenditures	<u>860,000</u>	<u>860,000</u>	<u>839,230</u>	<u>20,770</u>
Deficiency of revenues under expenditures	<u>(860,000)</u>	<u>(860,000)</u>	<u>(839,230)</u>	<u>20,770</u>
Other financing sources				
Transfers in	<u>860,000</u>	<u>860,000</u>	<u>839,230</u>	<u>(20,770)</u>
Total other financing sources	<u>860,000</u>	<u>860,000</u>	<u>839,230</u>	<u>(20,770)</u>
Change in fund balance	-	-	-	-
Fund balance, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

ISLAMORADA, VILLAGE OF ISLANDS
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES—BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
Revenues				
Taxes	\$ 2,549,000	\$ 3,427,000	\$ 3,429,697	\$ 2,697
Permits, fees and assessments	255,000	419,300	423,720	4,420
Intergovernmental	730,000	55,000	56,769	1,769
Interest income	25,000	19,000	19,999	999
Miscellaneous	-	204,400	83,185	(121,215)
Total revenues	<u>3,559,000</u>	<u>4,124,700</u>	<u>4,013,370</u>	<u>(111,330)</u>
Expenditures				
Current				
Public safety	95,000	95,000	104,147	(9,147)
Capital outlay	4,773,000	8,052,400	4,037,766	4,014,634
Total expenditures	<u>4,868,000</u>	<u>8,147,400</u>	<u>4,141,913</u>	<u>4,005,487</u>
Deficiency of revenues under expenditures	<u>(1,309,000)</u>	<u>(4,022,700)</u>	<u>(128,543)</u>	<u>3,894,157</u>
Other financing sources (uses)				
Transfers in	91,100	2,455,050	2,363,893	(91,157)
Transfers out	(1,000,000)	(1,000,000)	(91,524)	908,476
Total other financing sources (uses)	<u>(908,900)</u>	<u>1,455,050</u>	<u>2,272,369</u>	<u>817,319</u>
Change in fund balance	(2,217,900)	(2,567,650)	2,143,826	4,711,476
Fund balance, beginning of year	<u>6,888,631</u>	<u>6,888,631</u>	<u>6,888,631</u>	<u>-</u>
Fund balance, end of year	<u>\$ 4,670,731</u>	<u>\$ 4,320,981</u>	<u>\$ 9,032,457</u>	<u>\$ 4,711,476</u>

STATISTICAL SECTION

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ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
STATISTICAL SECTION
For the Year Ended September 30, 2021

This part of the Islamorada, Village of Islands, Florida's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements says about the Village's overall financial health.

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These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.	77-81
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These schedules contain service and infrastructure data to help the reader understand how the information in the Village's financial report relates to the services the Village provides and activities it performs.	93-95

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

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ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	2013 ⁽¹⁾	2014	2015	2016	2017	2018	2019	2020	2021	2022
Governmental activities:										
Net investment in capital assets	\$ 31,983,555	\$ 26,946,172	\$ 26,168,847	\$ 26,572,055	\$ 28,038,919	\$ 30,946,977	\$ 34,011,063	\$ 35,437,624	\$ 38,481,180	\$ 41,192,173
Restricted	1,992,475	4,375,977	2,773,434	3,333,947	3,300,974	2,800,685	2,945,076	4,439,864	5,197,803	9,751,692
Unrestricted	4,786,168	3,148,688	3,440,777	4,511,519	4,259,954	(2,714,745)	(2,714,745)	2,074,088	4,950,779	3,804,393
Total governmental activities net position	<u>\$ 38,762,198</u>	<u>\$ 34,470,837</u>	<u>\$ 32,383,058</u>	<u>\$ 34,417,521</u>	<u>\$ 35,599,847</u>	<u>\$ 31,032,917</u>	<u>\$ 34,241,394</u>	<u>\$ 41,951,576</u>	<u>\$ 48,629,762</u>	<u>\$ 54,748,258</u>
Business-type activities:										
Net investment in capital assets	\$ 37,092,647	\$ 62,679,462	\$ 62,887,417	\$ 65,599,655	\$ 65,153,935	\$ 65,576,951	\$ 67,480,474	\$ 69,270,159	\$ 69,675,767	\$ 76,480,977
Restricted	40,389,802	37,694,565	37,805,598	37,162,394	30,688,029	23,330,239	14,974,460	7,074,694	-	-
Unrestricted (deficit)	(5,354,130)	(8,368,365)	(1,153,975)	4,354,531	9,885,532	15,846,097	22,601,844	31,670,632	39,268,761	32,968,909
Total business-type activities net position	<u>\$ 72,128,319</u>	<u>\$ 92,005,662</u>	<u>\$ 99,539,040</u>	<u>\$ 107,116,580</u>	<u>\$ 105,727,496</u>	<u>\$ 104,753,287</u>	<u>\$ 105,056,778</u>	<u>\$ 108,015,485</u>	<u>\$ 108,944,528</u>	<u>\$ 109,449,886</u>
Total government:										
Net investment in capital assets	\$ 69,076,202	\$ 89,625,634	\$ 89,056,264	\$ 92,171,710	\$ 93,192,854	\$ 96,523,928	\$ 101,491,537	\$ 104,707,783	\$ 108,156,947	\$ 117,673,150
Restricted	42,382,277	42,070,542	40,579,032	40,496,341	33,989,003	26,130,924	17,919,536	11,514,558	5,197,803	9,751,692
Unrestricted	(567,962)	(5,219,677)	2,286,802	8,866,050	14,145,486	13,131,352	22,029,042	33,744,720	44,219,540	36,773,302
Total primary government net position	<u>\$ 110,890,517</u>	<u>\$ 126,476,499</u>	<u>\$ 131,922,098</u>	<u>\$ 141,534,101</u>	<u>\$ 141,327,343</u>	<u>\$ 135,786,204</u>	<u>\$ 141,440,115</u>	<u>\$ 149,967,061</u>	<u>\$ 157,574,290</u>	<u>\$ 164,198,144</u>

