



GULF COUNTY, FLORIDA



**ANNUAL FINANCIAL REPORT
SEPTEMBER 30, 2025**



LANIGAN & ASSOCIATES, P.C.

GULF COUNTY, FLORIDA

THIS REPORT CONTAINS THE FOLLOWING SECTIONS

Gulf County, Florida Board of County Commissioners (Government-wide)

Gulf County, Florida Clerk of the Circuit Court

Gulf County, Florida Property Appraiser

Gulf County, Florida Sheriff

Gulf County, Florida Supervisor of Elections

Gulf County, Florida Tax Collector



GULF COUNTY, FLORIDA



**ANNUAL FINANCIAL REPORT AND OTHER INFORMATION
SEPTEMBER 30, 2025**

**GULF COUNTY, FLORIDA
ANNUAL FINANCIAL REPORT
SEPTEMBER 30, 2025**

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INTRODUCTORY SECTION

**GULF COUNTY, FLORIDA
ANNUAL FINANCIAL REPORT
LIST OF ELECTED AND APPOINTED OFFICIALS

AS OF SEPTEMBER 30, 2025**

BOARD OF COUNTY COMMISSIONERS

Spike McLemore	District 1
Jack Husband	District 2
Randy Pridgeon	District 3
Sandy Quinn, Jr.	District 4
Phillip McCroan	District 5

CLERK OF THE COURT AND COMPTROLLER

Rebecca L. Norris

SHERIFF

Mike Harrison

TAX COLLECTOR

Ashley L. Forehand

PROPERTY APPRAISER

Mitch Burke

SUPERVISOR OF ELECTIONS

Rhonda H. Pierce

COUNTY ADMINISTRATOR

Michael Hammond

COUNTY ATTORNEY

Jeremy Novak

FINANCIAL SECTION

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS
www.lanigancpa.com

INDEPENDENT AUDITOR'S REPORT

The Honorable Board of County Commissioners and Constitutional Officers
Gulf County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Gulf County, Florida (the "County") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the County's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the County, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), 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 County 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 County's ability to continue as a going concern for twelve months beyond the financial statement issuance 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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS 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 County'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 County'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, pension and other post-employment benefit schedules, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the County's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the financial statements. The accompanying 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*, and Chapter 10.550, *Rules of the Auditor General*, respectively, is presented for purposes of additional analysis and is also not a required part of the basic financial statements.

The description of the nonmajor governmental funds, combining nonmajor governmental fund financial statements, and schedule of expenditures of federal awards and state financial assistance are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 accompanying supplementary information listed above is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2026, on our consideration of the County'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 County'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 County's internal control over financial reporting and compliance.

Lanigan & Associates, PC

Tallahassee, Florida

June 16, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Management of the Board of County Commissioners of Gulf County has prepared the following discussion and analysis to (a) assist the reader in focusing on significant financial issues, (b) provide an overview and analysis of the County's financial activities, (c) identify changes in the County's financial position, (d) identify material deviations from the financial plan (approved budget), and (e) highlight significant issues in individual funds. Because the information contained in the Management's Discussion and Analysis (MD&A) is intended to highlight significant transactions, events and conditions, it should be considered in conjunction with the County's financial statements.

The information presented in this financial statement is perhaps best understood when it is considered from the broader perspective of the environment in which the County operates.

General Information

Gulf County was incorporated in 1925 and is in northwest Florida on the Gulf of America. With an area of 557 square miles, 2020 Federal Census data shows Gulf County has a population of approximately 14,200. The U.S. Census Bureau estimates the population of Gulf County has grown to almost 16,621 as of July 1, 2025. Gulf County is a sparse, low-density County. Gulf County is a non-charter County governed by a Board of County Commissioners.

The Board of County Commissioners (Board) is the legislative and policy making body of the County. Each of the five commissioners is elected from a separate district. Annually, the Board elects a chairman that serves as the presiding officer. Elections are held every two years for staggered four-year terms. The Board employs the County Administrator to implement the policies of the Board, provide organizational leadership and direct business and administrative procedures.

Gulf County provides a broad range of services, including law enforcement; fire protection; rescue; emergency medical services; maintenance of streets, highways, bridges, and traffic signals; parks; libraries; drinking water; and certain other community and human services.

Financial Highlights

- ❖ The County's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at September 30, 2025 by \$160,564,900. Of this amount, \$82,598,180 represents net investment in capital assets; \$48,890,063 is restricted for specific purposes (restricted net position); and the remaining portion represents unrestricted net position of \$29,076,657.
- ❖ As of September 30, 2025 and 2024, the County's governmental funds reported combined ending fund balances of \$94,461,673 and \$74,122,001, respectively.
- ❖ The County's general fund (primary operating fund) reported a total fund balance of \$33,549,774, an increase of \$4,039,999 from the prior year (fund balance).
- ❖ For the year ended September 30, 2025, the County's capital assets net of accumulated depreciation increased by \$9,109,259 or 9.3%.
- ❖ The County's loans (Notes from Direct Borrowing) increased by \$7,819,000 in fiscal year 2025. The County's percentage of loans compared to net position increased from 11% to 15%. The other components of long-term debt are discussed in further detail later in this report.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Non-Financial Highlights

Hurricane Michael

On October 10, 2018, Hurricane Michael made landfall less than twenty miles from Port St. Joe (Gulf County seat) between Mexico Beach and Tyndall Air Force Base in the Florida panhandle. The National Oceanic and Atmospheric Administration (NOAA) rated Hurricane Michael a Category 5 with 155 mph sustained winds as the strongest hurricane on record to affect the Florida Panhandle. FEMA categorized Gulf County's damage as catastrophic. Great progress has been made in the recovery; however, efforts continue to the rebuilding of Gulf County infrastructure and economy. Additionally, Gulf County has been awarded new grants for projects for mitigation of future hurricanes and funding for projects to improve the County's infrastructure.

Population Changes

The population of Gulf County now surpasses the population prior to Hurricane Michael. Hurricane Michael caused substantial damage to Gulf Correctional Institution in Wewahitchka. Inmates housed at this facility were relocated to other State facilities. Before Hurricane Michael, the 2010 Census recorded a population in the facility of 3,328. The current population is 1,699. The Annex reopened in the first quarter of 2025 with hopes of returning to full capacity over time. It is important to note that inmates are counted as residents by the Federal Census.

Employment

The Gulf County unemployment rate in September 2025 was 4.2%. The State of Florida unemployment rate was 3.9%.

Revenue

The County wide valuation of the taxable property values increased from \$2.9 billion in 2023-2024 to \$3.8 billion in 2024-2025. The Board of County Commissioners voted to adopt a millage rate of 5.9000%. The original operating budget for fiscal year 2024-2025 was \$123,970,024. For fiscal year 2024-2025 countywide ad valorem revenue received was \$24,488,421 an increase of 6.2% over the prior fiscal year.

In addition to ad valorem taxes, the County relies on other revenue and grants to meet the budget requirements and needs. The following highlights are some of the relevant revenues and changes in revenue received during fiscal year 2024-2025:

- ❖ Gulf County Solid Waste generated \$1,841,243 of revenue during the third year of operations. The landfill continues to accept vegetation, concrete debris, and other debris. The Five Points Transfer Station and the Wetappo Transfer Station, which services the north end of the County, are in full operation.

MANAGEMENT'S DISCUSSION AND ANALYSIS

- ❖ The St. Joe Bay Golf Club (SJBGC) generated \$1,248,551 in revenues, an increase of 17.9%. The County transferred \$1,119,032 to the SJBGC. This funding is comprised of the recurring annual transfer of \$200,000 and an additional \$919,032 for expansion of the clubhouse and pro shop. The SJBGC is an 18-hole golf course located near Port St. Joe with approximately 173 acres. In addition to the 18-hole course, the SJBGC offers a driving range, putting green, pool, and clubhouse. The full-service restaurant located inside the clubhouse is leased to a third party which operates the kitchen, bar, and dining area. A professional golf club manager is contracted to manage the day-to-day operations. The SJBGC is open to the public for daily play. Annual and monthly memberships are available.
- ❖ Building permit revenue was \$608,696 a decrease of 13.6%, reflecting a slowing trend of new construction in the County.
- ❖ Planning and zoning fees were \$90,960 a decrease of 47.2% indicating fewer new projects and construction in the County.
- ❖ The Tourist Development Council (TDC) local option bed tax was \$4,932,260. Revenues increased 3.2% from the prior fiscal year. This revenue reflects a steady growth of visitors to the County for short-term rentals.
- ❖ The Small County Surtax collections were \$2,146,169, an increase of 2.7%. Ascension Sacred Heart Gulf Hospital, part of the Ascension Sacred Heart Health System, opened in March 2010. The County adopted by ordinance in 2005 providing for a discretionary ½ cent small county surtax to help fund the construction of the hospital. An inter-local agreement was entered into with the City of Wewahitchka and the City of Port St. Joe whereby the County will receive all funds generated from the small county surtax and such funds will be used as set forth in the agreement. The additional tax was effective January 1, 2006.
- ❖ During its fourth full year of operation, fiscal year 2024-2025, the Gulf County Water System had total revenues of \$1,775,695. This does not include funds received from the Florida State Revolving Fund. The County involvement in public utilities increased with the growth of population and infrastructure in District V. In 2020, the County decided to further public health and safety as well as economic growth and development in District V., the Gulf County should purchase assets and operations from Lighthouse Utilities Company, Inc. (LUCI). The County established a new proprietary fund, the Gulf County Water System, which operates the system to provide water to south Gulf County including Cape San Blas and Indian Pass.
- ❖ In August 2025, Gulf County entered into a long-term debt agreement to fund road and bridge improvements and repair. The County obtained this note in lieu of floating a new bond issue. The proceeds of the loan were \$18,434,000. On October 1, 2025, \$9,110,000 of the debt proceeds were used to retire the Series 2015 A & B Gas Tax Revenue Bonds

Bonds

In November 2020, the County issued \$4,500,000 in new Capital Improvement Revenue Bonds, Series 2020. The funds from these bonds were used to purchase the assets of Lighthouse Utilities Company, Inc. (LUCI). Additional funds from this bond issue will be used for improvements to the Gulf County Water System.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Previously, the County issued two bonds during fiscal year 2016-2017. The County issued \$3,440,000 in Limited Ad Valorem Tax Bonds, Series 2016. These bonds are a limited obligation of the County, the principal and interest on the bonds are payable from and secured by a pledge of the ad valorem taxing power of the County within its three Cape San Blas Municipal Taxing Units of Bayside, Gulfside Beachfront, and Gulfside Interior. At the time of bond issuance, the County estimated that, based on the 2016 tax rolls, the initial levy necessary to comply with the requirements of the bonds, were 1.1052 mills for the Bayside, 1.3139 mills for the Gulfside Beachfront, and 1.1549 mills in the Gulfside Interior. For the 2024-2025 fiscal year, per the current tax rolls, the County set the millage rates of 0.50 for Bayside, 0.50 for Gulfside Beachfront, and 0.50 mills for Gulfside Interior.

Grants

The County received both Federal and State grants during the fiscal year 2024-2025. The following is a sample list of the grants received and their uses. See the Schedule of Expenditures of Federal Awards and State and Financial Assistance included in the financial statements for additional information.

- ❖ Road widening, resurfacing, and bridge repair projects utilized funds from Florida Department of Transportation CIGP, SCOP, and SCRAP grants in the amount of \$2,915,045.
- ❖ The Hurricane Housing Recovery Program expended \$524,520 in grant funds to assist residents with repairs and purchase assistance in response to Hurricane Michael. This program ended on September 30, 2025.
- ❖ The Federal Emergency Management Agency Public Assistance totaled \$124,672.
- ❖ The County expended a total of \$3,975,644 in Resilient Florida FRP01 Grants for roads and stormwater. These funds were used to meet the various needs of the County.

Overview of the Financial Statements

Management's discussion and analysis serves as an introduction to the basic financial statements of the County. The basic financial statements consist of three components:

1. Government-wide financial statements
2. Fund financial statements
3. Notes to financial statements

In addition, this report presents certain required supplementary information.

Government-wide Financial Statements

The government-wide financial statements provide both short-term and long-term information related to the overall financial condition of the County similarly to those of a private-sector business. These statements combine and consolidate the governmental fund current financial resources (short-term expendable resources) with capital assets and long-term obligations. They include a *Statement of Net Position* and a *Statement of Activities* that are designed to provide consolidated financial information about the governmental activities of the County presented on the accrual basis of accounting.

MANAGEMENT'S DISCUSSION AND ANALYSIS

- ❖ The *Statement of Net Position* provides information about the financial position of the County assets and liabilities, using an economic resources measurement focus. The difference between the assets and liabilities, the net position, is a measure of the financial health of the County.
- ❖ The *Statement of Activities* presents information showing how the County's net position changed during the 2024-2025 fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes earned and earned but unused vacation leave). This statement is intended to summarize and simplify the user's analysis of cost of various governmental services. An increase or decrease in net position is an indication of whether the financial health of the County is improving or deteriorating.

These two financial statements present the functions of the County that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the County include general government, public safety, physical environment, transportation, economic environment, human services, culture and recreation, and court related activities. The business-type activities of the County include the golf course, the transfer station, and water system. Separate water and sewer systems, which are not currently operational, are reported as residual assets associated with those activities.

Over time, changes in the net position of the County are an indication of improving or deteriorating financial condition. This information should be evaluated in conjunction with other nonfinancial factors, such as changes in the County's property tax base and the condition of the County's capital assets including infrastructure assets.

Fund Financial Statements

Fund financial statements are one of the components of the basic financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The County uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements and prudent fiscal management. Certain funds are established by law while others are created by legal agreements, such as bond covenants. Fund financial statements provide more detailed information about the County's financial activities, focusing on its most significant or major funds rather than fund types. This contrasts with the entity-wide perspective contained in the government-wide statements. All the County's funds may be classified in the broad category of *governmental funds*, *proprietary funds*, and *fiduciary (agency) funds* as discussed below.

- ❖ Governmental funds – these funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, the governmental funds utilize a spendable financial resources measurement focus rather than the economic resources measurement focus found in the government-wide financial statements. This financial resource measurement focus allows the governmental fund statements to provide information on near-term inflows and outflows of spendable resources as well as balances of spendable resources available at the end of the fiscal year. Consequently, the governmental fund

MANAGEMENT'S DISCUSSION AND ANALYSIS

statements provide a detailed short-term view that may be used to evaluate the County's near-term financing requirements. This short-term view is useful when compared to the long-term view presented as governmental activities in the government-wide financial statements. To facilitate this comparison, both the Balance Sheet – Governmental Funds and the Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds provide a reconciliation of governmental funds to governmental activities.

- ❖ Proprietary funds – the County maintains proprietary funds (enterprise funds). These funds are used to report business-type activities in the government-wide financial statements. The County uses enterprise funds to account for the fiscal activities relating to water and sewer systems (Gulf County Water System), the St. Joseph Bay Golf Club, and the Five Points Transfer Station. The proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.
- ❖ Fiduciary (custodial) funds – fiduciary funds are used to report assets held in a trustee or fiduciary capacity for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide statements because the resources are not available to support County programs. In its fiduciary capacity, the County is responsible for ensuring that the assets reported in these funds are used only for their intended purposes.

Infrastructure Assets

Generally, a government's largest group of assets (infrastructure – roads, bridges, sidewalks, traffic signals, and underground pipes not associated with a utility, etc.) are not reported nor depreciated in governmental fund financial statements. GASB Statement No. 34 requires these assets be valued and reported in the governmental column of the government-wide statements. Additionally, the government must elect to either (a) depreciate the assets over the estimated useful life or (b) develop a system of asset management designed to maintain the service delivery potential to near perpetuity. If the government elects the asset management (the modified approach), which periodically (at least every third year), by category, measures and demonstrates its maintenance of locally established levels of service standards, the government may record its costs of maintenance in lieu of depreciation. The County has elected to depreciate its infrastructure assets.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-wide Financial Analysis

Statement of Net Position

Net position may serve over time as a useful indicator of a government's financial position. The County's assets and deferred outflows exceeded liabilities and deferred inflows (governmental and business-type activities) by \$160,564,900 at the close of the fiscal year ended September 30, 2025 and \$138,167,039 on September 30, 2024.

NET POSITION

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
ASSETS						
Current and other assets	\$ 99,596,912	\$ 81,449,497	\$ 3,850,733	\$ 3,407,270	\$ 103,447,645	\$ 84,856,767
Capital assets	97,723,804	89,185,791	9,300,998	8,729,752	107,024,802	97,915,543
Total assets	197,320,716	170,635,288	13,151,731	12,137,022	210,472,447	182,772,310
DEFERRED OUTFLOWS						
OF RESOURCES	5,488,553	5,869,798	240,441	256,540	5,728,994	6,126,338
LIABILITIES						
Current liabilities	5,135,239	7,327,496	527,986	550,399	5,663,225	7,877,895
Noncurrent liabilities	40,654,811	34,382,638	5,425,173	5,843,226	46,079,984	40,225,864
Total liabilities	45,790,050	41,710,134	5,953,159	6,393,625	51,743,209	48,103,759
DEFERRED INFLOWS						
OF RESOURCES	3,734,476	2,529,207	158,856	98,643	3,893,332	2,627,850
NET POSITION						
Net investment in capital assets	78,477,238	77,919,907	4,120,942	3,307,123	82,598,180	81,227,030
Restricted	48,890,063	32,664,174	-	-	48,890,063	32,664,174
Unrestricted	25,917,442	21,681,664	3,159,215	2,594,171	29,076,657	24,275,835
Total net position	\$ 153,284,743	\$ 132,265,745	\$ 7,280,157	\$ 5,901,294	\$ 160,564,900	\$ 138,167,039

MANAGEMENT'S DISCUSSION AND ANALYSIS

Statement of Activities

The following schedule summarizes revenues and expenses for the years ended September 30, 2025 and 2024.