⁽¹⁾ In 2013, net position increased significantly due to the sewer assessment resolutions that were finalized.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	2013⁽¹⁾	2014	2015	2016	2017	2018	2019	2020	2021	2022
EXPENSES:										
Governmental activities:										
General government	\$ 3,315,610	\$ 3,269,118	\$ 4,820,298	\$ 3,521,955	\$ 4,350,392	\$ 4,326,484	\$ 5,177,335	\$ 5,031,531	\$ 4,524,451	\$ 6,642,282
Public safety	5,500,953	6,109,484	5,728,730	6,418,351	8,266,762	15,033,000	8,948,989	9,649,603	9,087,591	10,989,375
Physical environment	2,182,733	2,212,768	2,349,359	1,882,482	1,994,621	2,659,957	4,608,651	2,814,151	3,601,987	1,996,417
Transportation	379,788	421,427	527,242	1,118,995	1,067,892	1,170,068	1,631,722	1,796,588	1,481,058	2,019,986
Economic environment	16,314	665	27,190	147,300	466,830	261,586	22,074	15,750	60,344	31,248
Culture and recreation	1,692,705	1,758,477	1,920,665	2,156,958	1,945,151	1,807,646	2,165,029	2,004,037	2,139,272	2,374,393
Interest on long-term debt	229,214	376,598	344,031	305,670	266,244	233,419	285,586	210,330	170,036	148,668
Total governmental activities	<u>13,317,317</u>	<u>14,148,537</u>	<u>15,717,515</u>	<u>15,551,711</u>	<u>18,357,892</u>	<u>25,492,160</u>	<u>22,839,386</u>	<u>21,521,990</u>	<u>21,064,739</u>	<u>24,202,369</u>
Business-type activities:										
Plantation Yacht Harbor Marina	1,128,296	1,235,811	1,215,792	1,175,037	1,150,839	1,181,510	1,182,902	1,049,899	1,273,534	1,534,397
Wastewater Utility	2,119,785	2,815,724	4,707,772	5,101,708	12,752,792	11,764,339	11,114,975	10,336,653	10,788,195	10,963,072
Stormwater Utility	52,251	56,931	49,882	44,457	35,517	34,470	36,842	95,117	181,868	142,522
Total business-type activities	<u>3,300,332</u>	<u>4,108,466</u>	<u>5,973,446</u>	<u>6,321,202</u>	<u>13,939,148</u>	<u>12,980,319</u>	<u>12,334,719</u>	<u>11,481,669</u>	<u>12,243,597</u>	<u>12,639,991</u>
Total governmental expenses	<u>\$ 16,617,649</u>	<u>\$ 18,257,003</u>	<u>\$ 21,690,961</u>	<u>\$ 21,872,913</u>	<u>\$ 32,297,040</u>	<u>\$ 38,472,479</u>	<u>\$ 35,174,105</u>	<u>\$ 33,003,659</u>	<u>\$ 33,308,336</u>	<u>\$ 36,842,360</u>
PROGRAM REVENUES:										
Governmental activities:										
Charges for services:										
General government	\$ 9,415	\$ 1,198,570	\$ 286,517	\$ 434,051	\$ 166,279	\$ 135,000	\$ 546,585	\$ 57,762	\$ 149,138	\$ 169,005
Public safety	1,226,314	286,746	1,896,275	2,260,926	2,308,161	2,322,292	2,637,327	2,360,490	987,203	1,375,761
Physical environment	1,539,994	1,538,853	1,546,024	1,663,890	1,675,782	1,693,485	1,953,787	2,022,373	4,556,830	4,027,110
Transportation	-	-	-	8,957	2,000	35,221	38,051	32,193	48,940	32,038
Economic environment	-	-	-	5,051	5,051	5,051	5,051	5,051	5,051	5,365
Culture and recreation	422,058	491,184	549,379	566,564	571,965	552,167	729,740	454,500	874,636	922,754
Operating grants and contributions	148,959	160,056	106,584	175,257	300,183	68,171	5,034,895	5,220,455	3,255,534	2,685,123
Capital grants and contributions	273,588	293,240	507,018	485,026	1,367,086	2,255,249	3,838,081	2,159,369	2,000,396	3,762,880
Total governmental activities										
program revenues	<u>3,620,328</u>	<u>3,968,649</u>	<u>4,891,797</u>	<u>5,599,722</u>	<u>6,396,507</u>	<u>7,066,636</u>	<u>14,783,517</u>	<u>12,312,193</u>	<u>11,877,728</u>	<u>12,980,036</u>
Business-type activities:										
Charges for services:										
Plantation Yacht Harbor Marina	1,113,144	1,303,384	1,306,232	1,316,060	1,273,723	1,398,850	1,460,971	1,343,776	1,611,608	1,690,594
Wastewater Utility	937,214	1,029,352	1,265,174	5,741,322	6,500,404	6,242,365	6,341,867	6,716,955	7,144,011	7,283,645
Stormwater Utility	47,076	99,679	195,959	191,482	186,258	190,543	189,525	190,662	204,967	204,255
Capital grants and contributions	27,578,804	15,868,777	6,809,610	4,051,219	2,717,782	2,281,205	2,408,159	3,935,649	1,922,487	2,153,044
Total business-type activities										
program revenues	<u>29,676,238</u>	<u>18,301,192</u>	<u>9,576,975</u>	<u>11,300,083</u>	<u>10,678,167</u>	<u>10,112,963</u>	<u>10,400,522</u>	<u>12,187,042</u>	<u>10,883,073</u>	<u>11,331,538</u>
Total program revenues	<u>\$ 33,296,566</u>	<u>\$ 22,269,841</u>	<u>\$ 14,468,772</u>	<u>\$ 16,899,805</u>	<u>\$ 17,074,674</u>	<u>\$ 17,179,599</u>	<u>\$ 25,184,039</u>	<u>\$ 24,499,235</u>	<u>\$ 22,760,801</u>	<u>\$ 24,311,574</u>

(Continued)

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	<u>2013 ⁽¹⁾</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
NET (EXPENSE)/REVENUE:										
Governmental activities	\$ (9,696,989)	\$ (10,179,888)	\$ (10,825,718)	\$ (9,951,989)	\$ (11,961,385)	\$ (18,425,524)	\$ (8,055,869)	\$ (9,209,797)	\$ (9,187,011)	\$ (11,222,333)
Business-type activities	26,375,906	14,192,726	3,603,529	4,978,881	(3,260,981)	(2,867,356)	(1,934,197)	705,373	(1,360,524)	(1,308,453)
Total net expense	<u>\$ 16,678,917</u>	<u>\$ 4,012,838</u>	<u>\$ (7,222,189)</u>	<u>\$ (4,973,108)</u>	<u>\$ (15,222,366)</u>	<u>\$ (21,292,880)</u>	<u>\$ (9,990,066)</u>	<u>\$ (8,504,424)</u>	<u>\$ (10,547,535)</u>	<u>\$ (12,530,786)</u>
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION:										
Governmental activities:										
Taxes:										
Property taxes	\$ 6,010,989	\$ 6,066,519	\$ 6,024,109	\$ 6,230,467	\$ 6,230,467	\$ 8,947,561	\$ 9,702,155	\$ 11,517,945	\$ 11,647,316	\$ 12,426,059
Other taxes	1,259,664	1,287,604	1,781,552	1,933,123	1,933,123	2,068,543	2,354,334	1,934,203	2,830,991	3,429,697
State revenue sharing/sales taxes	2,797,216	2,757,988	2,494,204	2,557,817	2,557,817	2,843,336	1,358,448	1,295,595	1,434,949	1,523,599
Investment income and miscellaneous	149,739	163,037	87,673	12,284	12,284	24,506	82,889	136,282	48,435	52,998
Transfers	(559,935)	(387,909)	(1,105,652)	(4,845,164)	(4,845,164)	(27,541)	(91,537)	(105,989)	(96,494)	(91,524)
Prior period adjustment	-	-	-	-	-	-	-	-	-	-
Total governmental activities	<u>9,657,673</u>	<u>9,887,239</u>	<u>9,281,886</u>	<u>5,888,527</u>	<u>5,888,527</u>	<u>13,856,405</u>	<u>13,406,289</u>	<u>14,778,036</u>	<u>15,865,197</u>	<u>17,340,829</u>
Business-type activities:										
Investment income and miscellaneous	7,191	18,727	62,751	2,020,460	2,020,460	1,865,391	2,146,151	2,147,345	2,193,073	1,722,287
Transfers	559,935	387,909	1,105,652	4,845,164	4,845,164	27,541	91,537	105,989	96,494	91,524
Special assessment refund	-	-	-	-	-	-	-	-	-	-
Total business-type activities	<u>567,126</u>	<u>406,636</u>	<u>1,168,403</u>	<u>6,865,624</u>	<u>6,865,624</u>	<u>1,892,932</u>	<u>2,237,688</u>	<u>2,253,334</u>	<u>2,289,567</u>	<u>1,813,811</u>
Total general revenues	<u>\$ 10,224,799</u>	<u>\$ 10,293,875</u>	<u>\$ 10,450,289</u>	<u>\$ 12,754,151</u>	<u>\$ 12,754,151</u>	<u>\$ 15,749,337</u>	<u>\$ 15,643,977</u>	<u>\$ 17,031,370</u>	<u>\$ 18,154,764</u>	<u>\$ 19,154,640</u>
CHANGE IN NET POSITION:										
Governmental activities	\$ (39,316)	\$ (292,649)	\$ (1,543,832)	\$ (4,063,462)	\$ (6,072,858)	\$ (4,569,119)	\$ 5,350,420	\$ 5,568,239	\$ 6,678,186	\$ 6,118,496
Business-type activities	26,943,032	14,599,362	4,771,932	11,844,505	3,604,643	(974,424)	303,491	2,958,707	929,043	505,358
Total change in net position	<u>\$ 26,903,716</u>	<u>\$ 14,306,713</u>	<u>\$ 3,228,100</u>	<u>\$ 7,781,043</u>	<u>\$ (2,468,215)</u>	<u>\$ (5,543,543)</u>	<u>\$ 5,653,911</u>	<u>\$ 8,526,946</u>	<u>\$ 7,607,229</u>	<u>\$ 6,623,854</u>

⁽¹⁾ In 2013, various revenues and expenses were reclassified for reporting purposes. Also, a \$20 million sewer assessment was finalized in 2013.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)**