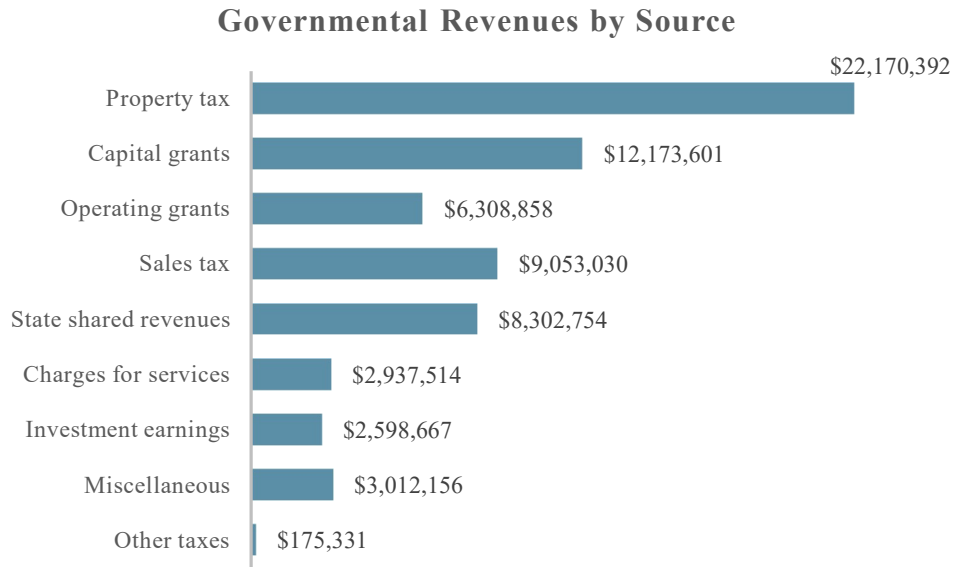
CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	\$ 2,937,514	\$ 2,691,857	\$ 4,617,488	\$ 4,623,707	\$ 7,555,002	\$ 7,315,564
Operating grants	6,308,858	9,575,866	-	-	6,308,858	9,575,866
Capital grants	12,173,601	12,386,459	-	64,267	12,173,601	12,450,726
General revenues:						
Property taxes	22,170,392	19,877,431	-	-	22,170,392	19,877,431
Sales taxes	9,053,030	8,843,965	-	-	9,053,030	8,843,965
State shared revenue	8,302,754	8,583,610	-	-	8,302,754	8,583,610
Other	5,786,154	4,679,733	272,040	255,934	6,058,194	4,935,667
Total revenues	66,732,303	66,638,921	4,889,528	4,943,908	71,621,831	71,582,829
Expenses:						
General government	12,803,453	10,810,063	-	-	12,803,453	10,810,063
Public safety	13,624,398	12,808,046	-	-	13,624,398	12,808,046
Physical environment	1,267,810	1,478,121	-	-	1,267,810	1,478,121
Transportation	8,696,429	10,768,614	-	-	8,696,429	10,768,614
Economic environment	2,839,749	2,584,066	-	-	2,839,749	2,584,066
Human services	2,711,455	2,907,724	-	-	2,711,455	2,907,724
Culture and recreation	1,227,360	1,010,801	-	-	1,227,360	1,010,801
Court related	787,646	792,992	-	-	787,646	792,992
Interest on debt	635,973	443,151	-	-	635,973	443,151
Business-type	-	-	4,629,697	4,521,415	4,629,697	4,521,415
Total expenses	44,594,273	43,603,578	4,629,697	4,521,415	49,223,970	48,124,993
Change in net position before transfers	22,138,030	23,035,343	259,831	422,493	22,397,861	23,457,836
Transfers	(1,119,032)	(1,015,913)	1,119,032	1,015,913	-	-
Increase in net position	21,018,998	22,019,430	1,378,863	1,438,406	22,397,861	23,457,836
Net position - beginning	132,265,745	110,246,315	5,901,294	4,462,888	138,167,039	114,709,203
Net position - ending	\$ 153,284,743	\$ 132,265,745	\$ 7,280,157	\$ 5,901,294	\$ 160,564,900	\$ 138,167,039

MANAGEMENT’S DISCUSSION AND ANALYSIS

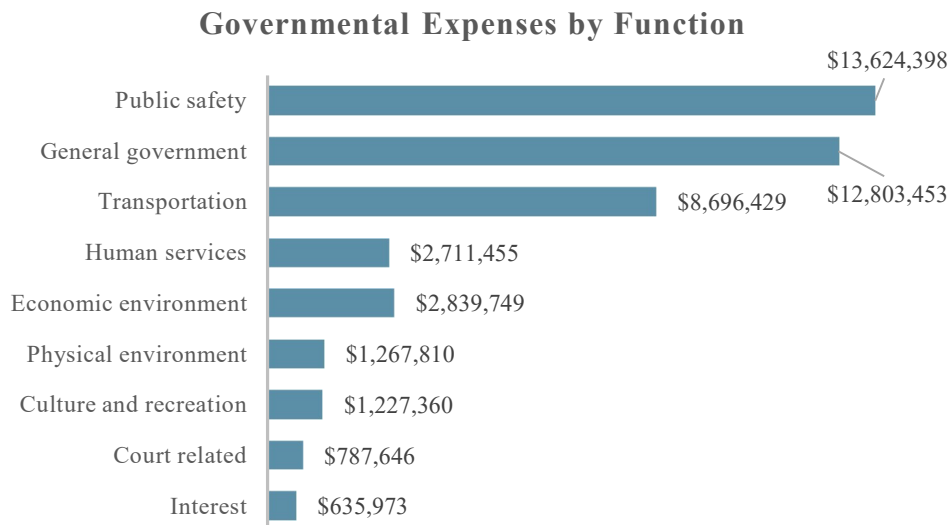
Governmental Activities Revenues by Source

The following graph depicts the County’s total governmental activities revenue by source for the fiscal year ending September 30, 2025.



Governmental Activities Expenses by Function

The following graph depicts the County’s total governmental activities expenses by function for the fiscal year ending September 30, 2025.



MANAGEMENT’S DISCUSSION AND ANALYSIS

Financial Analysis of Individual Funds

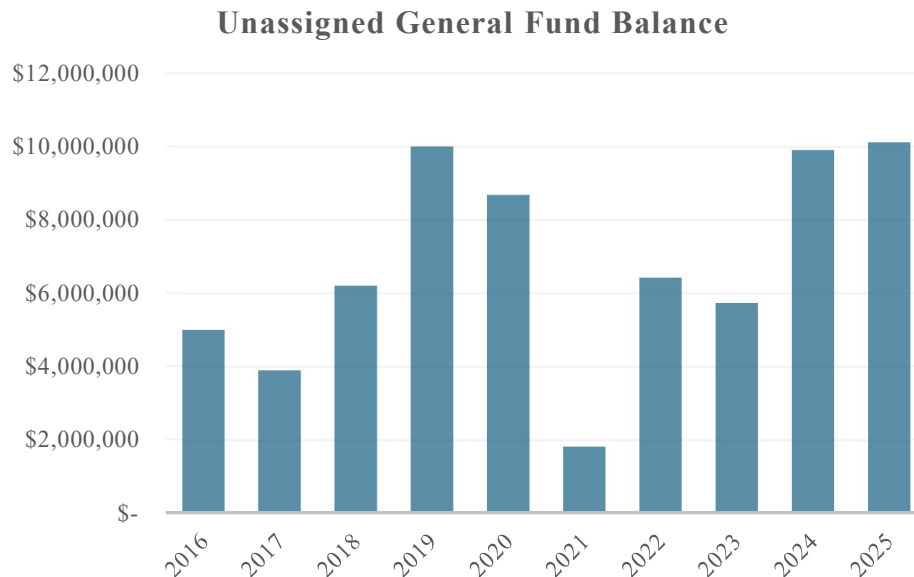
This section provides an analysis of the balances and transactions of individual funds. The County uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

❖ Governmental Funds

The primary purpose of the County’s Balance Sheet – Governmental Funds and the Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the County’s financing requirements. Unassigned fund balance may serve as useful measure of a government’s net resources, available for spending, at the end of the current and prior fiscal year. As of September 30, 2025, Gulf County governmental funds reported combined fund balances of \$94,461,673 an increase of 27.4% when compared to prior year combined fund balances. The governmental funds had nonspendable fund balances of \$558,079. The restricted fund balance was \$48,890,063 and consists of monies whose expenditure is externally constrained by grantors, creditors, binding law, or enabling legislation. Of the remaining fund balance, \$6,184,360 is classified as committed, \$28,715,343 is classified as assigned, and \$10,113,828 is recorded as unassigned.

❖ General Fund Unrestricted/Undesignated Fund Balance

As depicted in the following graph, the unassigned fund balance of the Board’s general fund (the general operating fund of the County) increased over the past year.



MANAGEMENT'S DISCUSSION AND ANALYSIS

Major Funds

Governmental Funds

The general, community development block grant, tourist development, general grants, capital projects, and state housing initiative partnership are reported as major governmental funds.

- ❖ General fund is the general operating fund of the County. All general tax revenues and other receipts that are not required either legally or by generally accepted accounting principles to be accounted for in other funds are accounted for in the general fund.
- ❖ General operating funds of the Clerk of the Circuit Court, Property Appraiser, Sheriff, Tax Collector, and Supervisor of Elections represent funds included in the County's general fund that are held and accounted for individually but are presented with the balance of the Board of County Commissioner operating funds.
- ❖ Community Development Block Grant (CDBG) fund is used to account for community development block grant activity.
- ❖ Tourist development fund are revenues generated from a 5% local option tourist development tax. The tax is a charge which is collected on all leases or rentals of any living quarters or accommodations with a term of less than six months. Funds are used to promote tourism in the County.
- ❖ General grants fund accounts for the activity of various grants.
- ❖ Capital projects fund is used to account for various capital projects being performed by the County.
- ❖ State Housing Initiative Partnership (SHIP) fund is used to account for activity relating to the program's revenues and expenses.

Proprietary Funds

The County uses enterprise funds to account for the fiscal activities relating to water and sewer systems, the St. Joseph Bay Golf Club and the Five Points Transfer Station. The County owns the two remaining water systems, Williamsburg/Methodist Hill and Oak Grove. The City of Wewahitchka operates the Williamsburg/Methodist Hill Water System. Although there is not an active inter-local agreement this water system continues to be operated by the City of Wewahitchka under the terms of the 1993 inter-local agreement which terminated in 1994. The City of Port St. Joe operates the Oak Grove Water System. Neither one of these water systems brings any revenue to the County. The only expense to the County for either of these two water systems is depreciation.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Budget Variances in Major Funds

The following budget variances occurred in the major funds during the year ended September 30, 2025.

- ❖ Intergovernmental revenue (federal, state, and other local government sources in the form of grants, shared revenues, and payments in lieu of taxes) is \$3,006,444 more than budgeted in the general fund. The fiscally constrained – ad valorem tax offset funding came in higher than expected during the year.
- ❖ General fund charges for services include County officer fees, ambulance fees, tipping fees, and other charges for services. The positive variance of \$35,741 is the result of charges being more than budgeted.
- ❖ General fund license and permit revenue shows a positive variance of \$195,582. This positive variance is from permits being higher than expected.
- ❖ Current expenditures for all governmental funds had positive variances.

Other variances disclosed on the major fund budget and actual statements and not noted herein are within expected ranges. It should be noted that budget expenditure variances shown on the individual major funds are favorable in total.

Capital Assets and Long-Term Debt

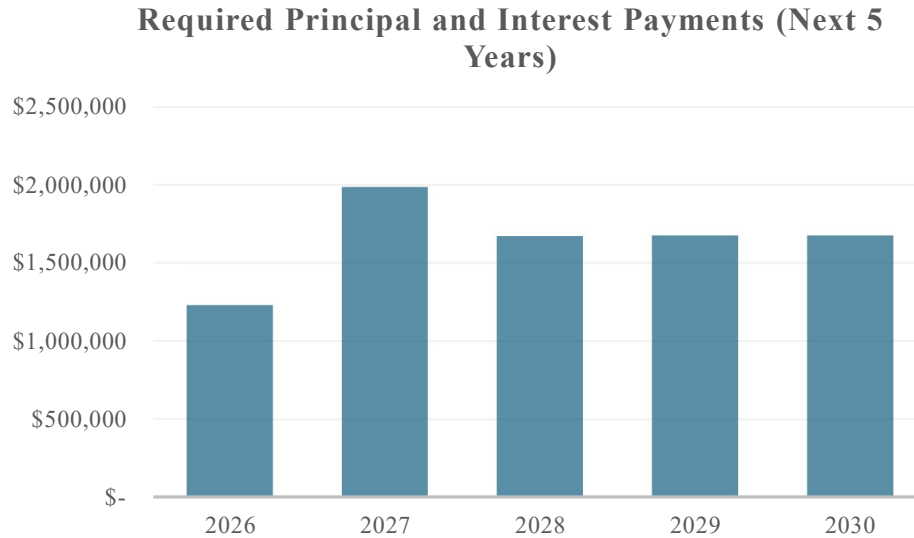
Capital assets. The County's financial statements present capital assets in two categories: those assets subject to depreciation, such as buildings, infrastructure, and equipment; and those not subject to depreciation, such as land and construction in progress. At September 30, 2025, the County had \$107,024,802 invested in a variety of capital assets, as reflected in the following schedule, which represents a net increase (additions less retirements and depreciation) of \$9,109,259, or 9.3%, from the end of last year.

CAPITAL ASSETS (NET OF DEPRECIATION)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	\$ 7,859,383	\$ 7,709,230	\$ 962,125	\$ 962,125	\$ 8,821,508	\$ 8,671,355
Buildings and improvements	9,880,585	10,098,693	909,051	962,713	10,789,636	11,061,406
Equipment	9,736,509	7,956,921	511,950	542,594	10,248,459	8,499,515
Infrastructure	48,717,817	45,657,634	6,077,462	6,251,890	54,795,279	51,909,524
Construction in progress	21,529,510	17,763,313	840,410	10,430	22,369,920	17,773,743
Total	<u>\$ 97,723,804</u>	<u>\$ 89,185,791</u>	<u>\$ 9,300,998</u>	<u>\$ 8,729,752</u>	<u>\$ 107,024,802</u>	<u>\$ 97,915,543</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS

Long-term obligations. The following graph depicts future principal and interest payments required to be paid by the County on outstanding debt as of September 30, 2025. *Not shown on this graph are existing scheduled debt repayments for years 2031 through 2035.*



Taxable Value of Property and Millage Rates

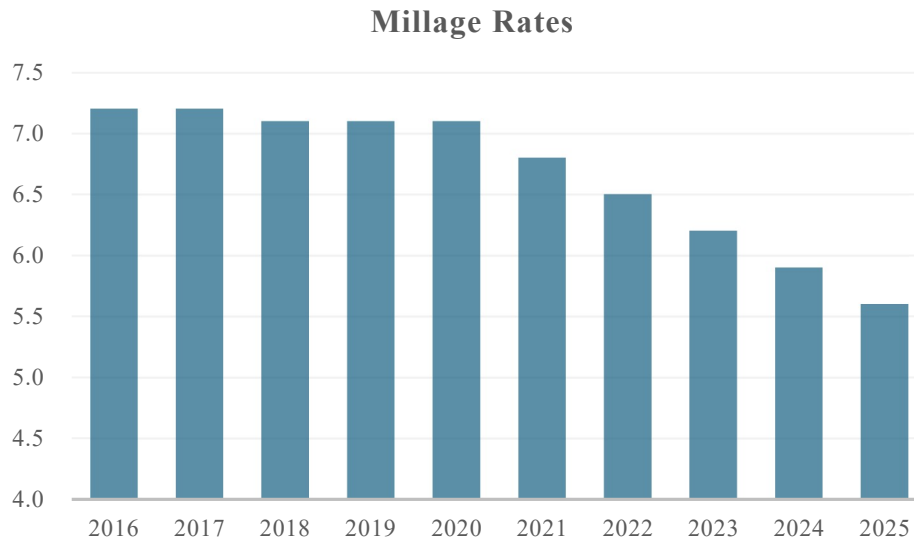
For the year ended September 30, 2025, the County calculated property taxes based on the certified taxable value of property of \$3,580,447,182.

Certified Taxable Value by Tax Year



MANAGEMENT’S DISCUSSION AND ANALYSIS

Millage Rates by Tax Year



Requests for Information

This report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the County’s finances and to demonstrate compliance and accountability for its resources. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

James M. “Matt” Terry
Clerk of Circuit Court of Gulf County
1000 Cecil G. Costin Sr. Blvd., Room 148
Port St. Joe, Florida 32456

BASIC FINANCIAL STATEMENTS

GULF COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets			
Cash and cash equivalents	\$ 88,146,334	\$ 3,386,536	\$ 91,532,870
Receivables (net):			
Accounts receivable	707,399	274,316	981,715
Notes receivable	238,778	-	238,778
Prepaid items	558,079	-	558,079
Internal balances	(102,690)	102,690	-
Due from other governments	10,049,012	-	10,049,012
Inventory	-	87,191	87,191
Total current assets	99,596,912	3,850,733	103,447,645
Noncurrent assets			
Capital assets:			
Nondepreciable	29,388,893	1,802,535	31,191,428
Depreciable (net)	68,334,911	7,498,463	75,833,374
Total noncurrent assets	97,723,804	9,300,998	107,024,802
Total assets	197,320,716	13,151,731	210,472,447
DEFERRED OUTFLOWS OF RESOURCES			
Pension related	5,102,615	240,441	5,343,056
OPEB related	385,938	-	385,938
Total deferred outflows of resources	5,488,553	240,441	5,728,994
LIABILITIES			
Current liabilities			
Accounts payable and accrued expenses	2,445,842	527,986	2,973,828
Due to other governments	303,846	-	303,846
Unearned revenue	2,385,551	-	2,385,551
Total current liabilities	5,135,239	527,986	5,663,225
Noncurrent liabilities			
Due in less than one year	1,136,137	228,540	1,364,677
Due in more than one year	39,518,674	5,196,633	44,715,307
Total noncurrent liabilities	40,654,811	5,425,173	46,079,984
Total liabilities	45,790,050	5,953,159	51,743,209
DEFERRED INFLOWS OF RESOURCES			
Pension related	3,371,390	158,856	3,530,246
OPEB related	363,086	-	363,086
Total deferred inflows of resources	3,734,476	158,856	3,893,332
NET POSITION			
Net investment in capital assets	78,477,238	4,120,942	82,598,180
Restricted	48,890,063	-	48,890,063
Unrestricted	25,917,442	3,159,215	29,076,657
Total net position	\$ 153,284,743	\$ 7,280,157	\$ 160,564,900

See accompanying notes to financial statements.

**GULF COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

FUNCTIONS/PROGRAMS	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 12,803,453	\$ 773,088	\$ 652,865	\$ -	\$ (11,377,500)	\$ -	\$ (11,377,500)
Public safety	13,624,398	1,662,605	2,108,544	-	(9,853,249)	-	(9,853,249)
Physical environment	1,267,810	-	2,096,315	101,985	930,490	-	930,490
Transportation	8,696,429	102,811	-	4,835,650	(3,757,968)	-	(3,757,968)
Economic environment	2,839,749	21,915	737,982	7,235,966	5,156,114	-	5,156,114
Human services	2,711,455	29,750	305,802	-	(2,375,903)	-	(2,375,903)
Culture and recreation	1,227,360	24,845	407,350	-	(795,165)	-	(795,165)
Court related	787,646	322,500	-	-	(465,146)	-	(465,146)
Interest on long-term debt	635,973	-	-	-	(635,973)	-	(635,973)
Total governmental activities	44,594,273	2,937,514	6,308,858	12,173,601	(23,174,300)	-	(23,174,300)
Business-type activities:							
Water	1,338,919	1,699,116	-	-	-	360,197	360,197
County Golf Course	1,433,627	1,077,129	-	-	-	(356,498)	(356,498)
Williamsburg & Methodist Hill	14,295	-	-	-	-	(14,295)	(14,295)
Solid Waste	1,842,856	1,841,243	-	-	-	(1,613)	(1,613)
Total business-type activities	4,629,697	4,617,488	-	-	-	(12,209)	(12,209)
Total primary government	<u>\$ 49,223,970</u>	<u>\$ 7,555,002</u>	<u>\$ 6,308,858</u>	<u>\$ 12,173,601</u>	<u>\$ (23,174,300)</u>	<u>\$ (12,209)</u>	<u>\$ (23,186,509)</u>
General revenues:							
Taxes							
Property tax					22,170,392	-	22,170,392
Sales tax					9,053,030	-	9,053,030
Other taxes					175,331	-	175,331
State shared revenues					8,302,754	-	8,302,754
Investment earnings					2,598,667	-	2,598,667
Miscellaneous					3,012,156	272,040	3,284,196
Transfers					(1,119,032)	1,119,032	-
Total general revenues					<u>44,193,298</u>	<u>1,391,072</u>	<u>45,584,370</u>
Changes in net position					21,018,998	1,378,863	22,397,861
Net position - beginning of year					<u>132,265,745</u>	<u>5,901,294</u>	<u>138,167,039</u>
Net position - end of year					<u>\$ 153,284,743</u>	<u>\$ 7,280,157</u>	<u>\$ 160,564,900</u>

See accompanying notes to financial statements.