	2013 ⁽¹⁾	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Fund:										
Nonspendable	\$ 37,607	\$ 43,467	\$ 54,239	\$ 186,900	\$ 408,416	\$ 258,952	\$ 137,034	\$ 123,223	\$ 172,284	\$ 262,600
Restricted	33,492	33,492	225,698	222,231	226,906	230,090	153,019	63,390	66,201	70,394
Committed	252,770	252,770	174,096	455,667	302,299	349,760	383,948	497,744	507,455	758,675
Assigned	307,839	307,839	24,010	58,510	256,940	-	-	-	-	-
Unassigned	3,045,698	2,763,824	4,124,805	4,621,968	4,525,818	(1,412,537)	3,483,360	6,892,583	9,633,810	10,412,749
Total General Fund	<u>\$ 3,677,406</u>	<u>\$ 3,401,392</u>	<u>\$ 4,602,848</u>	<u>\$ 5,545,276</u>	<u>\$ 5,720,379</u>	<u>\$ (573,735)</u>	<u>\$ 4,157,361</u>	<u>\$ 7,576,940</u>	<u>\$ 10,379,750</u>	<u>\$ 11,504,418</u>
All other governmental funds:										
Nonspendable	\$ 231	\$ -	\$ -	\$ 14,632	\$ 14,495	\$ 669,262	\$ -	\$ -	\$ -	\$ -
Restricted	1,958,983	4,342,485	2,738,639	3,295,389	3,074,068	2,570,595	2,792,057	4,376,474	5,131,602	7,310,101
Committed	1,020,055	1,144,556	1,415,858	1,629,281	2,809,833	2,651,226	2,764,773	2,542,928	2,513,146	3,723,802
Assigned	-	-	-	-	152,450	-	-	-	-	-
Unassigned	-	-	-	-	-	(364,322)	(683,591)	(312,744)	(12,900)	-
Total all other governmental funds	<u>\$ 2,979,269</u>	<u>\$ 5,487,041</u>	<u>\$ 4,154,497</u>	<u>\$ 4,939,302</u>	<u>\$ 6,050,846</u>	<u>\$ 5,526,761</u>	<u>\$ 4,873,239</u>	<u>\$ 6,606,658</u>	<u>\$ 7,631,848</u>	<u>\$ 11,033,903</u>

⁽¹⁾ In 2013, various revenues and expenses were reclassified for reporting purposes. Also, a \$20 million sewer assessment was finalized in 2013.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
REVENUES:										
Taxes	\$ 8,696,316	\$ 8,882,429	\$ 9,466,821	\$ 10,135,057	\$ 11,709,533	\$ 11,634,812	\$ 13,220,701	\$ 14,082,861	\$ 15,197,312	\$ 16,604,525
Licenses and permits	2,859,077	3,147,252	3,630,067	4,013,951	4,249,593	4,207,815	2,737,186	2,723,431	1,311,958	1,533,875
Intergovernmental	1,416,297	1,580,382	1,712,737	1,817,532	2,182,978	3,135,674	5,490,151	8,631,884	5,215,768	6,440,878
Fines and forfeitures	45,339	65,042	109,595	111,431	70,507	163,035	324,789	134,687	180,266	378,091
Impact fees	273,589	240,415	452,235	340,168	1,173,106	415,347	2,326,329	2,240,710	4,942,319	4,450,830
Charges for services	629,575	712,068	791,026	946,618	823,042	836,821	1,028,635	659,747	1,137,899	1,196,517
Investment income	11,987	12,284	11,323	10,715	11,941	24,506	82,889	136,282	48,435	52,998
Miscellaneous	63,991	62,468	281,369	432,602	164,830	134,451	548,336	57,013	150,789	171,270
Donations and contributions	-	-	-	-	-	-	-	-	-	-
Total revenues	13,996,171	14,702,340	16,455,173	17,808,074	20,385,530	20,552,461	25,759,016	28,666,615	28,184,746	30,828,984
EXPENDITURES:										
Current:										
General government	2,996,838	3,164,964	3,184,477	3,373,606	3,836,819	3,858,822	4,527,395	4,487,748	4,315,475	5,542,963
Public safety	5,006,655	6,052,482	5,579,624	5,941,540	7,390,734	13,974,205	7,332,524	7,864,853	9,000,403	10,054,684
Physical environment	1,880,317	1,944,842	2,065,287	1,617,648	1,642,074	2,339,567	4,218,920	2,709,800	3,219,802	1,995,987
Transportation	379,788	421,427	527,242	1,118,995	1,067,892	1,168,327	1,627,936	1,410,787	1,477,541	1,608,455
Economic environment	16,314	665	27,190	147,300	466,830	261,586	22,074	15,750	60,344	26,000
Culture and recreation	1,244,787	1,430,119	1,497,931	1,772,297	1,673,658	1,525,281	1,798,853	1,634,197	1,843,438	2,105,652
Capital outlay	297,077	92,193	505,601	346,895	1,443,071	2,775,779	3,506,887	1,928,391	3,503,834	4,037,766
Debt service:										
Principal	650,257	633,527	1,166,094	1,118,455	1,162,793	1,195,623	767,462	3,144,219	659,947	680,803
Interest and other fiscal charges	250,802	286,524	354,723	315,833	276,506	243,929	287,944	211,883	179,468	158,427
Total expenditures	12,722,835	14,026,743	14,908,169	15,752,569	18,960,377	27,343,119	24,089,995	23,407,628	24,260,252	26,210,737
Excess (deficiency) of revenues over (under) expenditures	1,273,336	675,597	1,547,004	2,055,505	1,425,153	(6,790,658)	1,669,021	5,258,987	3,924,494	4,618,247
OTHER FINANCING SOURCES (USES):										
Issuance of debt	2,393,493	6,000,000	-	-	-	-	2,500,000	-	-	-
Settlements and insurance proceeds	18,207	3,725	-	-	-	-	-	-	-	-
Proceeds from sale of capital assets	-	32,600	14,606	-	-	-	-	-	-	-
Proceeds from capital lease	-	365,000	-	-	-	-	-	-	-	-
Payment to refunding bond escrow agent	(2,332,600)	-	-	-	-	-	-	-	-	-
Transfers in	840,166	877,402	1,840,454	1,447,091	1,592,416	1,950,299	1,581,374	3,883,402	2,263,736	4,087,123
Transfers out	(1,945,818)	(5,722,566)	(3,533,152)	(1,775,363)	(1,730,922)	(1,977,840)	(1,672,911)	(3,989,391)	(2,360,230)	(4,178,647)
Total other financing sources (uses)	(1,026,552)	1,556,161	(1,678,092)	(328,272)	(138,506)	(27,541)	2,408,463	(105,989)	(96,494)	(91,524)
Net change in fund balances	\$ 246,784	\$ 2,231,758	\$ (131,088)	\$ 1,727,233	\$ 1,286,647	\$ (6,818,199)	\$ 4,077,484	\$ 5,152,998	\$ 3,828,000	\$ 4,526,723
Debt service as a percentage of non-capital expenditures										
	7.25%	6.60%	10.56%	9.31%	8.22%	5.86%	5.13%	15.62%	4.04%	3.78%

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NET ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

**LAST TEN FISCAL YEARS
(DOLLARS IN THOUSANDS)**

Fiscal Year Ended September 30	Tax Roll Year	Real Property	Personal Property	Total Net Assessed Value (¹)	Direct Tax Rate	Total Estimated Actual Value (²)	Estimated Actual Value as a % of Net Assessed Value (²)
2013	2012	2,412,956	42,805	2,455,761 ⁽²⁾	2.5329	n/a	n/a
2014	2013	2,507,732	40,187	2,547,919 ⁽²⁾	2.5329	n/a	n/a
2015	2014	2,632,453	34,529	2,547,920	2.5329	n/a	n/a
2016	2015	2,810,656	36,840	2,666,982	2.6459	n/a	n/a
2017	2016	2,983,365	39,459	3,022,824	3.0000	n/a	n/a
2018	2017	3,247,655	37,875	3,285,530	2.8000	n/a	n/a
2019	2018	3,452,332	46,078	3,498,410	3.0247	n/a	n/a
2020	2019	3,662,107	52,279	3,714,386	3.2000	n/a	n/a
2021	2020	3,932,103	56,616	3,988,719	3.0150	n/a	n/a
2022	2021	4,223,943	56,391	4,280,334	3.0000	n/a	n/a

Notes: ⁽¹⁾ Values are from each year's DR-420.

⁽²⁾ Property in the Village is reassessed each year. The Property Appraiser estimates a just (market) value for all types of real property. For non-homesteaded properties the just value is equal to the assessed value. For homesteaded properties, the just value is adjusted for both the Florida "Save Our Homes" valuation cap and the homestead exemption amount to arrive at the assessed value. As a result, there is no formula available to estimate the relationship between overall just (actual) value and assessed value.

Sources: Monroe County Property Appraiser's Office and the Village Administration and Finance Department.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**PROPERTY TAX RATES – DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS**

Fiscal Year	Tax Roll Year	Village of Islamorada - Operating Millage (Direct Rate)	Overlapping Rates ⁽¹⁾					Total Direct and Overlapping Rates
			Monroe County School Board	Monroe County	South Florida Water Management District	Florida Keys Mosquito Control District	Other	
2013	2012	2.53	3.65	3.12	0.18	0.52	0.26	10.26
2014	2013	2.53	3.68	3.14	0.17	0.51	0.24	10.27
2015	2014	2.53	3.63	3.13	0.16	0.48	0.23	10.16
2016	2015	2.65	3.55	2.98	0.15	0.50	0.21	10.16
2017	2016	3.00	3.48	2.83	0.14	0.58	0.19	10.23
2018	2017	2.80	3.36	2.70	0.13	0.46	0.18	9.63
2019	2018	3.02	3.36	2.70	0.12	0.46	0.17	9.83
2020	2019	3.20	3.35	2.58	0.11	0.45	0.16	9.85
2021	2020	3.02	3.35	2.58	0.11	0.45	0.16	9.66
2022	2021	3.00	2.96	0.71	0.09	0.46	1.94	9.17

All millage rates are based on \$1 for every \$1,000 of assessed value.

Note: ⁽¹⁾ Overlapping rates are those of other local and county governments or entities that apply to property owners within the Village of Islamorada.

Sources: Monroe County Tax Collector's Office.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO**

Fiscal Year 2022 (Tax Roll Year 2021)				Fiscal Year 2013 (Tax Roll Year 2012)			
Taxpayer	Net Assessed Value	Rank	% of Total Village Net Assessed Value	Taxpayer	Net Assessed Value	Rank	% of Total Village Net Assessed Value
NWCL LLC (Cheeca Lodge)	\$ 111,188,321	1	2.60%	Cheeca Lodge (Cheeca Condo, LLC & Cheeca Holdings, LLC) NWCL LLC	\$ 44,509,603	1	1.81%
PC Inn Resort LLC (Postcard Inn)	77,238,757	2	1.80%	Holiday Isle Resort & Marina (VII Holiday Isle, LLC)	20,352,206	2	0.83%
LAH Islander LLC	75,408,600	3	1.76%	The Islander Resort (H&C Islander Resort)	16,812,715	3	0.68%
Amara Cay Resort, LLC	38,194,846	4	0.89%	American Caribbean Investments	8,143,257	5	0.33%
EAP Enterprises LLC	24,346,457	5	0.57%	Chesapeake Motel & Villas	7,453,050	4	0.30%
Murray Timothy and Charene	23,573,238	6	0.55%	City National Bank of Florida	7,359,458	6	0.30%
Islands of Islamorada, LLC	23,498,904	7	0.55%	CPR	7,213,760	7	0.29%
Pelican Cove Resort LLC	23,361,982	8	0.55%	Parmelee Family Tr AG 11/22/1972	5,494,971	8	0.22%
RDB Industries Inc.	20,534,206	9	0.48%	Caloosa Cove	5,471,104	9	0.22%
AC Land Holdings, LLC	17,263,578	10	0.40%	OLI Development LLC	5,374,990	10	0.22%
	<u>\$ 434,608,889</u>		<u>10.15%</u>		<u>\$ 128,185,114</u>		<u>5.22%</u>