**GULF COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	CDBG	Tourist Development	General Grants
ASSETS				
Cash and cash equivalents	\$ 27,778,801	\$ -	\$ 13,060,137	\$ -
Accounts receivable	573,609	-	-	-
Notes receivable	-	-	-	-
Prepaid items	417,571	-	12,963	-
Due from other funds	6,505,609	-	-	-
Due from other governments	568,165	1,866,067	709,706	5,113,885
	<u>35,843,755</u>	<u>1,866,067</u>	<u>13,782,806</u>	<u>5,113,885</u>
Total assets	<u>\$ 35,843,755</u>	<u>\$ 1,866,067</u>	<u>\$ 13,782,806</u>	<u>\$ 5,113,885</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable and accrued expenses	\$ 1,441,454	\$ 14,217	\$ 106,140	\$ 588,560
Due to other funds	65,470	1,851,793	145,476	4,489,163
Due to other governments	303,697	-	-	-
Unearned revenue	483,360	-	-	36,162
	<u>2,293,981</u>	<u>1,866,010</u>	<u>251,616</u>	<u>5,113,885</u>
Total liabilities	<u>2,293,981</u>	<u>1,866,010</u>	<u>251,616</u>	<u>5,113,885</u>
Fund balances				
Nonspendable	417,571	-	12,963	-
Restricted	746,976	-	13,518,227	-
Committed	373,840	57	-	-
Assigned	21,897,559	-	-	-
Unassigned	10,113,828	-	-	-
	<u>33,549,774</u>	<u>57</u>	<u>13,531,190</u>	<u>-</u>
Total fund balances	<u>33,549,774</u>	<u>57</u>	<u>13,531,190</u>	<u>-</u>
Total liabilities and fund balances	<u>\$ 35,843,755</u>	<u>\$ 1,866,067</u>	<u>\$ 13,782,806</u>	<u>\$ 5,113,885</u>

GULF COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Capital Projects	SHIP	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 9,720,310	\$ 1,626,391	\$ 35,960,695	\$ 88,146,334
Accounts receivable	-	-	133,790	707,399
Notes receivable	-	-	238,778	238,778
Prepaid items	-	-	127,545	558,079
Due from other funds	-	675	106,604	6,612,888
Due from other governments	-	-	1,791,189	10,049,012
Total assets	<u>\$ 9,720,310</u>	<u>\$ 1,627,066</u>	<u>\$ 38,358,601</u>	<u>\$ 106,312,490</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable and accrued expenses	\$ -	\$ 139	\$ 295,332	\$ 2,445,842
Due to other funds	-	-	163,676	6,715,578
Due to other governments	-	-	149	303,846
Unearned revenue	-	1,626,927	239,102	2,385,551
Total liabilities	<u>-</u>	<u>1,627,066</u>	<u>698,259</u>	<u>11,850,817</u>
Fund balances				
Nonspendable	-	-	127,545	558,079
Restricted	71,500	-	34,553,360	48,890,063
Committed	2,831,026	-	2,979,437	6,184,360
Assigned	6,817,784	-	-	28,715,343
Unassigned	-	-	-	10,113,828
Total fund balances	<u>9,720,310</u>	<u>-</u>	<u>37,660,342</u>	<u>94,461,673</u>
Total liabilities and fund balances	<u>\$ 9,720,310</u>	<u>\$ 1,627,066</u>	<u>\$ 38,358,601</u>	<u>\$ 106,312,490</u>

See accompanying notes to financial statements.

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

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

Ending fund balance - governmental funds		\$ 94,461,673
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.		
Cost of capital assets	154,346,781	
Less: accumulated depreciation	<u>(56,622,977)</u>	
		97,723,804
Deferred outflows and inflows of resources are not available in the current period and, therefore, are not reported in the governmental funds.		
Deferred outflows and inflows of resources at year-end consist of:		
Deferred outflows related to pensions	5,102,615	
Deferred outflows related to other post employment benefits	385,938	
Deferred inflows related to pensions	(3,371,390)	
Deferred inflows related to other post employment benefits	<u>(363,086)</u>	
		1,754,077
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Liability for compensated absences	(3,721,894)	
Bonds payable	(19,194,000)	
Lease liability	(52,567)	
Net pension liability	(16,223,835)	
Other post employment benefits liability	(693,773)	
Landfill closure liability	<u>(768,742)</u>	
		<u>(40,654,811)</u>
Total net position of governmental activities		<u><u>\$ 153,284,743</u></u>

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

	General Fund	CDBG	Tourist Development	General Grants
REVENUES				
Taxes	\$ 21,994,944	\$ -	\$ 5,017,250	\$ -
Licenses and permits	1,037,282	-	400	-
Intergovernmental	7,517,119	3,055,062	-	13,384,759
Charges for services	2,744,773	-	21,915	-
Fines and forfeitures	284,704	-	-	-
Investment earnings	1,063,502	-	422,848	-
Miscellaneous	198,796	-	-	-
Total revenues	34,841,120	3,055,062	5,462,413	13,384,759
EXPENDITURES				
Current				
General government	10,680,433	-	-	92,000
Public safety	11,703,344	-	-	392,433
Physical environment	195,748	130,237	193,223	203,257
Economic environment	349,810	-	1,574,859	-
Transportation	1,360,192	1,626,741	-	3,570,792
Court related	792,098	-	-	-
Human services	902,638	-	-	-
Culture and recreation	203,481	-	433,799	164,932
Capital outlay	603,687	1,298,084	103,040	8,708,381
Debt service				
Principal	23,317	-	-	-
Interest and other charges	799	-	-	-
Total expenditures	26,815,547	3,055,062	2,304,921	13,131,795
Excess (deficiency) of revenues over (under) expenditures	8,025,573	-	3,157,492	252,964
OTHER FINANCING SOURCES (USES)				
Proceeds from note payable	-	-	-	-
Transfers in	602,813	-	5,292	-
Transfers (out)	(4,588,387)	-	(1,414,961)	(252,964)
Total other financing sources (uses)	(3,985,574)	-	(1,409,669)	(252,964)
Net changes in fund balances	4,039,999	-	1,747,823	-
Fund balances - beginning	29,509,775	57	11,783,367	-
Fund balances - ending	\$ 33,549,774	\$ 57	\$ 13,531,190	\$ -

See accompanying notes to financial statements.

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

	Capital Projects	SHIP	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES				
Taxes	\$ -	\$ -	\$ 4,386,559	\$ 31,398,753
Licenses and permits	-	-	-	1,037,682
Intergovernmental	-	205,260	2,623,013	26,785,213
Charges for services	-	-	170,826	2,937,514
Fines and forfeitures	-	-	-	284,704
Investment earnings	350,364	42,727	719,226	2,598,667
Miscellaneous	23	42,653	1,448,298	1,689,770
Total revenues	350,387	290,640	9,347,922	66,732,303
EXPENDITURES				
Current				
General government	-	-	1,231,965	12,004,398
Public safety	4,887	-	777,623	12,878,287
Physical environment	-	-	6,799	729,264
Economic environment	-	291,315	654,956	2,870,940
Transportation	-	-	52,873	6,610,598
Court related	-	-	14,759	806,857
Human services	-	-	1,774,016	2,676,654
Culture and recreation	-	-	222,051	1,024,263
Capital outlay	1,132,877	-	1,170,979	13,017,048
Debt service				
Principal	-	-	10,430,000	10,453,317
Interest and other charges	-	-	635,174	635,973
Total expenditures	1,137,764	291,315	16,971,195	63,707,599
Excess (deficiency) of revenues over (under) expenditures	(787,377)	(675)	(7,623,273)	3,024,704
OTHER FINANCING SOURCES (USES)				
Proceeds from note payable	-	-	18,434,000	18,434,000
Transfers in	1,522,275	675	5,352,994	7,484,049
Transfers (out)	-	-	(2,346,769)	(8,603,081)
Total other financing sources (uses)	1,522,275	675	21,440,225	17,314,968
Net changes in fund balances	734,898	-	13,816,952	20,339,672
Fund balances - beginning	8,985,412	-	23,843,390	74,122,001
Fund balances - ending	\$ 9,720,310	\$ -	\$ 37,660,342	\$ 94,461,673

See accompanying notes to financial statements.

GULF COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

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

Net change in fund balances - total governmental funds	\$	20,339,672
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Governmental funds report capital purchases as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital purchases exceeds depreciation expense in the current period.

Capital outlay	13,017,048		
Less: depreciation expense	<u>(4,272,771)</u>		
			8,744,277

The net effect of certain capital asset transactions (disposals) including the sale of land.		(182,701)
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Debt proceeds provides current financial resources while repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net assets.

Debt proceeds	(18,434,000)		
Principal payments	<u>10,453,317</u>		
			(7,980,683)

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 compensated absences	(974,752)		
Change in lease right-of-use assets	(23,566)		
Change in pension related	1,114,876		
Change in other post employment benefits related	(34,232)		
Change in Landfill payable	<u>16,107</u>		
			<u>98,433</u>

Change in net position of governmental activities	\$	<u><u>21,018,998</u></u>
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GULF COUNTY, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025

	BUSINESS-TYPE ACTIVITIES AND ENTERPRISE FUNDS		
	Water	County Golf Course	Oak Grove
ASSETS			
Current assets			
Cash and cash equivalents	\$ 2,400,067	\$ 326,671	\$ 26,092
Accounts receivable	36,962	34,430	-
Prepaid items	-	-	-
Due from other funds	-	98,474	-
Due from other governments	-	-	-
Inventory	37,059	50,132	-
Total current assets	2,474,088	509,707	26,092
Noncurrent assets			
Capital assets:			
Land	237,450	334,601	737
Right-of-use asset	-	112,739	-
Buildings and utility system	101,240	47,978	269,453
Infrastructure	5,955,636	1,367,795	-
Machinery and equipment	141,876	470,788	-
Construction in progress	40	840,370	-
Less: accumulated depreciation	(1,274,693)	(424,384)	(269,453)
Total noncurrent assets	5,161,549	2,749,887	737
Total assets	7,635,637	3,259,594	26,829
DEFERRED OUTFLOWS OF RESOURCES			
Pension related	80,147	80,147	-
LIABILITIES			
Current liabilities			
Accounts payable and accrued expenses	351,304	84,487	-
Due to other funds	45	494	-
Current portion of operating lease liability	-	13,502	-
Current portion of capital lease liability	-	5,005	-
Current portion of note payable	20,033	-	-
Current portion of bond payable	190,000	-	-
Total current liabilities	561,382	103,488	-
Noncurrent liabilities			
Net pension liability	254,825	254,824	-
Operating lease liability, net of current portion	-	-	-
Capital lease liability, net of current portion	-	-	-
Note payable, net of current portion	495,853	-	-
Bond payable, net of current portion	3,936,305	-	-
Total noncurrent liabilities	4,686,983	254,824	-
Total liabilities	5,248,365	358,312	-
DEFERRED INFLOWS OF RESOURCES			
Pension related	52,952	52,952	-
NET POSITION			
Net investment in capital assets	-	2,731,380	737
Unrestricted	2,414,467	197,097	26,092
Total net position	\$ 2,414,467	\$ 2,928,477	\$ 26,829

See accompanying notes to financial statements.

GULF COUNTY, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025

	BUSINESS-TYPE ACTIVITIES AND ENTERPRISE FUNDS		
	Williamsburg and Methodist Hill	Solid Waste Fund	Total
ASSETS			
Current assets			
Cash and cash equivalents	\$ -	\$ 633,706	\$ 3,386,536
Accounts receivable	-	202,924	274,316
Prepaid items	-	-	-
Due from other funds	-	4,755	103,229
Due from other governments	-	-	-
Inventory	-	-	87,191
Total current assets	-	841,385	3,851,272
Noncurrent assets			
Capital assets:			
Land	-	389,337	962,125
Right-of-use asset	-	-	112,739
Buildings and utility system	571,925	824,004	1,814,600
Infrastructure	-	-	7,323,431
Machinery and equipment	-	170,365	783,029
Construction in progress	-	-	840,410
Less: accumulated depreciation	(457,565)	(109,241)	(2,535,336)
Total noncurrent assets	114,360	1,274,465	9,300,998
Total assets	114,360	2,115,850	13,152,270
DEFERRED OUTFLOWS OF RESOURCES			
Pension related	-	80,147	240,441
LIABILITIES			
Current liabilities			
Accounts payable and accrued expenses	-	92,195	527,986
Due to other funds	-	-	539
Current portion of operating lease liability	-	-	13,502
Current portion of capital lease liability	-	-	5,005
Current portion of note payable	-	-	20,033
Current portion of bond payable	-	-	190,000
Total current liabilities	-	92,195	757,065
Noncurrent liabilities			
Net pension liability	-	254,826	764,475
Operating lease liability, net of current portion	-	-	-
Capital lease liability, net of current portion	-	-	-
Note payable, net of current portion	-	-	495,853
Bond payable, net of current portion	-	-	3,936,305
Total noncurrent liabilities	-	254,826	5,196,633
Total liabilities	-	347,021	5,953,698
DEFERRED INFLOWS OF RESOURCES			
Pension related	-	52,952	158,856
NET POSITION			
Net investment in capital assets	114,360	1,274,465	4,120,942
Unrestricted	-	521,559	3,159,215
Total net position	\$ 114,360	\$ 1,796,024	\$ 7,280,157

See accompanying notes to financial statements.

GULF COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	BUSINESS-TYPE ACTIVITIES AND ENTERPRISE FUNDS		
	Water	County Golf Course	Oak Grove
Operating revenues			
Charges for services	\$ 1,699,116	\$ 1,077,129	\$ -
Other revenue	76,847	171,422	-
Total operating revenues	1,775,963	1,248,551	-
Operating expenses			
Payroll expenses	478,920	411,426	-
Professional	7,882	106,116	-
Contract services	40,181	185,021	-
Communications	10,651	9,346	-
Utilities	94,663	94,093	-
Rent	21,632	8,796	-
Repairs and maintenance	175,066	96,409	-
Advertising	1,317	1,758	-
Office supplies	3,673	14,612	-
Operating supplies	42,918	268,459	-
Cost of goods sold	-	110,309	-
Other	16,614	1,821	-
Other debt issuance costs	19,771	-	-
Depreciation	327,235	124,541	-
Total operating expenses	1,240,523	1,432,707	-
Net income (loss) before transfers and interest expense	535,440	(184,156)	-
Interest expense	(98,396)	(920)	-
Transfers in	-	1,119,032	-
Increase (decrease) in net position	437,044	933,956	-
Net position - beginning of year	1,977,423	1,994,521	26,829
Net position - end of year	\$ 2,414,467	\$ 2,928,477	\$ 26,829

GULF COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	BUSINESS-TYPE ACTIVITIES AND ENTERPRISE FUNDS		
	Williamsburg and Methodist Hill	Solid Waste Fund	Total
Operating revenues			
Charges for services	\$ -	\$ 1,841,243	\$ 4,617,488
Other revenue	-	23,771	272,040
Total operating revenues	-	1,865,014	4,889,528
Operating expenses			
Payroll expenses	-	409,787	1,300,133
Professional	-	421	114,419
Contract services	-	1,355,382	1,580,584
Communications	-	2,516	22,513
Utilities	-	982	189,738
Rent	-	1,050	31,478
Repairs and maintenance	-	15,271	286,746
Advertising	-	-	3,075
Office supplies	-	1,017	19,302
Operating supplies	-	22,256	333,633
Cost of goods sold	-	-	110,309
Other	-	657	19,092
Other debt issuance costs	-	-	19,771
Depreciation	14,295	33,517	499,588
Total operating expenses	14,295	1,842,856	4,530,381
Net income (loss) before transfers and interest expense	(14,295)	22,158	359,147
Interest expense	-	-	(99,316)
Transfers in	-	-	1,119,032
Increase (decrease) in net position	(14,295)	22,158	1,378,863
Net position - beginning of year	128,655	1,773,866	5,901,294
Net position - end of year	\$ 114,360	\$ 1,796,024	\$ 7,280,157

GULF COUNTY, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Water	County Golf Course	Oak Grove
Cash flows from operating activities			
Receipts from customers	\$ 1,718,352	\$ 1,069,450	\$ -
Payments to suppliers	(277,792)	(878,621)	-
Payments to employees	(496,431)	(428,938)	-
Other receipts (payments)	63,666	73,345	-
Net cash provided by (used in) operating activities	<u>1,007,795</u>	<u>(164,764)</u>	<u>-</u>
Cash flows from capital and related financial activities			
Acquisition of capital assets	(169,116)	(901,718)	-
Debt service principal	(185,000)	(59,268)	-
Interest	(98,396)	(920)	-
Net cash provided by (used in) capital and related financial activities	<u>(452,512)</u>	<u>(961,906)</u>	<u>-</u>
Cash flows from non-capital financial related activities			
Transfers in	-	1,119,032	-
Net increase (decrease) in cash and cash equivalents	555,283	(7,638)	-
Cash and cash equivalents - beginning of year	<u>1,844,784</u>	<u>334,309</u>	<u>26,092</u>
Cash and cash equivalents - end of year	<u>\$ 2,400,067</u>	<u>\$ 326,671</u>	<u>\$ 26,092</u>
Reconciliation of net income (loss) to net cash provided by (used in) operating activities:			
Net income (loss)	\$ 535,440	\$ (184,156)	\$ -
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities:			
Depreciation and amortization	307,482	124,541	-
Change in assets and liabilities:			
Inventory	-	(17,283)	-
Accounts receivable	19,236	(7,679)	-
Due from other funds	-	(98,474)	-
Due from other governments	6,537	-	-
Prepaid items	245,225	115	-
Accounts payable and accrued expenses	(88,649)	60,473	-
Due to other funds	35	397	-
Net pension related	(17,511)	(17,512)	-
Operating lease liability	-	(25,186)	-
Total adjustments	<u>472,355</u>	<u>19,392</u>	<u>-</u>
Net cash provided by (used in) operating activities	<u>\$ 1,007,795</u>	<u>\$ (164,764)</u>	<u>\$ -</u>

See accompanying notes to financial statements.

GULF COUNTY, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Williamsburg and Methodist Hill	Solid Waste Fund	Total
Cash flows from operating activities			
Receipts from customers	\$ -	\$ 1,742,536	\$ 4,530,338
Payments to suppliers	-	(1,393,789)	(2,550,202)
Payments to employees	-	(427,298)	(1,352,667)
Other receipts (payments)	-	29,652	166,663
Net cash provided by (used in) operating activities	-	(48,899)	794,132
Cash flows from capital and related financial activities			
Acquisition of capital assets	-	-	(1,070,834)
Debt service principal	-	-	(244,268)
Interest	-	-	(99,316)
Net cash provided by (used in) capital and related financial activities	-	-	(1,414,418)
Cash flows from non-capital financial related activities			
Transfers in	-	-	1,119,032
Net increase (decrease) in cash and cash equivalents	-	(48,899)	498,746
Cash and cash equivalents - beginning of year	-	682,605	2,887,790
Cash and cash equivalents - end of year	\$ -	\$ 633,706	\$ 3,386,536
Reconciliation of net income (loss) to net cash provided by (used in) operating activities:			
Net income (loss)	\$ (14,295)	\$ 22,158	\$ 359,147
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities:			
Depreciation	14,295	33,517	479,835
Change in assets and liabilities:			
Inventory	-	-	(17,283)
Accounts receivable	-	(98,707)	(87,150)
Due from other funds	-	5,932	(92,542)
Due from other governments	-	-	6,537
Prepaid items	-	-	245,340
Accounts payable and accrued expenses	-	5,763	(22,413)
Due to other funds	-	(51)	381
Net pension related	-	(17,511)	(52,534)
Operating lease liabilities	-	-	(25,186)
Total adjustments	14,295	(71,057)	434,985
Net cash provided by (used in) operating activities	\$ -	\$ (48,899)	\$ 794,132

See accompanying notes to financial statements.

GULF COUNTY, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

	Clerk of Court	Sheriff	Tax Collector	Total Custodial Funds
ASSETS				
Cash and cash equivalents	\$ 371,122	\$ 33,376	\$ 1,250,292	\$ 1,654,790
Accounts receivable (net)	569	-	-	569
Total assets	371,691	33,376	1,250,292	1,655,359
LIABILITIES				
Due to individuals	50,527	33,376	69,957	153,860
Due to other governments	45,929	-	1,179,270	1,225,199
Due to BOCC	12,773	-	1,065	13,838
Total liabilities	109,229	33,376	1,250,292	1,392,897
NET POSITION				
Restricted	\$ 262,462	\$ -	\$ -	\$ 262,462

GULF COUNTY, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

	Clerk of Court	Sheriff	Tax Collector	Total Custodial Funds
ADDITIONS				
Taxes	\$ -	\$ -	\$ 51,543,006	\$ 51,543,006
Permits, fees, and special assessments	-	-	3,104,861	3,104,861
Deposits/escrow/surplus	132,976	-	-	132,976
Service charges/general government	4,671,352	86,408	-	4,757,760
Court related	3,032,955	-	-	3,032,955
Total additions	7,837,283	86,408	54,647,867	62,571,558
DEDUCTIONS				
Payments to other governments	-	-	29,687,227	29,687,227
Payments to BOCC	-	-	22,759,824	22,759,824
Payments to individuals	-	86,408	2,200,791	2,287,199
Payments to constitutional officers	-	-	25	25
Deposits/escrow/surplus	306,106	-	-	306,106
Service charges/general government	4,672,015	-	-	4,672,015
Court related	3,375,305	-	-	3,375,305
Total deductions	8,353,426	86,408	54,647,867	63,087,701
Net change in fiduciary net position	(516,143)	-	-	(516,143)
Net position - beginning of year	778,605	-	-	778,605
Net position - end of year	\$ 262,462	\$ -	\$ -	\$ 262,462

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Gulf County, Florida (the “County”), located in Northwest Florida, is a political subdivision of the State of Florida and provides services to approximately 16,000 residents in many areas including general government, public safety, physical environment, transportation, economic environment, human services, and culture and recreation. The County is governed by a five-member elected Board of County Commissioners (the “Board”), which derives its authority from Florida Statutes and regulations. In addition to the members of the Board, there are five elected constitutional officers: Clerk of the Circuit Court, Sheriff, Tax Collector, Property Appraiser, and Supervisor of Elections.

The elected offices of the Clerk of the Circuit Court, Sheriff, Tax Collector, Property Appraiser, and Supervisor of Elections are operated as separate County agencies in accordance with applicable provisions of Florida Statutes. These constitutional officers operate on a budget system whereby County-appropriated funds are received from the Board and unexpended funds are returned to the Board. The Clerk of the Circuit Court operates as a fee officer by retaining various fees collected by this office and billing the Board for certain services provided. Separate accounting records and budgets are maintained by each individual office.

As required by Governmental Accounting Standards Board (GASB) Statement No. 14, *The Reporting Entity*, the financial reporting entity consists of the primary government (composed of the Board of County Commissioners and Constitutional Officers) and the County’s component units, for which the primary government is financially accountable. Also included are other entities whose exclusion would cause the reporting entity’s financial statements to be misleading or incomplete. Each potential component unit is individually evaluated using specific criteria outlined in GASB Statement No. 14 to determine whether the entity is: a) part of the primary government; b) a component unit which should be included in the reporting entity (blended or discretely presented); or c) an organization which should be excluded from the reporting entity entirely. The principal criteria for classifying a potential component unit include the legal separateness of the organization, the financial accountability of the primary government for the potential component unit resulting from the primary government’s ability to impose its will on the potential component unit’s fiscal dependency on the primary government. The dependent special districts, Howard Creek Fire Control, Overstreet Fire Control, St. Joe Fire Control, Tupelo Fire Control, and Highland View Water and Sewer District are considered component units and are blended in the financial statements of the County as part of the enterprise funds and the special revenue funds. There are no other entities for which there were positive responses to specific criteria used for establishing oversight responsibility that were excluded from the County’s financial statements.

The County was established by the constitution of the State of Florida, Article VIII, Section 1 (e). Dependent special districts were created as follows: Highland View Water and Sewer District, Laws of Florida Chapter 61-2212; Howard Creek Fire District, Laws of Florida Chapter 79-467; Overstreet Fire District, Laws of Florida Chapter 78-513; St. Joe Fire District, Laws of Florida Chapter 47-24541; and Tupelo Fire District, Laws of Florida Chapter 70-696.

All fire Districts were conformed and re-established by County Ordinance #1996-12.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The accounting policies of the County conform to U.S. generally accepted accounting principles as applicable to governments. The following is a summary of the significant accounting policies.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which are normally 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. Likewise, the primary government is reported separately from certain legally separate component units, if any, for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: a) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The County reports six major governmental funds:

- General Fund – The general fund is the County’s primary operating fund. It is used to account for all resources traditionally associated with governmental activities except those required to be accounted for in other funds.
- Community Development Block Grant (CDBG) – This fund is used to account for community development block grant activity.
- Tourist Development – This fund accounts for the 5% local option tourist development tax.
- General Grants – This fund accounts for the receipt and disbursement of general grant monies to the appropriate recipients.
- Capital Projects – This fund is used to account for various capital projects being performed by the County.
- State Housing Initiative Partnership (SHIP) – To account for activity relating to the program’s revenues and expenses.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The County reports each of the enterprise funds as major funds. Each fund is used to account for the activity of the utility for the area served.

The County reports one type of fiduciary fund, custodial funds, which are used to account for the collection and disbursement of funds by the County on behalf of other governments and individuals.

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

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

Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the County considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences are recorded only when payment is due.

Proprietary funds distinguish operating revenues and expenses from nonoperating 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 County's enterprise activities are operated and maintained by local cities. The County receives the amounts billed to customers for the required debt service and bond payments.

D. Enterprise Activities

For enterprise activities, the County applies all applicable GASB pronouncements.

E. Budgets and Budgetary Accounting

General governmental revenue and expenditures accounted for in budgetary funds are controlled by a budgetary accounting system in accordance with various legal requirements which govern the County's operations. Budgets are monitored at varying levels of classification detail; however, expenditures cannot legally exceed total appropriations at the individual fund level. All budget changes that affect the total of a fund's budget must be approved by the Board.

The budgetary information presented for the general fund and any major governmental funds is prepared on the modified accrual basis. Encumbrances are not recorded. Unexpended items at year-end must be reappropriated in the subsequent year.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Encumbrances

Encumbrances represent commitments related to unperformed contracts for goods and services which are chargeable to an appropriation and for which a part of the appropriation is reserved. Encumbrances do not represent expenditures or liabilities. Encumbrances outstanding at year end lapse and are reappropriated in the subsequent year.

G. Cash and Investments

Cash and cash equivalents consist of those deposits made locally in commercial banks and investments purchased through the Florida Local Government Investment Trust. All deposits in commercial banks are with qualified public depositories authorized by Chapter 280, Florida Statutes. The deposits are insured through FDIC and Florida's multiple financial institution collateral pool. The Florida Local Government Investment Trust deposits are maintained in investment pools which invest primarily in highly liquid commercial paper, repurchase agreements, bankers' acceptance notes, and United States Government obligations. The County follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, in reporting on investments owned. Generally, this statement requires various investments be reported at fair value, including debt securities and open-ended mutual funds.

H. Accounts Receivable

The County's and its component unit's accounts receivable, other than ambulance service accounts receivable as described in note 10, are deemed to be entirely collectible. Therefore, an allowance for uncollectible accounts receivable has not been recorded.

I. Due from (to) Other Funds

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances" when applicable.

J. Inventories

Inventory items of materials and supplies, which are not significant in amount, are considered expenditures when purchased in the governmental funds. The balance of physical inventory on hand at fiscal year-end has not been recorded because the amount is not considered material.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, right of ways, stormwater system, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Machinery and equipment with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of one year are recorded as capital assets. Buildings, roads, bridges, and sidewalks are capitalized when their initial costs exceed \$25,000 and possess estimated useful lives of more than one year. Capital assets are recorded at historical cost when purchased or constructed or estimated historical cost if actual cost is unknown. Donated capital assets are recorded at estimated fair market value at the date of donation. The cost of normal maintenance and repairs that does not add to the value of an asset or materially extend its useful life is expensed as incurred.

Property, plant and equipment are depreciated using the straight-line method over the estimated useful lives of the assets, which are generally as follows:

Buildings	50 years
Improvements	50 years
Machinery and equipment	5-20 years
Infrastructure	15-25 years
Leased assets	Lease term

Major outlays for capital assets and improvements are capitalized as projects are constructed. For assets constructed with governmental fund resources, interest during the construction period is not capitalized.

L. Compensated Absences

The County maintains a policy that permits employees to accumulate earned but unused vacation and sick pay benefits that will be paid to employees upon separation from County service if certain criteria are met. These benefits, plus their related tax and retirement costs are classified as compensated absences. Employees may be paid for unused vacation hours accrued up to a maximum amount. Payment of unused sick leave, upon termination, is also provided for up to varying amounts.

Both the current and long-term portion of compensated absences are accrued and reported in the government-wide financial statements. No expenditure is reported in the government fund level statements for these amounts until payment is made. Compensated absences liability is based on current rates of pay. This is accounted for pursuant to GASB Statement No.16, *Accounting for Compensated Absences*.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. 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 Property Appraiser and Tax Collector. The laws of the State regulating tax assessment are also designed to assure a consistent property valuation method statewide. Florida Statutes permit counties to levy property taxes at a rate of up to 10 mills for general operations. The 2025 tax year millage rate assessed by the County was 5.9 mills.

The tax levy of the County is established by the Board prior to October 1 of each year and the Property Appraiser incorporates the County millage rates into the total tax levy, which includes the various municipalities, the county school board, and other taxing authorities.

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

All taxes become payable on November 1 of each year, or as soon thereafter as the assessment roll is certified and delivered to the Tax Collector. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January and 1% in the month of February. Taxes paid in March are without discount.

On or prior to June 1, following the tax year, tax certificates are sold for all delinquent taxes on real property. After sale, tax certificates bear interest of 18% per year or at any lower rate bid by the buyer. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Unsold tax certificates are held by the County.

N. Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

O. Use of Restricted Assets

It is generally the practice of the County to utilize restricted net position before unrestricted net position when possible.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Net Pension Liability

In the government-wide and proprietary fund statements, the net pension liability represents the County's proportionate share of the net pension liability of the cost-sharing pension plans in which it participates. This liability represents a share of the present value of projected benefit payments to be provided through cost-sharing plans, less the amount of the cost-sharing plans' fiduciary net position. The County participates in both the Florida Retirement System (FRS) defined benefit pension plan and the Health Insurance Subsidy Program (HIS) defined benefit plan administered by the Florida Division of Retirement. The County allocated the net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense to the funds and functions/activities based on their respective contribution made to the pension plans for that fiscal year.

Q. Other Postemployment Benefits

The County has recorded a liability in the government-wide statements and the enterprise funds for postemployment benefits other than pensions. The financial reporting requirements for governments whose employees are provided with OPEB, include the recognition and measurement of liabilities, deferred outflows of resources, deferred inflows of resources, and expenses.

R. Deferred Outflows/Inflows of Resources

The statement of net position will sometimes report separate sections for deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

The County also has items related to its retirement plan and OPEB plan which are reported in the government-wide and proprietary fund statements of net position as deferred outflows of resources and deferred inflows of resources. Certain changes in the net pension liability and net OPEB liability are recognized as expense over time instead of all being recognized in the year of occurrence.

Experience gains or losses result from actuarial studies which adjust the net pension/OPEB liability (asset) for actual experience for certain trend information that was previously assumed, for example, the assumed dates of retirement plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into expense over the expected remaining service lives of plan members. Changes in actuarial assumptions which adjust the net pension/OPEB liability (asset) are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of plan members. The net difference between projected and actual earnings on pension/OPEB plan investments is deferred and amortized against pension expense over a five-year period.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

S. Long-Term Obligations

In the government-wide financial statements and for proprietary fund types 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 statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

T. Leases

The County is a lessee for various lease agreements and recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. At the commencement of a lease, the County initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made at or before the lease commencement date, plus initial direct costs. Subsequently, the lease asset is amortized in accordance with principal amounts attributed over the term of the lease liability.

Key estimates and judgements related to leases include how the County determines (1) the discount rate is used to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The County uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the County generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the non-cancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the County is reasonably certain to exercise.

The County monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

U. Implemented Accounting Pronouncements

During the year ended September 30, 2025, the County adopted the following GASB accounting statements:

- Effective October 1, 2024, the County adopted GASB Statement No. 101, *Compensated Absences*. This Statement updates the recognition and measurement guidance for compensated absences and refines how salary-related payments are included in the liability. The guidance applies a single recognition model and updates certain disclosures. The implementation of this Statement did not have a material impact on the County's financial statements.
- Effective October 1, 2024, the County adopted GASB Statement No. 102, *Certain Risk Disclosures*. This Statement requires disclosure of risks related to concentrations and constraints that could affect the County's ability to provide services or meet its obligations as they come due. The implementation of this Statement did not result in any additional disclosures.

V. Recently Issued Pronouncements, Not Yet Effective

The GASB has issued the following statements that are not yet effective. The County is currently evaluating the impact these statements may have on its financial statements:

- GASB Statement No. 103, *Financial Reporting Model Improvements*. This Statement makes targeted improvements to the financial reporting model, including changes to the presentation of management's discussion and analysis, unusual or infrequent items, and proprietary fund financial statements. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and earlier application is encouraged.
- GASB Statement No. 104, *Disclosure of Certain Capital Assets*. This Statement requires additional disclosures for certain types of capital assets, including those held for sale. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and earlier application is encouraged.

W. Subsequent Events

The County evaluated subsequent events through June 16, 2026, the date on which the financial statements were available to be issued. The County did not identify any subsequent events that impact these financial statements.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2: DEPOSITS AND INVESTMENTS

Deposits Policies:

The County's cash and cash equivalents include cash on hand, demand deposits, and short-term highly liquid debt instruments with original maturities of three months or less from the date of acquisition.

Investments Policies:

Florida Statutes, Section 218.415, authorizes the County to invest surplus funds in the following:

- The Local Government Surplus Funds Trust Fund (State Board of Administration) or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided s.163.01.
- Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in state-certified qualified public depositories as defined in s. 280.02.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Securities of, or other interests in, any open-end or closed-end management-type investment company or investment trust registered under the Investment Company Act of 1940, 15 U.S.C.ss. 80a-1 et. seq., as amended from time to time, provided that the portfolio of such investment company or investment trust is limited to obligations of the United States Government or any agency or instrumentality thereof and to repurchase agreements full collateralized by such United States Government obligations, and provided that such investment company or investment trust takes delivery of such collateral either directly or through an authorized custodian.

In addition, the County is authorized by law or by county ordinance to invest funds in the following securities:

- Commercial Paper of U.S. Corporations having a rating of at least two of the following three ratings: A-1, P-1, and F-1, as rated by Standard & Poors, Moody's, and Fitch Investors Service rating services.
- Bankers' Acceptances that are eligible for purchase by the Federal Reserve Banks and have a Letter of Credit rating of A or better.
- Obligations, rated A+ or better, of the State of Florida and its various local governments.
- Overnight Repos (Repurchase Agreement) and Term Repos with maturities of less than 30 days.
- Corporate Securities rated AA/Aa by Standard & Poors and Moody's.
- Qualified Purchaser Funds (3(c)(7)funds) securities of an open-end management type investment company or investment fund advised by a Registered Advisor under rule 3(c)(7) of the Federal Investment Company Act of 1940, provided that the fund's investment guidelines state that the fund will seek to maintain a \$1 per share net position value.
- Auction Rate Securities rated AAA/aaa.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2: DEPOSITS AND INVESTMENTS (CONTINUED)

The Florida Local Government Investment Trust Fund (FLGIT) is a professionally managed fund available only to public entities in Florida. The investment policy of FLGIT restricts investments to direct obligations of or securities fully guaranteed by the United States; obligations of certain federal agencies, including collateralized obligations; repurchase agreements; and commercial paper.

As of September 30, 2025, the County's deposits consisted of the following:

	<u>Fair Value</u>	<u>Weighted Average Maturity</u>
Florida Local Government Investment Trust (FLGIT)	<u>\$ 6,726,588</u>	Demand
Total investment portfolio	<u>\$ 6,726,588</u>	

Custodial Credit Risk of Deposits:

All cash resources of the County are placed in banks that are qualified public depositories, as required by law (Florida Security for Public Deposits Act). Every qualified public depository is required by this law to deposit with the State Treasurer eligible collateral equal to, or in excess of, an amount to be determined by the State Treasurer. The State Treasurer is required to ensure that the County's funds are entirely collateralized throughout the fiscal year. In the event of failure by a qualified public depository, losses in excess of federal depository insurance and proceeds from the sale of the securities pledged by the defaulting depository are assessed against the other qualified public depositories of the same type as the depository in default. When other qualified public depositories are assessed additional amounts, they are assessed on a pro-rata basis.

Interest Rate Risk:

At September 30, 2025, the County did not hold any investments that were an interest rate risk.

Credit Risks:

At September 30, 2025, the County did not hold any investments that were considered to be a credit risk.

Concentration of Credit Risk:

At September 30, 2025, the County did not hold any investments that were considered to be a concentration of credit risk.

Custodial Risk:

For an investment, there is a risk that in the event of a failure of the counterparty to a transaction, the government will not be able to recover the value of its investments or collateralized securities that are in the possession of an outside party. The County's investments are excluded from the definition of custodial credit risk.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 3: INTERFUND TRANSACTIONS

During normal operations, numerous transactions occur between funds, such as expenditures or transfers of resources to provide services, service debt, or construct assets. The interfund transactions are eliminated in the government-wide financial statement totals. As of September 30, 2025, the County maintained the following interfund receivables/payables.

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General fund	General grants	\$ 4,489,163
General fund	CDBG	1,851,793
General fund	Tourist development	1,650
General fund	Nonmajor governmental funds	162,928
General fund	County golf course	30
SHIP	Nonmajor governmental funds	675
Nonmajor governmental funds	Nonmajor governmental funds	73
Solid waste fund	General fund	1,521
Solid waste fund	Tourist development	2,770
General fund	Water	45
Solid waste fund	County golf course	464
County golf course	Tourist development	98,474
Nonmajor governmental funds	General fund	63,949
Nonmajor governmental funds	Tourist development	42,582
		<u>\$ 6,716,117</u>

All amounts are expected to be paid within one year.