Source: Tax rolls provided by Monroe County Property Appraiser's Office.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

Fiscal Year Ended September 30	Total Taxes Levied for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years ⁽¹⁾	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2013	6,220,197	6,024,109	96.85%	N/A	6,024,109	96.85%
2014	6,453,624	6,230,467	96.54%	N/A	6,230,467	96.54%
2015	6,755,199	6,560,162	97.11%	N/A	6,560,162	97.11%
2016	7,534,190	7,303,500	96.94%	N/A	7,303,500	96.94%
2017	9,068,472	8,831,591	97.39%	N/A	8,831,591	97.39%
2018	9,199,484	8,905,882	96.81%	N/A	8,905,882	96.81%
2019	10,581,641	10,190,202	96.30%	N/A	10,190,202	96.30%
2020	11,886,035	11,517,945	96.90%	N/A	11,517,945	96.90%
2021	12,025,988	11,647,316	96.85%	N/A	11,647,316	96.85%
2022	12,841,002	12,426,060	96.77%	N/A	12,426,060	96.77%

Note: ⁽¹⁾ This information is not available from Monroe County.

Sources: Monroe County Tax Collector's Office and Village of Islamorada Administration and Finance Department.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS**

Fiscal Year Ended September 30	Governmental Activities	Business-Type Activities		Total	% of Net Assessed Value ⁽¹⁾	Per Capita ⁽²⁾
	Revenue Bonds and Notes	Revenue Bonds and Notes	Loans Payable			
2013	6,017,489	6,064,966	4,848,749	16,931,204	0.68%	2,634
2014	11,383,961	15,443,688	46,637,695	73,465,344	0.69%	11,826
2015	10,582,952	11,582,948	81,584,976	103,750,876	2.88%	16,737
2016	9,464,353	4,152,778	90,526,956	104,144,087	3.89%	16,792
2017	8,207,640	3,466,324	88,311,873	99,985,837	3.04%	15,806
2018	7,106,080	2,757,920	83,531,114	93,395,114	2.67%	15,592
2019	8,838,617	2,268,336	77,586,950	88,693,903	2.39%	14,280
2020	5,694,399	1,999,312	71,942,946	79,636,657	2.00%	12,443
2021	5,034,452	1,724,357	66,827,024	73,585,833	1.84%	10,341
2022	4,353,649	1,443,652	56,736,184	62,533,485	1.46%	8,599

Notes: ⁽¹⁾ Total personal income amounts for Islamorada, Village of Islands separate from total for Monroe County was not available. Therefore, assessed taxable value was used as the relevant economic base.

⁽²⁾ Source for population: Bureau of Economic and Business Research (www.bebr.ufl.edu/population).

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
SEPTEMBER 30, 2022

The Village does not have any general obligation bonds outstanding as of September 30, 2022.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**LEGAL DEBT MARGIN INFORMATION
SEPTEMBER 30, 2022**

The Village Charter and the Constitution of the State of Florida, Florida State Statute 200.181, do not provide for a legal debt limit.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS**

Fiscal Year Ended September 30,	Improvement Revenue Notes and Bonds							Debt Service		
	Local Government Infrastructure Tax	Local Government Half Cent Sales Tax (2)	1st and 2nd Local Option Gas Taxes (5)	Wastewater Special Assessments (3)	Marina Operating Revenues (1)	Less Marina Operating Expenses (4)	Net Available Revenue	Principal	Interest	Coverage
2013	1,781,552	951,618	-	1,585,519	1,139,143	(812,446)	4,645,386	1,488,031	628,835	2.19
2014	1,933,123	1,030,975	-	175,218	1,335,278	(938,595)	3,535,999	1,254,806	282,926	2.30
2015	2,165,932	1,105,954	514,820	631,939	1,341,554	(929,551)	4,315,828	1,947,930	592,706	1.70
2016	2,134,496	1,137,327	526,295	3,142,137	1,358,286	(908,492)	7,390,049	2,017,115	538,115	2.89
2017	2,191,969	1,165,777	530,024	10,019,402	1,309,916	(1,110,825)	14,106,263	4,064,330	5,566,989	1.46
2018	2,068,543	1,097,955	517,667	10,349,623	1,436,696	(1,158,825)	14,311,659	6,684,787	2,600,321	1.54
2019	2,354,335	1,247,809	525,236	10,591,419	1,487,006	(1,176,967)	15,028,838	7,201,211	2,460,667	1.56
2020	1,934,203	1,038,325	506,566	10,205,067	1,355,760	(1,047,965)	13,991,956	9,057,246	2,212,233	1.24
2021	2,830,991	1,497,887	599,658	9,635,276	1,622,251	(1,085,351)	15,100,712	6,050,825	2,044,590	1.87
2022	3,429,697	1,773,914	637,340	15,059,217	1,700,991	(1,344,877)	21,256,282	11,052,347	1,895,026	1.64

- Notes:
- (1) Marina revenues not pledged against debt service until issuance of 2004A Public Improvement Revenue Bond.
 - (2) Local Government Half Cent Sales Tax pledged against debt service for Series 2007 revenue bond which converted to fixed 20-year repayment in August 2009 and refunded in November 2012.
 - (3) Reflects only those wastewater assessments pledged against bonds.
 - (4) Marina operating expenses shown exclude provision for depreciation and amortization (non-cash item).
 - (5) Pledged for \$6 million Paving Loan associated with wastewater capital project.