Operating transfers between funds were as follows for the year ended September 30, 2025:

<u>Transfers in</u>	<u>Transfers out</u>	<u>Amount</u>
General fund	General grants	\$ 252,964
General fund	Nonmajor governmental funds	349,849
SHIP	Nonmajor governmental funds	675
Capital projects	General fund	1,522,275
Tourist development	Nonmajor governmental funds	5,292
Nonmajor governmental funds	Tourist development	295,929
Golf course fund	Tourist development	1,119,032
Nonmajor governmental funds	Nonmajor governmental funds	1,990,953
Nonmajor governmental funds	General fund	3,066,112
		<u>\$ 8,603,081</u>

The transfers above were for budgeted operations.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 4: CAPITAL ASSETS

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

	Beginning Balance	Additions	Reductions and Transfers	Ending Balance
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 7,709,230	\$ 150,153	\$ -	\$ 7,859,383
Construction in progress	17,763,313	8,799,806	(5,033,609)	21,529,510
Total capital assets not being depreciated	25,472,543	8,949,959	(5,033,609)	29,388,893
Capital assets being depreciated:				
Right-of-use asset	180,463	-	-	180,463
Buildings and improvements	18,610,016	7,955	17,744	18,635,715
Machinery and equipment - BOCC	21,006,940	3,291,823	(538,418)	23,760,345
Machinery and equipment - Sheriff	2,518,908	440,211	-	2,959,119
Infrastructure	74,079,281	327,100	5,015,865	79,422,246
Total capital assets being depreciated	116,395,608	4,067,089	4,495,191	124,957,888
Less accumulated depreciation for:				
Right-of-use asset	(107,202)	(23,566)	-	(130,768)
Buildings and improvements	(8,511,323)	(293,502)	-	(8,804,825)
Machinery and equipment - BOCC	(13,786,186)	(1,397,264)	355,720	(14,827,730)
Machinery and equipment - Sheriff	(1,856,002)	(299,223)	-	(2,155,225)
Infrastructure	(28,421,647)	(2,282,782)	-	(30,704,429)
Total accumulated depreciation	(52,682,360)	(4,296,337)	355,720	(56,622,977)
Total capital assets being depreciated, net	63,713,248	(229,248)	4,850,911	68,334,911
Total governmental activities, capital assets, net	\$ 89,185,791	\$ 8,720,711	\$ (182,698)	\$ 97,723,804

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

Governmental activities:	
General government	\$ 157,294
Public safety	1,066,606
Physical environment	534,276
Economic environment	45,013
Transportation	2,170,562
Court related	1,820
Human services	98,835
Culture and recreation	221,931
	<u>221,931</u>
Total depreciation expense - governmental activities	<u>\$ 4,296,337</u>

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 4: CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Additions	Reductions and Transfers	Ending Balance
Business-type activities:				
Capital assets not being depreciated:				
Land	\$ 962,125	\$ -	\$ -	\$ 962,125
Construction in progress	10,430	990,896	(160,916)	840,410
Total capital assets not being depreciated	972,555	990,896	(160,916)	1,802,535
Capital assets being depreciated:				
Right-of-use asset	112,739	-	-	112,739
Buildings and utility systems	1,814,600	-	-	1,814,600
Infrastructure	7,143,925	18,590	160,916	7,323,431
Machinery and equipment	713,394	61,348	8,287	783,029
Total capital assets being depreciated	9,784,658	79,938	169,203	10,033,799
Less accumulated depreciation for:				
Right-of-use asset	(75,719)	(23,763)	-	(99,482)
Buildings and utility systems	(851,887)	(53,662)	-	(905,549)
Infrastructure	(892,035)	(353,934)	-	(1,245,969)
Machinery and equipment	(207,820)	(68,229)	(8,287)	(284,336)
Total accumulated depreciation	(2,027,461)	(499,588)	(8,287)	(2,535,336)
Total capital assets being depreciated, net	7,757,197	(419,650)	160,916	7,498,463
Total business-type activities, capital assets, net	\$ 8,729,752	\$ 571,246	\$ -	\$ 9,300,998

Depreciation expense for the business-type activities for the year ended September 30, 2025 was \$499,588.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5: LONG-TERM DEBT

Long-term liabilities related to governmental activities as of and for the year ended September 30, 2025:

Governmental activities:	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Gas Tax Revenue Bonds Series 2015A Capital Improvement for Infrastructure	\$ 8,145,000	\$ -	\$ (8,145,000)	\$ -	\$ -
Gas Tax Revenue Bonds Series 2015B Refunding Bonds Series 2006	1,920,000	-	(1,920,000)	-	-
Gulf County MSTU Limited Ad Valorem Tax Bonds Series 2016	1,125,000	-	(365,000)	760,000	375,000
Total bonds payable	11,190,000	-	(10,430,000)	760,000	375,000
Gas Tax Revenue & Refunding Note Series 2025A	-	16,664,000	-	16,664,000	-
Gas Tax Revenue & Refunding Note Series 2025B	-	1,770,000	-	1,770,000	-
Lease liability	75,884	-	(23,317)	52,567	16,758
Long-term landfill closure and postclosure liability	784,849	-	(16,107)	768,742	-
Other postemployment benefits	626,521	67,252	-	693,773	-
Net pension liability	18,958,242	-	(2,734,407)	16,223,835	-
Liability for compensated absences	2,747,142	1,842,923	(868,171)	3,721,894	744,379
Total governmental activities long-term liabilities	<u>\$ 34,382,638</u>	<u>\$ 20,344,175</u>	<u>\$ (14,072,002)</u>	<u>\$ 40,654,811</u>	<u>\$ 1,136,137</u>

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5: LONG-TERM DEBT (CONTINUED)

Long-term liabilities related to business-type activities as of and for the year ended September 30, 2025:

Business-type activities:	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Capital Improvements Revenue Bonds Series 2020	\$ 4,015,000	\$ -	\$ (185,000)	\$ 3,830,000	\$ 190,000
Premium on bonds payable	316,058	-	(19,753)	296,305	-
Bonds payable, net of premium	4,331,058	-	(204,753)	4,126,305	190,000
Note payable	515,886	-	-	515,886	20,033
Capital lease liability	64,273	-	(59,268)	5,005	5,005
Lease liability	38,688	-	(25,186)	13,502	13,502
Net pension liability	893,321	-	(128,846)	764,475	-
Total business-type activities long-term liabilities	<u>\$ 5,843,226</u>	<u>\$ -</u>	<u>\$ (418,053)</u>	<u>\$ 5,425,173</u>	<u>\$ 228,540</u>

Capital Improvements Revenue Bonds Series 2020

On November 30, 2020, the County issued \$4,500,000 Capital Improvements Revenue Bonds, Series 2020. These bonds are special obligations of the County and secured by a covenant to budget and appropriate Non-Ad Valorem Revenues. The purpose of the Series 2020 bonds is to provide sufficient funds to finance capital improvements associated with the acquisition of a private utility system. The Series 2020 Bonds have interest rates from 2% to 5%. Future maturities of bonds payable are as follows:

Year ending September 30,	Capital Improvements Revenue Bonds Series 2020		
	Principal	Interest	Total
2026	\$ 190,000	\$ 112,050	\$ 302,050
2027	195,000	106,275	301,275
2028	200,000	100,350	300,350
2029	210,000	94,200	304,200
2030	215,000	87,825	302,825
Thereafter	2,820,000	490,050	3,310,050
	<u>\$ 3,830,000</u>	<u>\$ 990,750</u>	<u>\$ 4,820,750</u>

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5: LONG-TERM DEBT (CONTINUED)

MSTU Limited Ad Valorem Tax Bonds Series 2016

The County issued \$3,440,000 in Limited Ad Valorem Tax Bonds, Series 2016. The bonds a limited obligation of the County, the principal and interest on the bonds are payable from and secured by a pledge of the ad valorem taxing power of the County within its three Cape San Blas Municipal Taxing Units, named Bayside, Gulfside Beachfront and Gulfside Interior. At the time of issuance, the County estimated that, based on the 2016 tax rolls, the initial levy necessary to comply with the requirements of the bonds, will be 1.1052 mills in the Bayside, 1.3139 mills in the Gulf Beachfront, and 1.1549 mills in the Gulfside Interior. Proceeds from the sale of the bonds will be applied for the renourishment and reconstruction of the beach front at Cape San Blas in Gulf County. Future maturities of bonds payable are as follows:

Year ending September 30,	MSTU Limited Ad Valorem Tax Bonds Series 2016		
	Principal	Interest	Total
2026	\$ 375,000	\$ 17,175	\$ 392,175
2027	385,000	5,775	390,775
	<u>\$ 760,000</u>	<u>\$ 22,950</u>	<u>\$ 782,950</u>

Department of Environmental Protection Drinking Water Revolving Loan

In February 2022, Gulf County entered into a loan agreement with the State of Florida, Department of Environmental Protection, State Revolving Fund (SRF), for a Principal Forgiveness Loan funded by the Federal Drinking Water Act. This loan in the amount of \$932,200 will be used to finance construction of improvements to the Gulf County Water System (GCWS). Approximately 45% of the loan proceeds were forgiven. As of September 30, 2025, the loan balance was \$515,886. Revenues of the GCWS after payment of operation and maintenance expenses will be used for repayment of the debt. Future maturities of the loan payable are as follows:

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5: LONG-TERM DEBT (CONTINUED)

Year ending September 30,	Department of Environmental Protection Drinking Water Revolving Loan		
	Principal	Interest	Total
2026	\$ 20,033	\$ 3,243	\$ 23,276
2027	25,352	3,084	28,436
2028	25,512	2,924	28,436
2029	25,674	2,763	28,437
2030	25,836	2,601	28,437
Thereafter	393,479	18,848	412,327
	<u>\$ 515,886</u>	<u>\$ 33,463</u>	<u>\$ 549,349</u>

Gas Tax Revenue and Refunding Notes, Series 2025A and 2025B

In August 2025, the County entered into a loan agreement with Webster Bank, National Association for the issuance of the \$16,664,000 Gas Tax Revenue and Refunding Note, Series 2025A. The note bears interest at 4.65%, payable semiannually on April 1 and October 1, and matures on October 1, 2050, with principal payable in annual installments beginning October 1, 2028. The Series 2025A Note was issued to finance certain transportation improvements within the County, to refund the County's outstanding Gas Tax Revenue Bonds Series 2015A and Series 2015B, and to pay costs of issuance.

The Series 2025A Note is a special, limited obligation of the County, payable solely from pledged Gas Tax Revenues (including the Constitutional Gas Tax, County Gas Tax, and Local Option Gas Tax) and related pledged funds. In the event Gas Tax Revenues are insufficient, the County has covenanted to budget and appropriate legally available non-ad valorem revenues, subject to the payment of essential governmental services and other obligations having a prior claim on such revenues.

As of September 30, 2025, the outstanding principal balance of the Series 2025A Note was \$16,664,000, and no principal or interest payments had been made prior to year end. Future maturities of the note payable are as follows:

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5: LONG-TERM DEBT (CONTINUED)

Year ending September 30,	Gas Tax Revenue and Refunding Note Series 2025A		
	Principal	Interest	Total
2026	\$ -	\$ 458,468	\$ 458,468
2027	-	774,876	774,876
2028	-	774,876	774,876
2029	37,000	774,016	811,016
2030	314,000	765,855	1,079,855
Thereafter	16,313,000	8,067,587	24,380,587
	<u>\$ 16,664,000</u>	<u>\$ 11,615,678</u>	<u>\$ 28,279,678</u>

In August 2025, the County entered into a loan agreement with Webster Bank, National Association for the issuance of the \$1,770,000 Gas Tax Revenue Refunding Note, Series 2025B. The note bears interest at 4.98%, payable semiannually on April 1 and October 1, and matures on October 1, 2030, with principal payable in annual installments beginning October 1, 2026. The Series 2025B Note was issued as part of the same financing transaction described above.

The Series 2025B Note is a special, limited obligation of the County, payable solely from pledged Gas Tax Revenues and related pledged funds, with a covenant to budget and appropriate legally available non-ad valorem revenues if such pledged revenues are insufficient.

As of September 30, 2025, the outstanding principal balance of the Series 2025B Note was \$1,770,000, and no principal or interest payments had been made prior to year end. Future maturities of the note payable are as follows:

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5: LONG-TERM DEBT (CONTINUED)

Year ending September 30,	Gas Tax Revenue and Refunding Note Series 2025B		
	Principal	Interest	Total
2026	\$ -	\$ 52,153	\$ 52,153
2027	410,000	77,937	487,937
2028	510,000	55,029	565,029
2029	500,000	29,880	529,880
2030	250,000	11,205	261,205
Thereafter	100,000	2,490	102,490
	<u>\$ 1,770,000</u>	<u>\$ 228,694</u>	<u>\$ 1,998,694</u>

Refunding and Defeasance

Proceeds from the Series 2025A and Series 2025B Notes were deposited into an escrow fund in the amount of \$9,283,968 to defease and redeem the County's previously outstanding Gas Tax Revenue Bonds Series 2015A and Series 2015B on October 1, 2025, at a redemption price of 100% of par plus accrued interest. As a result, the refunded bonds are considered defeased "in substance" and are no longer reported as liabilities of the County.

NOTE 6: LEASES

The financial statements include the requirements of GASB Statement No. 87, *Leases*. The primary objective of this statement is to enhance the relevance and consistency of information about governments' leasing activities. This statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. For additional information, refer to the disclosures below.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 6: LEASES (CONTINUED)

Operating Lease Obligations

Right-Of-Use Lease Assets

The County, as a lessee, has entered into lease agreements involving equipment leases. The total of the County's lease assets was recorded at a cost of \$293,202, less accumulated depreciation of \$230,250.

<u>Asset Class</u>	<u>Governmental Activities</u>	
	<u>Lease</u>	<u>Accumulated</u>
Equipment	<u>\$ 180,463</u>	<u>\$ (130,768)</u>
<u>Asset Class</u>	<u>Business-type Activities</u>	
	<u>Lease</u>	<u>Accumulated</u>
Equipment	<u>\$ 112,739</u>	<u>\$ (99,482)</u>

Principal and Interest Requirements To Maturity

<u>Fiscal Year</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total Payments</u>
2026	\$ 16,758	\$ 604	\$ 17,362
2027	13,407	360	13,767
2028	12,020	201	12,221
2029	10,382	57	10,439
Total	<u>\$ 52,567</u>	<u>\$ 1,222</u>	<u>\$ 53,789</u>
<u>Fiscal Year</u>	<u>Business-type Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total Payments</u>
2026	\$ 13,502	\$ 178	\$ 13,680
Total	<u>\$ 13,502</u>	<u>\$ 178</u>	<u>\$ 13,680</u>

Finance Lease Obligation – Enterprise Funds

The County has entered into a lease which is classified as a finance lease for accounting purposes. Finance leases are those which are determined to have passed substantially all the risks and benefit of ownership to the lessee.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 6: LEASES (CONTINUED)

Future minimum lease payments under finance leases as of September 30, 2025 are as follows:

<u>Fiscal Year</u>	<u>Business-Type Activities</u>		
	<u>Principal Payments</u>	<u>Interest Payments</u>	<u>Total Payments</u>
2026	<u>\$ 5,005</u>	<u>\$ 62</u>	<u>\$ 5,067</u>

The following schedule shows the leased assets capitalized as of September 30, 2025, by major asset class.

<u>Asset Class</u>	<u>Lease Asset Value</u>	<u>Accumulated Amortization</u>
Equipment	<u>\$ 279,344</u>	<u>\$ (102,064)</u>

NOTE 7: EMPLOYEE BENEFITS

Florida Retirement System

Plan Description – The County contributes to the Florida Retirement System (the “FRS”), a cost-sharing multiple-employer defined benefit pension plan administered by the State of Florida, Department of Administration, Division of Retirement. The FRS provides retirement, disability, or death benefits to retirees or their designated beneficiaries along with an annual cost-of-living adjustment. Employees are classified in either the regular service class or the senior management service class.

The Florida Legislature created the Florida Retirement Investment Plan (the “Investment Plan”), a defined contribution plan qualified under Section 401 (a) of the Internal Revenue Code.

The Investment Plan is administered by the Department of Management Services and is an alternative available to members of the Florida Retirement System in lieu of participation in the defined benefit retirement plan (the “Pension Plan”). If the Investment Plan is elected, active membership in the Pension Plan is terminated. Eligible members of the Investment Plan are vested at one year of service and receive a contribution in an investment product with a third-party administrator selected by the State Board of Administration.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7: EMPLOYEE BENEFITS (CONTINUED)

Chapter 121, Florida Statutes, establishes the authority for benefit provisions and contribution requirements. Changes to the law can only occur through an act of the Florida Legislature. There are uniform contribution rates as discussed on the following page that cover both the defined benefit and defined contribution plans. Information for the required employer contributions made to the Investment Plan were unavailable from FRS.

Additional Financial and Actuarial Information – Additional audited financial information supporting the Schedules of Employer Allocations and the Schedule of Pension Amounts by Employer is located in the Florida Annual Comprehensive Financial Report (ACFR) and in the Florida Retirement System Pension Plan, and Other State-Administered Systems ACFR.

See <http://www.myfloridacfo.com/Division/AA/Reports/default.htm> for an available copy of the Florida ACFR online.

The FRS ACFR and actuarial valuation reports as of July 1, 2025 are available online at http://ww.dms.myflorida.com/workforce_operations/retirement/publications/annual_reports.

Reports may also be obtained by contacting the Division of Retirement at:

Department of Management Services
Division of Retirement
Bureau of Research and Member Communications
P O Box 9000
Tallahassee, Florida 32399-9000
850-907-6500 or toll free at 844-377-1888

Funding Policy – Prior to July 1, 2011, the FRS was employee noncontributory. Beginning July 1, 2011, employees who are not participating in the Deferred Retirement Option Plan (DROP) are required to contribute 3% of their salary to the FRS. The County is required to contribute at an actuarially-determined rate.

The FRS relies upon contributions from employees and employers, along with investment income, to meet the funding requirements of an actuarially determined accrued liability. As of July 1, 2025, the date of the latest valuation, the FRS funded ratio was 82.2% on the valuation funding basis and 87.3% on a Market Value of Assets basis.

The County also participates in the Retiree Health Insurance Subsidy (HIS) Program, a cost sharing, multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes. The benefit is a monthly cash payment to assist retirees of state-administered retirement systems in paying their health insurance costs.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7: EMPLOYEE BENEFITS (CONTINUED)

In addition to the above benefits, the FRS administers the DROP program. This program allows eligible employees to defer receipt of monthly retirement benefit payments while continuing employment with a Florida Retirement System employer for a period not to exceed 60 months after electing to participate. DROP benefits are held in the FRS Trust Fund and accrue interest.

The HIS Program is funded by required contributions from FRS participating employers as set by the State Legislature. Employer contributions are a percentage of gross compensation for all active FRS employees and are reported by employers with monthly payroll reports and included with the amount submitted for retirement contributions. For the fiscal year ended September 30, 2025, the contribution rate was 2.00% of payroll pursuant to Section 112.363, Florida Statutes.

The contributions required for the years ended September 30, 2025, 2024, and 2023 were \$2,597,074, \$2,339,045, and \$1,929,450 respectively, which is equal to 100% of the required contribution for each year.

The rates for the 2025 fiscal year were as follows:

	<u>October 1, 2024 - June 30, 2025</u>		<u>July 1, 2025 - September 30, 2025</u>	
	<u>FRS</u>	<u>HIS</u>	<u>FRS</u>	<u>HIS</u>
Regular Class	13.63%	2.00%	14.03%	2.00%
Special Risk Administrative Support	39.82%	2.00%	39.48%	2.00%
Special Risk Class	32.79%	2.00%	35.19%	2.00%
Senior Management Service Class	34.52%	2.00%	33.24%	2.00%
Elected Officials	58.68%	2.00%	54.57%	2.00%
DROP	21.13%	2.00%	22.02%	2.00%

Net Pension Liability – At September 30, 2025, the County reported for its share of the FRS and HIS plans the amount for the net pension liability as shown below:

	<u>FRS</u>	<u>HIS</u>	<u>Total</u>
June 30, 2025	13,088,727	3,899,583	16,988,310
June 30, 2024	15,492,534	4,359,029	19,851,563

The net pension liability for each plan was determined by the plans' actuary and reported in the plans' valuations dated July 1, 2025 and July 1, 2024 for the net pension liability as of June 30, 2025 and 2024, respectively.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7: EMPLOYEE BENEFITS (CONTINUED)

At September 30, 2025, the County reported for its proportionate share of the employer portion for the FRS and HIS net pension liability the percentages below:

	<u>FRS</u>	<u>HIS</u>
June 30, 2025	0.042173909%	0.030424028%
June 30, 2024	0.040048221%	0.029058302%
Increase (Decrease) in Share for 2025	0.002125688%	0.001365726%

The County's proportionate share of the net pension liability was based on the County's 2025 fiscal year contributions relative to the 2025 fiscal year contributions of all participating members of FRS.

Actuarial Assumptions

The total pension liability for each of the defined benefit plans, measured as of June 30, 2025, was determined by an actuarial valuation dated July 1, 2025, using the individual entry age normal actuarial cost method and the following significant actuarial assumptions:

	<u>FRS</u>	<u>HIS</u>
Inflation	2.40%	2.40%
Salary increases	3.50%	3.50%
Investment rate of return	6.70%	5.20%
Discount rate	6.70%	5.20%

Mortality assumptions for both plans were based on the PUB-2010 with Projection Scale MP-2018.

For both plans, the actuarial assumptions used in the valuation dated July 1, 2025 were based on the results of an actuarial experience study for the period July 1, 2018, through June 30, 2023.

The discount rate was modified to reflect the change in the value of the municipal bond index between GASB measurement dates.

The long-term expected investment rate of return was not based on historical returns but instead was based on a forward-looking capital market economic model. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7: EMPLOYEE BENEFITS (CONTINUED)

For the FRS Pension Plan, the table below summarizes the target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class.

Asset Class	Target Allocation (1)	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.2%	3.2%	1.1%
Fixed income	29.0%	5.5%	5.4%	4.0%
Global equity	45.0%	8.5%	6.9%	18.3%
Real estate (property)	12.0%	8.4%	7.1%	16.8%
Private equity	11.0%	12.4%	8.8%	28.4%
Strategic investments	2.0%	6.5%	6.1%	8.7%
Total	<u>100.0%</u>			
Assumed inflation - mean			2.4%	1.5%

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

Discount Rate

The discount rate used to measure the total pension liability for the FRS Pension Plan was 6.70%. FRS 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 calculating the total pension liability is equal to the long-term expected rate of return.

Because the HIS Program is essentially funded on a pay-as-you-go basis, a municipal bond rate of 5.20% was used to determine the total pension liability for the program. The Bond Buyer General Obligation Bond 20-Bond Municipal Bond Index was used as the applicable municipal bond index.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7: EMPLOYEE BENEFITS (CONTINUED)

Sensitivity Analysis

The tables below represent the sensitivity of the net pension liability to changes in the discount rate for the County. The sensitivity analysis shows the impact to the net pension liability of the participating employers if the discount rate was 1.00% higher or 1.00% lower than the current discount rate.

FRS Net Pension Liability		
1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
<u>\$ 25,686,427</u>	<u>\$ 13,088,727</u>	<u>\$ 2,527,000</u>

HIS Net Pension Liability		
1% Decrease 4.20%	Current Discount Rate 5.20%	1% Increase 6.20%
<u>\$ 4,397,407</u>	<u>\$ 3,899,583</u>	<u>\$ 3,482,066</u>

Pension Expense and Deferred Outflows (Inflows) of Resources

In accordance with GASB 68, paragraph 71, changes in the net pension liability are recognized as pension expense in the current measurement period with the following exceptions shown below. For each of the following, a portion is recognized in pension expense in the current measurement period, and the balance is amortized as deferred outflows or inflows of resources using rational method over a time period, as defined below:

- Differences between expected and actual experience with regard to economic and demographic factors which are amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan, both active and inactive.
- Changes of assumptions or other inputs which are amortized over the average expected remaining service life of all employees that are provided with pensions through the pension plan, both active and inactive.
- Differences between expected and actual earnings on pension plan investments are amortized over five years.

The average expected remaining service life of all employees provided with pensions through the pension plans at June 30, 2025 was 4.7 years for FRS and 5.8 for HIS. The components of collective pension expense reported in the pension allocation schedules for the year ended June 30, 2025 are presented for each plan.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7: EMPLOYEE BENEFITS (CONTINUED)

Florida Retirement System

The Components of the collective pension expense reported in the pension allocation schedules by the Florida Retirement System for the year ended June 30, 2025 are presented below and are used to calculate the County's share of the pension plan for 2025 which is 0.042173909%.

For the fiscal year ended September 30, 2025, the County recognized pension expense of \$1,507,606 for the FRS plan. In addition, the County reported deferred outflows of resources and deferred inflows of resources relate to pensions from the following sources:

Description	Deferred Outflows of Resources for the FRS Plan	Deferred Inflows of Resources for the FRS Plan
Differences between expected and actual experience	\$ 1,398,014	\$ -
Change of assumptions	1,519,941	-
Net difference between projected and actual earnings on FRS Plan investments	-	(2,185,295)
Changes in proportion and differences between County FRS Plan contributions and proportionate share of contributions	1,169,428	(330,867)
County FRS Plan contributions subsequent to the measurement date	691,517	-
Total	<u>\$ 4,778,900</u>	<u>\$ (2,516,162)</u>

The deferred outflows of resources related to the FRS Plan, totaling \$691,517 resulting from County 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, 2025.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7: EMPLOYEE BENEFITS (CONTINUED)

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:

Reporting period ending September 30,	FRS Expense
2026	\$ 4,548,782
2027	(808,197)
2028	(1,209,497)
2029	(959,867)
Total	<u>\$ 1,571,221</u>

Health Insurance Subsidy

The components of the collective pension expense reported in the pension allocation schedules for the Florida Retirement System's Health Insurance Subsidy for the year ended June 30, 2025 are presented below and are used to calculate the County's share for 2025 which is 0.030424028%.

For the fiscal year ended September 30, 2025, the County recognized pension expense of \$199,587 for the HIS plan. In addition, the County reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources for the HIS Plan	Deferred Inflows of Resources for the HIS Plan
Differences between expected and actual experience	\$ 23,278	\$ (6,186)
Change of assumptions	34,516	(943,209)
Net difference between projected and actual earnings on HIS Plan investments	-	(3,246)
Changes in proportion and differences between County HIS Plan contributions and proportionate share of contributions	433,888	(61,443)
County HIS Plan contributions subsequent to the measurement date	<u>72,474</u>	<u>-</u>
Total	<u>\$ 564,156</u>	<u>\$ (1,014,084)</u>

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7: EMPLOYEE BENEFITS (CONTINUED)

The deferred outflows of resources related to the HIS Plan, totaling \$72,474 resulting from County 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, 2025.

Other amounts reported by the County as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Reporting period ending September 30,	HIS Expense
2026	\$ (115,242)
2027	(137,973)
2028	(116,164)
2029	(93,093)
2030	(59,930)
Total	<u>\$ (522,402)</u>

NOTE 8: OTHER POST EMPLOYMENT BENEFITS (OPEB)

Effective in the 2009-2010 fiscal year, the County implemented Governmental Accounting Standards Board Statement 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* for retiree health insurance. The requirements of this Statement are being implemented prospectively, with the actuarially accrued liability for benefits of \$354,000 at transition, amortized over 15 years. Accordingly, for financial reporting purposes, no liability is reported for the postemployment health care benefits liability at the date of implementation.

Plan Description

The County has established the Retiree's Health Insurance Other Post Employment Benefits Plan, a single employer plan. Pursuant to the provisions of Section 112.0801, Florida Statutes, employees who retire from the County and eligible dependents, may continue to participate in the group insurance plan. Retirees and their eligible dependents shall be offered the same health and hospitalization insurance coverage as is offered to active employees at a premium cost of no more than the premium cost applicable to active employees. The County subsidizes the premium rates paid by the retirees by allowing them to participate in the plan at 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 County currently has approximately 222 total active and retired employees eligible to receive these benefits. No stand-alone report is issued for this plan.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 8: OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Eligibility

A participant is eligible to receive benefits from the plan upon retirement under the Florida Retirement System plan provisions. To be eligible for retiree benefits, the participant must be covered under the medical plan as an active participant immediately prior to retirement. Participants not eligible for retirement at the time of their termination are not eligible for immediate or future benefits from the plan.

Funding Policy

Although the contribution requirement is established by Statute, the contribution amount required by plan members and the government are established and may be amended by the Gulf County Board of County Commissioners. Currently, members receiving benefits pay the full costs (total premium) for medical coverage.

The County has not advance-funded or established a funding methodology for the annual Other Postemployment Benefit (OPEB) costs or the net OPEB obligation. Rather, the funding is based on a pay-as-you-go basis. During the fiscal year, the County provided no contributions toward the annual OPEB cost. A Schedule of Contributions can be found in the required supplementary information immediately following the notes.

Actuarial Methods and Assumptions

The actuarial assumptions used represent a reasonable long-term expectation of future OPEB outcomes. As the national economy and County experience change over time, the assumptions will be tested for ongoing reasonableness and, if necessary, updated. Significant methods and assumptions were as follows:

Actuarial Valuation Date	10/1/2024
Measurement Date	9/30/2025
Actuarial Cost Method	Entry age
Discount Rate	4.50%
Projected Cash Flows	Pay as you go
Municipal Bond Rate	20 year high grade index
Bond Rate Basis	AA/Aa or higher
Projected Salary Increases	3%
Healthcare Cost Trend Rate	7.0% initial; 5.0% ultimate

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 8: OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONTINUED)

Changes in Total OPEB Liability and Related Ratios

Below are the details regarding the total OPEB liability for the period from October 1, 2024 to September 30, 2025:

Total OPEB liability at 10/1/2024	\$ 626,521
Changes for the fiscal year	
Service cost	62,972
Interest	29,728
Demographic gain/loss	29,655
Assumption changes	3,277
Benefit payments	<u>(58,380)</u>
Net changes in total OPEB	<u>67,252</u>
Total OPEB liability at 9/30/2025	<u><u>\$ 693,773</u></u>
Covered-employee payroll	10,316,305
Total OPEB liability as a percentage of covered employee payroll	6.73%

Sensitivity of the Total OPEB Liability

The following presents the total OPEB liability, as well as what the total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current discount rate.

	OPEB Liability		
	1% Decrease	Current	1% Increase
	3.50%	4.50%	5.50%
Total OPEB liability	\$ 751,352	\$ 693,773	\$ 642,491

Comparison of total OPEB liability using alternative healthcare cost trend rates.

	OPEB Liability		
	1% Decrease	Current	1% Increase
		Trend Rate	
Total OPEB liability	\$ 621,735	\$ 693,773	\$ 780,273

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 8: OTHER POST EMPLOYMENT BENEFITS (OPEB) (CONTINUED)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the County recognized pension expense of \$34,232 for the OPEB plan. In addition, the County reported deferred outflows and deferred inflows of resources related to OPEB for the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Balance at 10/1/2024	\$ 425,541	\$ (435,709)
Amortization payments	(72,535)	72,623
Demographic gain/loss	29,655	-
Change of assumptions	3,277	-
Balance at 9/30/2025	<u>\$ 385,938</u>	<u>\$ (363,086)</u>

Amounts recognized in the deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in the OPEB expense as follows:

Year Ended September 30,	Total
2026	\$ (88)
2027	(88)
2028	(88)
2029	(6,460)
2030	(14,901)
Thereafter	44,477
Total	<u>\$ 22,852</u>

NOTE 9: RISK MANAGEMENT

The County is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors or omissions; injuries to employees and/or the public; or damage to property of others. The County purchases commercial insurance to cover their risk of losses. The County determined that it was not economically justifiable to carry comprehensive coverage on certain vehicles and equipment after approximately five years of ownership. The County carries liability insurance on the aforementioned vehicles and equipment.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9: RISK MANAGEMENT (CONTINUED)

Insurance against losses are provided for the following types of risk:

- Workers' compensation and employer's liability
- General and automobile liability
- Real and personal property damage
- Public officials' liability
- Accidental death and dismemberment

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

The Gulf County Sheriff (the "Sheriff") participates in the Florida Sheriff's Self-Insurance Fund Program, administered by the Florida Sheriff's Association. The program is considered a public entity risk pool which purchases insurance policies on behalf of its members. The pool's members are not obligated for risk associated with such coverage. Coverage under this program includes general liability, public officials' liability, and public employees' blanket bond.

The funding agreements provide that the self-insurance fund will be self-sustaining through member premiums and that the Sheriff's liability fund will reinsure through commercial companies. Aggregate coverage provided by the liability fund is \$10,000,000 for professional liability and \$10,000,000 for public officials' coverage.

The Sheriff determined that it was not economically justifiable to carry comprehensive coverage on all vehicles, but the Sheriff carries liability insurance on the aforementioned vehicles. The Sheriff currently covers all claim settlements and judgments out of available operating resources.

NOTE 10: AMBULANCE SERVICES

The County has financial responsibility for providing ambulance services throughout the County. Ambulance accounts receivable, and revenues and expenditures are included in the general fund of the accompanying financial statement. Accounts receivable for the ambulance service for the year ended September 30, 2025 was \$483,360, net of a \$1,940,451 allowance for uncollectible accounts.

NOTE 11: LANDFILL CLOSURE AND POST CLOSURE

State and federal laws and regulations require the County to place a final cover on its landfill sites when it ceases accepting waste and perform certain maintenance and monitoring functions at the site for thirty years after closure. Currently, the County monitors three closed landfills and operates a transfer station at the Five Points Landfill site to meet the solid waste service needs of the County.

Although closure and post closure care costs will be paid only near or after the date that the landfill stops accepting waste, the Board reports a portion of these costs as an operating expense in each period based on landfill capacity used as of each balance sheet date.

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 11: LANDFILL CLOSURE AND POST CLOSURE (CONTINUED)

The \$768,742 reported as landfill closure and post closure care liability at September 30, 2025, represents the cumulative amount reported to date based on the use of 100% of the estimated capacity of the landfill cells placed in use. Actual costs may differ due to inflation, changes in technology, or changes in regulations.

The Board is required by state and federal laws to make annual contributions to an escrow account to finance a minimum of all closure costs. At September 30, 2025, the Board held deposits with a fair value of \$34,307 for these purposes that are reported as restricted assets on the balance sheet. This amount includes \$34,307 that is restricted for closing Five Points Landfill. The Board expects that future inflation costs will be paid from interest earnings on these annual contributions. However, if interest earnings are inadequate or additional post closure care costs are determined to be required, these costs may need to be covered by charges to future landfill users or from future tax revenue.

NOTE 12: LEGAL PROCEEDINGS

The County is defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the County's legal counsel that the ultimate resolution of these matters will not have a material adverse effect on the financial condition of the County.

NOTE 13: NOTES RECEIVABLE

In May 2011, the County entered into a second mortgage agreement with the Port St. Joe Port Authority whereby the County made a loan in the amount of \$199,000 which is secured by real estate. In 2014, the County refinanced the debt advancing another \$60,000 plus accrued interest and loan costs to the Authority, securing the debt with a mortgage on real estate. The loan is to be repaid over a ten-year period and has an annual interest rate of 3%.

No payments were made for the first two years. Thereafter, a sum of \$10,000 per year was paid on the outstanding balance with the first payment due on August 21, 2017.

At September 30, 2025, notes receivable consisted of the following:

	Balance, September 30, 2024	Additions	Deductions	Balance, September 30, 2025
Port Authority	\$ 249,000	\$ -	\$ (10,000)	\$ 239,000

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 14: GRANTS

The County participates in several state and federal grant programs. These programs are subject to program compliance audits by grantors or their representatives. The audits of these programs for, or including, the year ended September 30, 2025, have not yet been accepted/approved by the grantors. Accordingly, the final determination of the County's compliance with applicable grant requirements will be established at a future date. The amount, if any, of expenditures which may be disallowed by granting agencies cannot be determined, although the County expects such amounts, if any, to be immaterial.

NOTE 15: NET POSITION/FUND BALANCE CLASSIFICATION

Net position represents the difference between total assets and liabilities and are categorized as follows:

Government-wide Statement of Net Position

- Net investment in capital assets: Total capital assets, net of debt issued in the acquisition of these assets and net of depreciation is reported separately in the net position section.
- Restricted for growth related capital expansion: Impact fee and system development charges restricted for growth related capital expansion.
- Restricted for transportation projects: Gas taxes and other revenues restricted for transportation improvements.
- Restricted for tourist development: Tourist development tax proceeds are restricted for tourist related activities.
- Restricted for conservation: Various impact and other fees restricted to conservation projects and expenses.
- Restricted for public safety: Grants and fees restricted for use in various areas of public safety.
- Restricted for court functions: Balances are restricted for use in the county court system.
- Restricted for debt service: Balances are restricted in conjunction with the issuance of bonds and have been funded by operating transfers from the appropriate funds. The use of monies in the sinking fund is restricted to the payment of principal and interest on long-term debt.
- Restricted for public health: Restricted for use to Hospital and EMS function.
- Unrestricted: Balances are not restricted for specific purposes.

Governmental Fund Financial Statements

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

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 15: NET POSITION/FUND BALANCE CLASSIFICATION (CONTINUED)

- Nonspendable fund balance: Amounts that are not in spendable form or that are legally or contractually required to be maintained intact. Items that are not spendable also include inventories, prepaid amounts and long-term portions of loans and notes receivable, as well as property held for resale.
- Restricted fund balance: Amounts that can be spent only for specific purposes through restrictions placed upon them by external resource providers such as creditors, grantors, or contributors; or imposed by law through constitutional provisions or enabling legislation.
- Committed fund balance: Amounts that can be spent only for specific purposes determined by the County's highest decision-making authority, the Board. Commitments may be modified or removed only by the Board through the same formal action that created the original commitment.
- Assigned fund balance: Amounts that are intended to be spent for specific purposes as determined by the Board, but that are neither restricted nor committed to the specific purpose.
- Unassigned fund balance: Unassigned fund balance is the residual classification for the County's general fund. Amounts in this classification are spendable but have not been deemed restricted, committed, or assigned. Unassigned fund balance may also include negative balances for any governmental fund whose expenditures have exceeded the amounts restricted, committed, or assigned for those specific purposes.
- When both restricted and unrestricted amounts are available the County spends the restricted amounts first, unless prohibited by law, grant agreements or other contractual arrangement. Further, when committed fund balance is available the County will use it first, followed by assigned fund balance and then unassigned fund balance for purposes in which any of the unrestricted fund balance classifications could be used.

A detailed schedule of fund balances at September 30, 2025 is as follows:

Nonspendable fund balance:

General fund	\$ 417,571
Tourist development	12,963
E-911 Services	7,000
St. Joe fire control	<u>120,545</u>
Total nonspendable fund balance	<u>558,079</u>

Restricted:

General fund	746,976
Tourist development	13,518,227
Tourist development public safety	281,079
Fines and forfeitures	1,334,265
Secondary road and bridge	3,125,552
Mosquito control	149,848
St. Joe fire control	3,522,106

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 15: NET POSITION/FUND BALANCE CLASSIFICATION (CONTINUED)

Tupelo fire control	210,794
Overstreet fire control	107,169
Howard Creek fire control	112,591
EMS grant	316,011
Disaster fund	8,404,741
CDBG Raffield	80,172
Industrial park EDA	278,587
E911 Services	355,721
Hospital fund	4,758,377
Clerk modernization fund	593,607
Administrative order 86-12	112,755
Capital projects	71,500
BP restore act	125,026
Public improvement	326,420
MSTU	1,256,108
Construction acquisition	<u>9,102,431</u>
Total restricted fund balance	<u>48,890,063</u>
Committed:	
General fund	373,840
CDBG	57
County development	2,678,816
Park fund	300,621
Capital projects	<u>2,831,026</u>
Total committed fund balance	<u>6,184,360</u>
Assigned:	
General fund	21,897,559
Capital projects	<u>6,817,784</u>
Total assigned fund balance	<u>28,715,343</u>
Unassigned:	
General fund	<u>10,113,828</u>
Total fund balance	<u><u>\$ 94,461,673</u></u>

GULF COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 16: INTERLOCAL AGREEMENTS

The Sheriff has an interlocal agreement with the City of Wewahitchka, whereby personnel from the Sheriff's office provide law enforcement services to the City of Wewahitchka. As consideration, the Sheriff receives payments of \$60,000 annually from the City of Wewahitchka.

The Sheriff entered into a service agreement with the City of Port St. Joe Police Department, whereby the Sheriff provides all dispatching services required within the City of Port St. Joe. The City of Port St. Joe pays the Sheriff the sum of \$85,000 per year, in consideration for these services.

The Sheriff has an interlocal agreement with the Gulf County School Board (the "District"), whereby the Sheriff provides School Resource Officers to the District. As consideration, the Sheriff received payments of \$38,500 per month from October 2024 through June 2025 and \$40,000 from July 2025 through September 2025. The Sheriff received \$466,500 for the year ended September 30, 2025.

The Sheriff has an agreement with Big Bend Community Based Care ("BBCBC"), whereby the Sheriff provides officers to respond to children who are at risk of harming themselves or others. As consideration, the Sheriff received payments of \$6,250 per month from BBCBC. The Sheriff received a total of \$75,000 during the year ended September 30, 2025.

NOTE 17: WATER SYSTEM OPERATIONS

In addition to the Gulf County Water System, which was purchased from Lighthouse Utilities in 2020, the County owns the two remaining water systems, Williamsburg/Methodist Hill and Oak Grove. The City of Wewahitchka operates the Williamsburg/Methodist Hill Water System. Although there is not an active inter-local agreement this water system continues to be operated by the City of Wewahitchka under the terms of the 1993 inter-local agreement which terminated in 1994. The City of Port St. Joe operates the Oak Grove Water System. Neither one of these water systems brings any revenue to the County. The only expense to the County for either of these two water systems is depreciation.