Source: Islamorada, Village of Islands Finance Department.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
SEPTEMBER 30, 2022**

The Village does not have any direct and overlapping governmental activities debt as of September 30, 2022.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN CALENDAR YEARS**

Year	Village Population ⁽¹⁾	Monroe County Personal Income ⁽²⁾	Monroe County Per Capita Personal Income ⁽²⁾	Monroe County Unemployment Rate ⁽²⁾
2013	6,427	4,245,050,000	56,745	4.0%
2014	6,212	4,415,284,000	57,829	4.2%
2015	6,199	5,368,160,000	69,593	3.5%
2016	6,202	5,765,374,000	74,409	3.2%
2017	6,326	5,869,890,000	74,230	3.2%
2018	5,990	6,417,335,000	83,328	2.6%
2019	6,211	6,911,436,000	92,119	2.6%
2020	6,400	7,516,454,000	101,262	2.1%
2021	7,116	8,967,730,000	107,513	2.5%
2022	7,272	8,967,730,000	109,136	1.7%

Sources: ⁽¹⁾ Florida Legislature's Office of Economic and Demographic Research.

⁽²⁾ Florida Legislature's Office of Economic and Demographic Research; data is for all of Monroe County.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**PRINCIPAL EMPLOYERS
CURRENT AND NINE YEARS PRIOR**

Employer	2022		Employer	2013	
	Number of Employees ⁽¹⁾	Rank		Number of Employees ⁽¹⁾	Rank
Publix Super Markets	135	1	World Wide Sportsman	114	1
Islamorada, Village of Islands	124	2	Islamorada, Village of Islands	85	2
Crystal Health & Rehab LLC	105	3	Cheeca Lodge & Spa	60	3
World Wide Sportsman	100	4	Easy Storage LLC	35	4
Foret Tek Lumber	36	5	Coral Medical Equipment	32	5
Caribee Boat Sales & Marina	25	6	Caribee Boat Sales	26	6
Dooley Construction	25	7	Dooley Construction	25	7
Islamorada Pool Service & Maint	21	8	Forest Tek	20	8
Houston Air	20	9	Houston Air	20	9
Sands of the Keys, Inc	17	10	Hershoff, Lupino & Yagel LLP	17	10

Note: ⁽¹⁾ The data provided does have one notable limitation. The Monroe County Tax Collector does not have employee data for the Village's businesses in the following categories: overnight accommodations (hotels, motels, apartment), restaurants and bars, professional business services other than medical or banks. Therefore these businesses are not included in this ranking. The Village does not have a reliable method for collecting data relative to number of employees for any entity but the Village itself.

Source: Monroe County Tax Collector's Office Occupational License Department.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**FULL-TIME EQUIVALENT VILLAGE GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS**

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Number of Employees:										
General government ⁽¹⁾	11	17	21	20	24	25	25	25	22	24
Public safety ⁽²⁾	29	40	40	41	41	42	44	44	52	50
Physical environment ⁽³⁾	29	16	15	24	19	20	20	20	23	23
Culture and recreation ⁽⁴⁾	16	24	24	16	24	23	24	28	29	31
Total Number of Employees	<u>84</u>	<u>97</u>	<u>100</u>	<u>101</u>	<u>107</u>	<u>110</u>	<u>113</u>	<u>117</u>	<u>125</u>	<u>128</u>

Notes: ⁽¹⁾ Includes Village Manager, Village Attorney, Village Clerk, Finance and Administration, Planning and Development Services, IT and Communications, Code Compliance Departments.

⁽²⁾ Includes Fire Rescue, Building Services, Local Law Enforcement Departments.

⁽³⁾ Includes Public Works, Stormwater, Wastewater, Solid Waste.

⁽⁴⁾ Includes Parks and Recreation and Marina.

Source: Islamorada, Village of Islands Department of Finance and Administration.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS**

Function/Program	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Public safety:										
Police:										
Police personnel and officers ⁽¹⁾	16	16	16	16	16	16	16	16	16	18
Police calls for service	24,616	28,048	27,732	25,735	23,860	25,270	28,539	27,352	31,716	38,956
Fire/EMS:										
Fire personnel	25	28	28	28	28	30	31	35	38	40
Fire rescue calls answered	319	317	252	467	454	472	496	335	597	519
Emergency medical services calls	881	926	963	1,110	1,040	903	1,045	1,050	1,124	1,169
Community development:										
Building permits issued	1,854	1,767	1,886	2,988	1,833	2,281	1,682	1,409	1,533	1,385
Community services:										
Transportation:										
Public right of way maintenance (miles)	65	65	68	68	68	68	68	68	68	68
Culture and recreation:										
Marina:										
Boat slips	83	83	83	83	83	83	83	83	83	83

Note: ⁽¹⁾ Police services are provided under contract with the Monroe County Sheriff's Department.

Utility services are provided by Florida Keys Aqueduct Authority and Florida Keys Electric Coop.

Business permits and occupational licenses are issued and regulated by Monroe County.

Solid waste services are provided by a contract solid waste hauler.

Sources: Various City Departments, Monroe County Sheriff's Office.

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

**CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS**

Function/Program	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General government:										
Number of general government buildings	1	1	1	1	1	1	1	1	1	1
Public safety:										
Police:										
Police stations	1	1	1	1	1	1	1	1	1	1
Fire:										
Fire stations	3	3	3	3	3	3	3	3	3	3
Transportation:										
Miles of streets	65	65	65	65	65	65	65	65	65	65
Number of street lights	203	209	209	209	209	209	209	209	209	209
Number of traffic signals	3	3	3	3	3	2	2	2	2	2
Number of street signs	334	346	346	346	364	364	364	364	364	364
Culture and recreation:										
Parks	7	7	7	7	7	7	7	7	7	7
Parks acreage	95.3	95.3	95.3	95.3	95.3	95.3	95.3	95.3	95.3	95.3
Beaches	3	3	3	3	3	3	3	3	3	3
Swimming pools	1	1	1	1	1	1	1	1	1	1
Splash pad	1	1	1	1	1	1	1	1	1	1
Soccer fields	1	1	1	1	1	1	1	1	1	1
Skate park	1	0	0	0	0	0	0	0	0	0
Basketball courts	1	1	1	1	1	1	1	1	1	1
Tennis courts	1	1	1	1	1	1	1	1	5	5
Pickelball courts	1	1	1	1	1	1	1	1	3	3
Baseball/softball fields	1	1	1	1	1	1	1	1	1	1

Sources: Various City Departments and Florida Keys Electric Cooperative Association

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OTHER REPORTS OF INDEPENDENT AUDITORS

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**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**

Village Council and Village Manager
Islamorada, Village of Islands, 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 Islamorada, Village of Islands, Florida (the "Village"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated June 22, 2023.