NOTE 18: CHANGES WITHIN FINANCIAL REPORTING ENTITY

To properly reflect the County's operations, the Hurricane Housing Recovery fund, previously reported as a major fund, is reported as a nonmajor fund.

REQUIRED SUPPLEMENTARY INFORMATION

GULF COUNTY, FLORIDA
SCHEDULE OF CHANGES IN THE COUNTY'S TOTAL
OTHER POST EMPLOYMENT BENEFITS LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS*

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service cost	\$ 62,972	\$ 56,882	\$ 30,464	\$ 43,400	\$ 51,813	\$ 76,040	\$ 54,053	\$ 46,688
Interest	29,728	18,080	20,880	24,760	23,461	15,744	17,522	16,224
Demographic gain/loss	29,655	105,322	83,102	(22,985)	(490,036)	171,063	17,668	-
Assumption changes	3,277	85,721	(91,364)	(89,613)	5,836	31,113	528	-
Changes in deferrals	-	-	-	-	-	-	175,588	-
Benefit payments	(58,380)	(55,332)	(43,513)	(29,596)	(28,698)	(51,133)	(30,996)	(22,161)
Net change in total OPEB liability	67,252	210,673	(431)	(74,034)	(437,624)	242,827	234,363	40,751
Total OPEB liability - beginning	626,521	415,848	416,279	490,313	927,937	685,110	450,747	409,996
Total OPEB liability - ending	<u>\$ 693,773</u>	<u>\$ 626,521</u>	<u>\$ 415,848</u>	<u>\$ 416,279</u>	<u>\$ 490,313</u>	<u>\$ 927,937</u>	<u>\$ 685,110</u>	<u>\$ 450,747</u>
Covered employee payroll	\$ 10,316,305	\$ 9,222,791	\$ 6,543,254	\$ 7,288,062	\$ 6,300,313	\$ 7,994,561	\$ 7,307,271	\$ 6,948,198
Total OPEB liability as a percentage of covered employee payroll	6.73%	6.79%	6.36%	5.71%	7.78%	11.61%	9.38%	6.49%

The amounts presented for each fiscal year were determined as of September 30th.

* This is a 10-year schedule; however the information in this schedule is not required to be presented retroactively.

Years will be added to this schedule in future fiscal years until 10 years of information is available.

GULF COUNTY, FLORIDA
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM
LAST TEN FISCAL YEARS*

	2025	2024	2023	2022	2021
Gulf County's proportion of the net pension liability	0.042173909%	0.040048221%	0.038505444%	0.037283579%	0.037484566%
Gulf County's proportionate share of the net pension liability	\$ 13,088,727	\$ 15,492,534	\$ 15,343,201	\$ 13,872,488	\$ 2,831,533
Gulf County's covered-employee payroll	14,468,255	13,656,762	12,010,925	10,290,762	9,894,665
Gulf County's proportionate share of the net pension liability as a percentage of its covered-employee payroll	90.47%	113.44%	127.74%	134.81%	28.62%
Plan fiduciary net position as a percentage of the total pension liability	87.26%	83.70%	82.38%	82.89%	96.40%

*The amounts presented for each fiscal year were determined as of the measurement date, which was June 30th of the current fiscal year.

Covered employee payroll includes defined benefit plan actives, investment plan members, and members in DROP for the measurement period ending June 30, 2025.

GULF COUNTY, FLORIDA
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM
LAST TEN FISCAL YEARS*

CONTINUED

	2020	2019	2018	2017	2016
Gulf County's proportion of the net pension liability	0.041109499%	0.040547385%	0.037990199%	0.037446967%	0.040338331%
Gulf County's proportionate share of the net pension liability	\$ 17,817,463	\$ 13,963,955	\$ 11,442,845	\$ 11,076,562	\$ 10,185,460
Gulf County's covered-employee payroll	9,662,629	9,320,933	8,004,393	7,726,462	8,251,636
Gulf County's proportionate share of the net pension liability as a percentage of its covered-employee payroll	184.40%	149.81%	142.96%	143.36%	123.44%
Plan fiduciary net position as a percentage of the total pension liability	90.20%	86.30%	84.26%	83.89%	84.94%

*The amounts presented for each fiscal year were determined as of the measurement date, which was June 30th of the current fiscal year.

Covered employee payroll includes defined benefit plan actives, investment plan members, and members in DROP for the measurement period ending June 30, 2025.

**GULF COUNTY, FLORIDA
SCHEDULE OF CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM
LAST TEN FISCAL YEARS***

	2025	2024	2023	2022	2021
Contractually required contribution	\$ 2,597,074	\$ 2,339,045	\$ 1,929,450	\$ 1,633,018	\$ 1,588,078
Contributions in relation to the contractually required contribution	(2,597,074)	(2,339,045)	(1,929,450)	(1,633,018)	(1,588,078)
Contribution deficiency (excess)	-	-	-	-	-
Gulf County's covered-employee payroll	\$ 14,468,255	\$ 13,656,762	\$ 12,010,925	\$ 10,290,762	\$ 9,894,665
Contributions as a percentage of covered-employee payroll	17.95%	17.13%	16.06%	15.87%	16.05%

*The amounts presented for each fiscal year were determined as of the measurement date, which was June 30th of the current fiscal year.

Covered employee payroll includes defined benefit plan actives, investment plan members, and members in DROP for the measurement period ending June 30, 2025.

**GULF COUNTY, FLORIDA
SCHEDULE OF CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM
LAST TEN FISCAL YEARS***

CONTINUED

	2020	2019	2018	2017	2016
Contractually required contribution	\$ 1,368,812	\$ 1,363,656	\$ 1,363,656	\$ 1,231,413	\$ 1,216,635
Contributions in relation to the contractually required contribution	(1,368,812)	(1,363,656)	(1,363,656)	(1,231,413)	(1,216,635)
Contribution deficiency (excess)	-	-	-	-	-
Gulf County's covered-employee payroll	\$ 9,662,629	\$ 9,320,933	\$ 8,004,393	\$ 7,726,462	\$ 8,251,636
Contributions as a percentage of covered-employee payroll	14.17%	14.63%	17.04%	15.94%	14.74%

*The amounts presented for each fiscal year were determined as of the measurement date, which was June 30th of the current fiscal year.

Covered employee payroll includes defined benefit plan actives, investment plan members, and members in DROP for the measurement period ending June 30, 2025.

GULF COUNTY, FLORIDA
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
HEALTH INSURANCE SUBSIDY PROGRAM
LAST TEN FISCAL YEARS*

	2025	2024	2023	2022	2021
Gulf County's proportion of the net pension liability	0.030424028%	0.029058302%	0.028241510%	0.027547637%	0.026639302%
Gulf County's proportionate share of the net pension liability	\$ 3,899,583	\$ 4,359,029	\$ 4,485,127	\$ 2,917,735	\$ 3,267,711
Gulf County's covered-employee payroll	14,468,255	13,656,762	12,010,925	10,290,762	9,894,665
Gulf County's proportionate share of the net pension liability as a percentage of its covered-employee payroll	26.95%	31.92%	37.34%	28.35%	33.02%
Plan fiduciary net position as a percentage of the total pension liability	6.36%	4.80%	4.12%	4.81%	3.56%

*The amounts presented for each fiscal year were determined as of the measurement date, which was June 30th of the current fiscal year.

Covered employee payroll includes defined benefit plan actives, investment plan members, and members in DROP for the measurement period ending June 30, 2025.

GULF COUNTY, FLORIDA
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
HEALTH INSURANCE SUBSIDY PROGRAM
LAST TEN FISCAL YEARS*

CONTINUED

	2020	2019	2018	2017	2016
Gulf County's proportion of the net pension liability	0.026513028%	0.026167340%	0.024391362%	0.037446967%	0.040338331%
Gulf County's proportionate share of the net pension liability	\$ 3,237,198	\$ 2,927,863	\$ 2,581,609	\$ 2,559,554	\$ 2,946,630
Gulf County's covered-employee payroll	9,662,629	9,320,933	8,004,393	7,726,462	8,251,636
Gulf County's proportionate share of the net pension liability as a percentage of its covered-employee payroll	33.50%	31.41%	32.25%	33.13%	35.71%
Plan fiduciary net position as a percentage of the total pension liability	2.04%	2.03%	2.15%	1.64%	0.97%

*The amounts presented for each fiscal year were determined as of the measurement date, which was June 30th of the current fiscal year.

Covered employee payroll includes defined benefit plan actives, investment plan members, and members in DROP for the measurement period ending June 30, 2025.

GULF COUNTY, FLORIDA
SCHEDULE OF CONTRIBUTIONS
HEALTH INSURANCE SUBSIDY PROGRAM
LAST TEN FISCAL YEARS*

	2025	2024	2023	2022	2021
Contractually required contribution	\$ 277,526	\$ 254,650	\$ 197,706	\$ 169,490	\$ 174,139
Contributions in relation to the contractually required contribution	(277,526)	(254,650)	(197,706)	(169,490)	(174,139)
Contribution deficiency (excess)	-	-	-	-	-
Gulf County's covered-employee payroll	\$ 14,468,255	\$ 13,656,762	\$ 12,010,925	\$ 10,290,762	\$ 9,894,665
Contributions as a percentage of covered-employee payroll	1.92%	1.86%	1.65%	1.65%	1.76%

*The amounts presented for each fiscal year were determined as of the measurement date, which was June 30th of the current fiscal year.

Covered employee payroll includes defined benefit plan actives, investment plan members, and members in DROP for the measurement period ending June 30, 2025.

**GULF COUNTY, FLORIDA
SCHEDULE OF CONTRIBUTIONS
HEALTH INSURANCE SUBSIDY PROGRAM
LAST TEN FISCAL YEARS***

CONTINUED

	2020	2019	2018	2017	2016
Contractually required contribution	\$ 170,909	\$ 169,011	\$ 164,426	\$ 157,639	\$ 159,109
Contributions in relation to the contractually required contribution	(170,909)	(169,011)	(164,426)	(157,639)	(159,109)
Contribution deficiency (excess)	-	-	-	-	-
Gulf County's covered-employee payroll	\$ 9,662,629	\$ 9,320,933	\$ 8,004,393	\$ 7,726,462	\$ 8,251,636
Contributions as a percentage of covered-employee payroll	1.77%	1.81%	2.05%	2.04%	1.93%

*The amounts presented for each fiscal year were determined as of the measurement date, which was June 30th of the current fiscal year.

Covered employee payroll includes defined benefit plan actives, investment plan members, and members in DROP for the measurement period ending June 30, 2025.

GULF COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2025

NOTE 1: OPEB INFORMATION

The County did not have plan assets accumulated in a trust. For the measurement date of September 30, 2025, the actuarial valuation used a discount rate of 4.50%. The discount rate will be updated annually to reflect market conditions as of the measurement date.

NOTE 2: PENSION INFORMATION

The discount rate used to measure the pension liability of the Health Insurance Subsidy Plan at June 30, 2025 was 5.20%. The discount rate used to measure the pension liability of the Florida Retirement System Plan at June 30, 2025 was 6.70%. The FRS Actuarial Assumption Conference is responsible for setting the assumptions used in the valuations of the defined benefit pension plans pursuant to Section 216.136(10), Florida Statutes. The rate of return assumption used in the June 30, 2025 calculations was determined by the Plan's consulting actuary to be reasonable and appropriate per Actuarial Standard of Practice No. 27 (ASOP 27) for accounting purposes which differs from the rate used for funding purposes which is used to establish the contribution rates of the Pension Plan.

NOTE 3: BUDGETARY INFORMATION

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

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

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

GULF COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget - Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 22,594,453	\$ 22,594,453	\$ 21,994,944	\$ (599,509)
Licenses and permits	841,700	841,700	1,037,282	195,582
Intergovernmental	4,346,105	4,510,675	7,517,119	3,006,444
Charges for services	2,650,428	2,709,032	2,744,773	35,741
Fines and forfeitures	116,700	261,134	284,704	23,570
Investment earnings	60,150	1,063,123	1,063,502	379
Miscellaneous	23,400	33,243	198,796	165,553
Total revenues	30,632,936	32,013,360	34,841,120	2,827,760
EXPENDITURES				
Current				
General government	11,777,718	11,882,804	10,680,433	1,202,371
Public safety	11,962,634	12,231,468	11,703,344	528,124
Physical environment	390,583	390,583	195,748	194,835
Economic environment	399,752	399,752	349,810	49,942
Transportation	1,743,385	1,739,480	1,360,192	379,288
Court related	838,389	820,696	792,098	28,598
Human services	1,136,494	1,086,494	902,638	183,856
Culture and recreation	167,855	224,105	203,481	20,624
Capital outlay	568,314	583,654	603,687	(20,033)
Debt service				
Principal	-	-	23,317	(23,317)
Interest and other charges	-	-	799	(799)
Total expenditures	28,985,124	29,359,036	26,815,547	2,543,489
Excess of revenues over expenditures	1,647,812	2,654,324	8,025,573	5,371,249
OTHER FINANCING SOURCES (USES)				
Transfers in	129,388	561,436	602,813	41,377
Transfers (out)	(5,143,068)	(6,308,232)	(4,588,387)	1,719,845
Total other financing sources (uses)	(5,013,680)	(5,746,796)	(3,985,574)	1,761,222
Net changes in fund balances	(3,365,868)	(3,092,472)	4,039,999	7,132,471
Fund balances - beginning	29,509,775	29,509,775	29,509,775	-
Fund balances - ending	\$ 26,143,907	\$ 26,417,303	\$ 33,549,774	\$ 7,132,471

See accompanying notes to financial statements.

GULF COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL
CDBG FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget - Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Intergovernmental	\$ 1,000,000	\$ 3,055,062	\$ 3,055,062	\$ -
Investment earnings	-	-	-	-
Total revenues	1,000,000	3,055,062	3,055,062	-
EXPENDITURES				
Physical environment	-	130,237	130,237	-
Transportation	-	1,626,741	1,626,741	-
Capital outlay	1,000,000	1,298,084	1,298,084	-
Total expenditures	1,000,000	3,055,062	3,055,062	-
Net changes in fund balances	-	-	-	-
Fund balances - beginning	57	57	57	-
Fund balances - ending	\$ 57	\$ 57	\$ 57	\$ -

GULF COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL
TOURIST DEVELOPMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget - Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Taxes	\$ 4,010,000	\$ 4,010,000	\$ 5,017,250	\$ 1,007,250
Licenses and permits	1,000	1,000	400	(600)
Charges for services	15,000	15,000	21,915	6,915
Investment earnings	150,000	150,000	422,848	272,848
Total revenues	4,176,000	4,176,000	5,462,413	1,286,413
EXPENDITURES				
Current				
Physical environment	1,934,960	1,940,253	193,223	1,747,030
Economic environment	3,755,535	3,759,010	1,574,859	2,184,151
Culture and recreation	1,037,570	1,028,565	433,799	594,766
Capital outlay	1,843,980	1,660,356	103,040	1,557,316
Total expenditures	8,572,045	8,388,184	2,304,921	6,083,263
Excess (deficiency) of revenues over (under) expenditures	(4,396,045)	(4,212,184)	3,157,492	7,369,676
OTHER FINANCING SOURCES (USES)				
Transfers in	-	5,292	5,292	-
Transfers (out)	(1,240,000)	(1,429,154)	(1,414,961)	14,193
Total other financing sources (uses)	(1,240,000)	(1,423,862)	(1,409,669)	14,193
Net changes in fund balances	(5,636,045)	(5,636,046)	1,747,823	7,383,869
Fund balances - beginning	11,783,367	11,783,367	11,783,367	-
Fund balances - ending	\$ 6,147,322	\$ 6,147,321	\$ 13,531,190	\$ 7,383,869

See accompanying notes to financial statements.

GULF COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL
GENERAL GRANTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget - Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Intergovernmental	\$ 11,319,075	\$ 14,134,684	\$ 13,384,759	\$ (749,925)
Total revenues	11,319,075	14,134,684	13,384,759	(749,925)
EXPENDITURES				
Current				
General government	-	195,847	92,000	103,847
Public safety	256,806	392,531	392,433	98
Physical environment	300,000	213,286	203,257	10,029
Economic environment	15,000	15,000	-	15,000
Transportation	3,500,000	3,466,952	3,570,792	(103,840)
Culture and recreation	59,487	174,507	164,932	9,575
Capital outlay	6,941,145	9,423,597	8,708,381	715,216
Total expenditures	11,072,438	13,881,720	13,131,795	749,925
Excess (deficiency) of revenues over (under) expenditures	246,637	252,964	252,964	-
OTHER FINANCING SOURCES (USES)				
Transfers (out)	(246,637)	(252,964)	(252,964)	-
Total other financing sources (uses)	(246,637)	(252,964)	(252,964)	-
Net changes in fund balances	-	-	-	-
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ -	\$ -	\$ -

GULF COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL
CAPITAL PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget - Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Investment earnings and other	\$ 240,000	\$ 301,282	\$ 350,364	\$ 49,082
Miscellaneous	-	105,002	23	(104,979)
Total revenues	240,000	406,284	350,387	(55,897)
EXPENDITURES				
Current				
General government	125,000	174,867	-	174,867
Public safety	527,000	583,005	4,887	578,118
Physical environment	407,250	415,465	-	415,465
Transportation	216,625	288,630	-	288,630
Court related	90,000	94,356	-	94,356
Capital outlay	2,322,495	2,354,442	1,132,877	1,221,565
Total expenditures	3,688,370	3,910,765	1,137,764	2,773,001
Excess (deficiency) of revenues over (under) expenditures	(3,448,370)	(3,504,481)	(787,377)	2,717,104
OTHER FINANCING SOURCES (USES)				
Transfers in	3,500,000	3,545,142	1,522,275	(2,022,867)
Transfers (out)	-	-	-	-
Total other financing sources (uses)	3,500,000	3,545,142	1,522,275	(2,022,867)
Net changes in fund balances	51,630	40,661	734,898	694,237
Fund balances - beginning	8,985,412	8,985,412	8,985,412	-
Fund balances - ending	\$ 9,037,042	\$ 9,026,073	\$ 9,720,310	\$ 694,237

GULF COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL
SHIP FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget - Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Intergovernmental	\$ 350,000	\$ 350,675	\$ 205,260	\$ (145,415)
Investment earnings	-	-	42,727	42,727
Miscellaneous	-	-	42,653	42,653
Total revenues	350,000	350,675	290,640	(60,035)
EXPENDITURES				
Current				
Economic environment	350,000	350,675	291,315	59,360
Total expenditures	350,000	350,675	291,315	59,360
Excess (deficiency) of revenues over (under) expenditures	-	-	(675)	(675)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	675	675	-
Transfers (out)	-	-	-	-
Total other financing sources (uses)	-	675	675	-
Net changes in fund balances	-	-	-	(675)
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ -	\$ -	\$ (675)

See accompanying notes to financial statements.

***COMBINING FINANCIAL STATEMENTS
(NONMAJOR GOVERNMENTAL FUNDS)***

DESCRIPTION OF NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

FINES AND FORFEITURES – To account for fines earmarked for law enforcement and corrections.

SECONDARY ROAD AND BRIDGE – To account for fuel taxes, not obligated for debt repayment, and certain expenditures for road and bridge construction and maintenance.

MOSQUITO CONTROL – To account for the receipt and expenditure of state grant funds used for mosquito control.

FIRE CONTROL DISTRICTS – To account for property taxes levied within the following dependent special districts for fire prevention and control:

- Howard Creek
- St. Joe
- Tupelo
- Overstreet

EMERGENCY MEDICAL SERVICES (EMS) GRANT – To account for the receipt and expenditure of grants awarded by the Florida Department of Health. The funds must be used to improve and expand emergency medical services.