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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

A handwritten signature in black ink that reads "Mauldin & Jenkins, LLC". The script is cursive and fluid, with the company name written in a professional, yet personal, style.

Bradenton, Florida
June 22, 2023

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR
PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY
THE UNIFORM GUIDANCE**

Village Council and Village Manager
Islamorada, Village of Islands, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Islamorada, Village of Islands, Florida's (the "Village") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Village's major federal programs for the year ended September 30, 2022. The Village's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Village complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance 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 the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Village's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Village's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Village's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Village's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Village's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Village's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Bradenton, Florida
June 22, 2023

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

Agency/Pass-Through Entity	Assistance Listing/ CSFA No.	Grantors Number	Expenditures
<u>Federal Awards</u>			
U.S. Department of Defense			
Direct - Department of the Army, Office of the Chief of Engineers			
Florida Keys Water Quality Program - Section 109 - Recovery	12.128	N/A	\$ 2,000,000
Total U.S. Department of Defense			<u>2,000,000</u>
U.S. Department of the Treasury			
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	<u>3,163,893</u>
Total U.S. Department of the Treasury			<u>3,163,893</u>
U.S. Department of Homeland Security			
Passed through Florida Division of Emergency Management -			
Hurricane Irma	97.036	Z1090	<u>622,281</u>
Total U.S. Department of Housing and Urban Development			<u>622,281</u>
Total Expenditures of Federal Awards			<u><u>\$ 5,786,174</u></u>
<u>State Financial Assistance</u>			
Executive Office of the Governor			
Emergency Preparedness and Assistance Grant			
Hurricane Irma	31.063	Z1090	\$ 34,571
Total Florida Department of Economic Opportunity			<u>34,571</u>
Florida Department of Environmental Protection			
Division of Water Restoration Assistance	37.039	LP44052	<u>143,044</u>
Total Florida Department of Environmental Protection			<u>143,044</u>
Total Expenditures of State Financial Assistance			<u><u>\$ 177,615</u></u>

ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

Note 1 - Basis of Presentation

The Schedule of Federal Awards and State Financial Assistance includes federal and state grant activity of Islamorada, Village of Islands, Florida, and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Audits*, and Chapter 10.550, Rules of the Auditor General. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in, the preparation of the basic financial statements.

Note 2 - De-Minimis Indirect Cost Rate

The Village chose not to use the ten percent de minimis cost rate for the fiscal year ended September 30, 2022.

Note 3 - Subrecipients

The Village did not pass federal expenditures to subrecipients during the fiscal year ended September 30, 2022.

Note 4 - State Revolving Fund Loans

The Village had the following State Revolving Fund loan balances outstanding at September 30, 2022:

Program Title	CFDA	Grant Number	Total Outstanding As of September 30
State Revolving Fund	66.458	WW 882020	55,187,450
State Revolving Fund	66.458	WW 882030	1,548,733

**ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

**SECTION I
SUMMARY OF AUDIT RESULTS**

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:
Material weaknesses identified? ☐yes ☒no

Significant deficiencies identified not considered material weaknesses identified? ☐yes ☒no

Noncompliance material to financial statements noted? ☐yes ☒no

Federal Awards

Internal control over major programs:
Material weaknesses identified? ☐yes ☒no

Significant deficiencies identified not considered to be material weaknesses? ☐yes ☒none reported

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance? ☐yes ☒no

Identification of major federal programs:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
21.027	COVID-19 Coronavirus State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish between Type A and Type B programs – federal programs: \$750,000

Auditee qualified as a low-risk auditee? ☐yes ☒no

State Projects

There was not an audit of major state award programs as of September 30, 2022 due to the total amount expended by the Village being less than \$750,000.

**ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None reported.

**SECTION III
FEDERAL PROGRAMS FINDINGS AND QUESTIONED COSTS**

None reported.

**SECTION IV
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

None reported.

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INDEPENDENT AUDITOR'S MANAGEMENT LETTER

Village Council and Village Manager
Islamorada, Village of Islands, Florida

Report on the Financial Statements

We have audited the financial statements of Islamorada, Village of Islands, Florida's (the "Village"), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 22, 2023.

Auditor's Responsibility

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, and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated June 22, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

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

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. Islamorada, Village of Islands, Florida was created pursuant to Chapter 97-348, Florida Statutes, as of December 31, 1997. Additional information on the Village's creation is disclosed within the Village's footnotes. There were no component units related to the Village.

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 has met one or more of the conditions described in Section 218.503(1), Florida Statutes, 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.

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

Additional Matters

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

Mauldin & Jenkins, LLC

Bradenton, Florida
June 22, 2023

INDEPENDENT ACCOUNTANT'S REPORT

Village Council and Village Manager
Islamorada, Village of Islands, Florida

We have examined Islamorada, Village of Islands, Florida's (the "Village") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2022. Management of the Village is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Village complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Village complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgement, 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.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

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 aforementioned requirements during the year ended September 30, 2022.

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

Mauldin & Jenkins, LLC

Bradenton, Florida
June 22, 2023

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