121 BEACH RENEWAL – This fund is used to account for the beach renewal activity.

DISASTER FUND – This fund accounts for funding received from the Federal Emergency Management Agency (FEMA).

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) RAFFIELD – The Community Development Block Grant program provides resources to aid in affordable housing and create jobs through the expansion and retention of businesses.

INDUSTRIAL PARK EDA – To account for the receipt and expenditure of Economic Development Administration Funds. The funds are to be used to develop working programs that benefit the economy of the County.

COUNTY DEVELOPMENT – To account for funds committed for county development.

E911 WIRELESS – To account for grants awarded from the State of Florida E911 Board for enhancement of the E911 system.

**DESCRIPTION OF
NONMAJOR GOVERNMENTAL FUNDS**

Special Revenue Funds - Continued

E911 SERVICES – To account for fees levied on each communications service subscriber for funding certain costs of the County associated with the E911 system.

HOSPITAL FUND – To account for the local option discretionary sales tax that funds operations at the local hospital.

PARK FUND – To account for the receipt and expenditure of Park activities.

CLERK MODERNIZATION FUND – To account for the statutory surcharge on recording documents paid to the Clerk of the Circuit Court for the modernization of the Clerk's official records management system and for funding court-related technology needs of the Clerk.

ADMINISTRATIVE ORDER 86-12 – To account for additional court costs of traffic infractions used for administering traffic violations.

BP RESTORE ACT – This fund accounts for the BP Restore Act revenue and expenditures.

CONSTRUCTION ACQUISITION – To account for restricted funds designated for construction acquisition.

TOURIST DEVELOPMENT PUBLIC SAFETY - To account for the TDC funds that can be used for public safety.

HURRICANE HOUSING RECOVERY – To account for the Hurricane Housing Recovery Program activity.

Debt Service Funds

PUBLIC IMPROVEMENT – To account for debt service of the 2015 A & B capital improvement and refunding bonds.

MSTU – To account for debt service of the MSTU beach renourishment bonds.

NON-AD VALOREM OPERATIONS – To account for debt service of the series 2016 gulf non-ad valorem revenue bonds.

GULF COUNTY, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Special Revenue Funds				
	Fines and Forfeitures	Secondary Road and Bridge	Mosquito Control	St. Joe Fire Control	Tupelo Fire Control
ASSETS					
Cash and cash equivalents	\$ 1,334,942	\$ 3,325,458	\$ 149,848	\$ 3,556,747	\$ 214,867
Accounts receivable	2,170	-	-	-	-
Notes receivable	-	-	-	-	-
Prepaid items	-	-	-	120,545	-
Due from other funds	-	-	-	-	-
Due from other governments	3,043	12,797	-	-	25
Total assets	<u>\$ 1,340,155</u>	<u>\$ 3,338,255</u>	<u>\$ 149,848</u>	<u>\$ 3,677,292</u>	<u>\$ 214,892</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable and accrued expenses	\$ 5,890	\$ 212,703	\$ -	\$ 34,641	\$ 4,098
Due to other funds	-	-	-	-	-
Due to other governments	-	-	-	-	-
Unearned revenue	-	-	-	-	-
Total liabilities	<u>5,890</u>	<u>212,703</u>	<u>-</u>	<u>34,641</u>	<u>4,098</u>
Fund balances					
Nonspendable	-	-	-	120,545	-
Restricted	1,334,265	3,125,552	149,848	3,522,106	210,794
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Total fund balances	<u>1,334,265</u>	<u>3,125,552</u>	<u>149,848</u>	<u>3,642,651</u>	<u>210,794</u>
Total liabilities and fund balances	<u>\$ 1,340,155</u>	<u>\$ 3,338,255</u>	<u>\$ 149,848</u>	<u>\$ 3,677,292</u>	<u>\$ 214,892</u>

GULF COUNTY, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Special Revenue Funds				
	Overstreet Fire Control	Howard Creek Fire Control	EMS Grant	121 Beach Renewal	Disaster Fund
ASSETS					
Cash and cash equivalents	\$ 106,779	\$ 113,074	\$ 299,265	\$ -	\$ 7,081,730
Accounts receivable	-	-	-	-	-
Notes receivable	-	-	-	-	-
Prepaid items	-	-	-	-	-
Due from other funds	1,575	-	-	-	-
Due from other governments	-	-	16,850	-	1,323,012
Total assets	<u>\$ 108,354</u>	<u>\$ 113,074</u>	<u>\$ 316,115</u>	<u>\$ -</u>	<u>\$ 8,404,742</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable and accrued expenses	\$ 1,185	\$ 483	\$ 2	\$ -	\$ 1
Due to other funds	-	-	-	-	-
Due to other governments	-	-	-	-	-
Unearned revenue	-	-	102	-	-
Total liabilities	<u>1,185</u>	<u>483</u>	<u>104</u>	<u>-</u>	<u>1</u>
Fund balances					
Nonspendable	-	-	-	-	-
Restricted	107,169	112,591	316,011	-	8,404,741
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Total fund balances	<u>107,169</u>	<u>112,591</u>	<u>316,011</u>	<u>-</u>	<u>8,404,741</u>
Total liabilities and fund balances	<u>\$ 108,354</u>	<u>\$ 113,074</u>	<u>\$ 316,115</u>	<u>\$ -</u>	<u>\$ 8,404,742</u>

GULF COUNTY, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Special Revenue Funds				
	CDBG Raffield	Industrial Park EDA	County Development	E911 Wireless	E911 Services
ASSETS					
Cash and cash equivalents	\$ 80,172	\$ 272,862	\$ 2,509,840	\$ -	\$ 344,800
Accounts receivable	-	6,498	123,632	-	-
Notes receivable	119,000	119,778	-	-	-
Prepaid items	-	-	-	-	7,000
Due from other funds	-	73	45,420	-	16,223
Due from other governments	-	-	-	9,840	-
Total assets	<u>\$ 199,172</u>	<u>\$ 399,211</u>	<u>\$ 2,678,892</u>	<u>\$ 9,840</u>	<u>\$ 368,023</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable and accrued expenses	\$ -	\$ 624	\$ 3	\$ 9,840	\$ 5,302
Due to other funds	-	-	73	-	-
Due to other governments	-	-	-	-	-
Unearned revenue	119,000	120,000	-	-	-
Total liabilities	<u>119,000</u>	<u>120,624</u>	<u>76</u>	<u>9,840</u>	<u>5,302</u>
Fund balances					
Nonspendable	-	-	-	-	7,000
Restricted	80,172	278,587	-	-	355,721
Committed	-	-	2,678,816	-	-
Assigned	-	-	-	-	-
Total fund balances	<u>80,172</u>	<u>278,587</u>	<u>2,678,816</u>	<u>-</u>	<u>362,721</u>
Total liabilities and fund balances	<u>\$ 199,172</u>	<u>\$ 399,211</u>	<u>\$ 2,678,892</u>	<u>\$ 9,840</u>	<u>\$ 368,023</u>

GULF COUNTY, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Special Revenue Funds				
	Hospital Fund	Park Fund	Clerk Modernization Fund	Administrative Order 86-12	BP Restore Act
ASSETS					
Cash and cash equivalents	\$ 4,522,246	\$ 319,691	\$ 593,607	\$ 112,755	\$ 125,026
Accounts receivable	-	1,490	-	-	-
Notes receivable	-	-	-	-	-
Prepaid items	-	-	-	-	-
Due from other funds	-	-	-	-	-
Due from other governments	236,131	-	-	-	-
Total assets	<u>\$ 4,758,377</u>	<u>\$ 321,181</u>	<u>\$ 593,607</u>	<u>\$ 112,755</u>	<u>\$ 125,026</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable and accrued expenses	\$ -	\$ 20,560	\$ -	\$ -	\$ -
Due to other funds	-	-	-	-	-
Due to other governments	-	-	-	-	-
Unearned revenue	-	-	-	-	-
Total liabilities	<u>-</u>	<u>20,560</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances					
Nonspendable	-	-	-	-	-
Restricted	4,758,377	-	593,607	112,755	125,026
Committed	-	300,621	-	-	-
Assigned	-	-	-	-	-
Total fund balances	<u>4,758,377</u>	<u>300,621</u>	<u>593,607</u>	<u>112,755</u>	<u>125,026</u>
Total liabilities and fund balances	<u>\$ 4,758,377</u>	<u>\$ 321,181</u>	<u>\$ 593,607</u>	<u>\$ 112,755</u>	<u>\$ 125,026</u>

GULF COUNTY, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Special Revenue Funds			Debt Service Funds	
	Construction Acquisition	Tourist Development Public Safety	Hurricane Housing Recovery	Public Improvement	MSTU
ASSETS					
Cash and cash equivalents	\$ 9,102,431	\$ 351,705	\$ 49,813	\$ 136,929	\$ 1,256,108
Accounts receivable	-	-	-	-	-
Notes receivable	-	-	-	-	-
Prepaid items	-	-	-	-	-
Due from other funds	-	43,313	-	-	-
Due from other governments	-	-	-	189,491	-
Total assets	<u>\$ 9,102,431</u>	<u>\$ 395,018</u>	<u>\$ 49,813</u>	<u>\$ 326,420</u>	<u>\$ 1,256,108</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable and accrued expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Due to other funds	-	113,939	49,664	-	-
Due to other governments	-	-	149	-	-
Unearned revenue	-	-	-	-	-
Total liabilities	<u>-</u>	<u>113,939</u>	<u>49,813</u>	<u>-</u>	<u>-</u>
Fund balances					
Nonspendable	-	-	-	-	-
Restricted	9,102,431	281,079	-	326,420	1,256,108
Committed	-	-	-	-	-
Assigned	-	-	-	-	-
Total fund balances	<u>9,102,431</u>	<u>281,079</u>	<u>-</u>	<u>326,420</u>	<u>1,256,108</u>
Total liabilities and fund balances	<u>\$ 9,102,431</u>	<u>\$ 395,018</u>	<u>\$ 49,813</u>	<u>\$ 326,420</u>	<u>\$ 1,256,108</u>

GULF COUNTY, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	<u>Debt Service Funds</u>	
	Non-Ad Valorem Operations	Total Nonmajor Governmental Funds
ASSETS		
Cash and cash equivalents	\$ -	\$ 35,960,695
Accounts receivable	-	133,790
Notes receivable	-	238,778
Prepaid items	-	127,545
Due from other funds	-	106,604
Due from other governments	-	1,791,189
	<u>-</u>	<u>1,791,189</u>
Total assets	<u>\$ -</u>	<u>\$ 38,358,601</u>
LIABILITIES AND FUND BALANCES		
Liabilities		
Accounts payable and accrued expenses	\$ -	\$ 295,332
Due to other funds	-	163,676
Due to other governments	-	149
Unearned revenue	-	239,102
	<u>-</u>	<u>239,102</u>
Total liabilities	<u>-</u>	<u>698,259</u>
Fund balances		
Nonspendable	-	127,545
Restricted	-	34,553,360
Committed	-	2,979,437
Assigned	-	-
	<u>-</u>	<u>-</u>
Total fund balances	<u>-</u>	<u>37,660,342</u>
Total liabilities and fund balances	<u>\$ -</u>	<u>\$ 38,358,601</u>

GULF COUNTY, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds				
	Fines and Forfeitures	Secondary Road and Bridge	Mosquito Control	St. Joe Fire Control	Tupelo Fire Control
REVENUES					
Taxes	\$ -	\$ 79,217	\$ -	\$ 1,162,070	\$ 100,125
Intergovernmental	-	-	67,479	314,884	22,164
Charges for services	68,721	-	-	-	-
Investment earnings	15,347	39,449	2,995	135,347	5,079
Miscellaneous	34	-	-	200	-
Total revenues	84,102	118,666	70,474	1,612,501	127,368
EXPENDITURES					
Current					
General government	-	-	-	-	-
Public safety	11,095	-	-	210,364	53,940
Physical environment	-	-	-	-	-
Economic environment	-	-	-	-	-
Transportation	-	52,887	-	-	-
Court related	14,759	-	-	-	-
Human services	-	-	11,861	-	-
Culture and recreation	-	-	-	-	-
Capital outlay	-	212,703	33,406	542,833	8,637
Debt service					
Principal	-	-	-	-	-
Interest and other charges	-	-	-	-	-
Total expenditures	25,854	265,590	45,267	753,197	62,577
Excess (deficiency) of revenues over (under) expenditures	58,248	(146,924)	25,207	859,304	64,791
OTHER FINANCING SOURCES (USES)					
Proceeds from note payable	-	-	-	-	-
Transfers in	-	2,271,753	-	-	-
Transfers (out)	-	-	-	(186,569)	(6,966)
Total other financing sources (uses)	-	2,271,753	-	(186,569)	(6,966)
Net changes in fund balances	58,248	2,124,829	25,207	672,735	57,825
Fund balances - beginning	1,276,017	1,000,723	124,641	2,969,916	152,969
Fund balances - ending	\$ 1,334,265	\$ 3,125,552	\$ 149,848	\$ 3,642,651	\$ 210,794

GULF COUNTY, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds				
	Overstreet Fire Control	Howard Creek Fire Control	EMS Grant	121 Beach Renewal	Disaster Fund
REVENUES					
Taxes	\$ 47,037	\$ 26,073	\$ -	\$ -	\$ -
Intergovernmental	9,714	4,246	39,966	-	46,264
Charges for services	-	-	-	-	-
Investment earnings	3,107	2,991	142	-	133,961
Miscellaneous	-	-	177,697	-	-
Total revenues	59,858	33,310	217,805	-	180,225
EXPENDITURES					
Current					
General government	-	-	-	-	(28)
Public safety	35,183	21,026	54,029	-	27,113
Physical environment	-	-	-	-	(231)
Economic environment	-	-	-	-	-
Transportation	-	-	-	-	(14)
Court related	-	-	-	-	-
Human services	-	-	-	-	228
Culture and recreation	-	-	-	-	-
Capital outlay	-	-	94,221	-	-
Debt service					
Principal	-	-	-	-	-
Interest and other charges	-	-	-	-	-
Total expenditures	35,183	21,026	148,250	-	27,068
Excess (deficiency) of revenues over (under) expenditures	24,675	12,284	69,555	-	153,157
OTHER FINANCING SOURCES (USES)					
Proceeds from note payable	-	-	-	-	-
Transfers in	-	-	-	-	2,000,000
Transfers (out)	(3,483)	(2,032)	-	-	-
Total other financing sources (uses)	(3,483)	(2,032)	-	-	2,000,000
Net changes in fund balances	21,192	10,252	69,555	-	2,153,157
Fund balances - beginning	85,977	102,339	246,456	-	6,251,584
Fund balances - ending	\$ 107,169	\$ 112,591	\$ 316,011	\$ -	\$ 8,404,741

GULF COUNTY, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds				
	CDBG Raffield	Industrial Park EDA	County Development	E911 Wireless	E911 Services
REVENUES					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	171,141	181,429
Charges for services	-	-	-	-	-
Investment earnings	-	7,396	78,846	-	9,349
Miscellaneous	10,000	26,419	1,157,425	-	-
Total revenues	10,000	33,815	1,236,271	171,141	190,778
EXPENDITURES					
Current					
General government	-	-	1,231,993	-	-
Public safety	-	-	-	171,141	114,243
Physical environment	-	-	-	-	-
Economic environment	-	-	-	-	-
Transportation	-	-	-	-	-
Court related	-	-	-	-	-
Human services	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Capital outlay	-	-	174,669	-	-
Debt service					
Principal	-	-	-	-	-
Interest and other charges	-	-	-	-	-
Total expenditures	-	-	1,406,662	171,141	114,243
Excess (deficiency) of revenues over (under) expenditures	10,000	33,815	(170,391)	-	76,535
OTHER FINANCING SOURCES (USES)					
Proceeds from note payable	-	-	-	-	-
Transfers in	-	-	500,000	-	-
Transfers (out)	-	-	-	-	-
Total other financing sources (uses)	-	-	500,000	-	-
Net changes in fund balances	10,000	33,815	329,609	-	76,535
Fund balances - beginning	70,172	244,772	2,349,207	-	286,186
Fund balances - ending	<u>\$ 80,172</u>	<u>\$ 278,587</u>	<u>\$ 2,678,816</u>	<u>\$ -</u>	<u>\$ 362,721</u>

GULF COUNTY, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds				
	Hospital Fund	Park Fund	Clerk Modernization Fund	Administrative Order 86-12	BP Restore Act
REVENUES					
Taxes	\$ 2,146,169	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	7,030
Charges for services	14,500	24,845	62,760	-	-
Investment earnings	147,848	-	17,005	3,642	-
Miscellaneous	-	16,523	-	-	-
Total revenues	2,308,517	41,368	79,765	3,642	7,030
EXPENDITURES					
Current					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Physical environment	-	-	-	-	7,030
Economic environment	-	-	-	-	-
Transportation	-	-	-	-	-
Court related	-	-	-	-	-
Human services	1,761,927	-	-	-	-
Culture and recreation	-	222,051	-	-	-
Capital outlay	-	54,510	-	-	50,000
Debt service					
Principal	-	-	-	-	-
Interest and other charges	-	-	-	-	-
Total expenditures	1,761,927	276,561	-	-	57,030
Excess (deficiency) of revenues over (under) expenditures	546,590	(235,193)	79,765	3,642	(50,000)
OTHER FINANCING SOURCES (USES)					
Proceeds from note payable	-	-	-	-	-
Transfers in	-	274,085	-	11,227	-
Transfers (out)	(150,000)	-	-	-	-
Total other financing sources (uses)	(150,000)	274,085	-	11,227	-
Net changes in fund balances	396,590	38,892	79,765	14,869	(50,000)
Fund balances - beginning	4,361,787	261,729	513,842	97,886	175,026
Fund balances - ending	\$ 4,758,377	\$ 300,621	\$ 593,607	\$ 112,755	\$ 125,026

GULF COUNTY, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Special Revenue Funds			Debt Service Funds	
	Construction Acquisition	Tourist Development Public Safety	Hurricane Housing Recovery	Public Improvement	MSTU
REVENUES					
Taxes	\$ -	\$ -	\$ -	\$ 439,203	\$ 386,665
Intergovernmental	-	-	559,318	1,089,672	109,706
Charges for services	-	-	-	-	-
Investment earnings	16,801	6,860	36,313	33,296	23,371
Miscellaneous	-	-	60,000	-	-
Total revenues	16,801	6,860	655,631	1,562,171	519,742
EXPENDITURES					
Current					
General government	-	-	-	-	-
Public safety	-	79,489	-	-	-
Physical environment	-	-	-	-	-
Economic environment	-	-	654,956	-	-
Transportation	-	-	-	-	-
Court related	-	-	-	-	-
Human services	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Capital outlay	-	-	-	-	-
Debt service					
Principal	9,110,000	-	-	955,000	365,000
Interest and other charges	238,368	-	-	365,781	31,025
Total expenditures	9,348,368	79,489	654,956	1,320,781	396,025
Excess (deficiency) of revenues over (under) expenditures	(9,331,567)	(72,629)	675	241,390	123,717
OTHER FINANCING SOURCES (USES)					
Proceeds from note payable	18,434,000	-	-	-	-
Transfers in	-	295,929	-	-	-
Transfers (out)	(333)	(119,200)	(675)	(1,872,219)	-
Total other financing sources (uses)	18,433,667	176,729	(675)	(1,872,219)	-
Net changes in fund balances	9,102,100	104,100	-	(1,630,829)	123,717
Fund balances - beginning	331	176,979	-	1,957,249	1,132,391
Fund balances - ending	\$ 9,102,431	\$ 281,079	\$ -	\$ 326,420	\$ 1,256,108

GULF COUNTY, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>Debt Service Funds</u>	
	Non-Ad Valorem Operations	Total Nonmajor Governmental Funds
REVENUES		
Taxes	\$ -	\$ 4,386,559
Intergovernmental	-	2,623,013
Charges for services	-	170,826
Investment earnings	81	719,226
Miscellaneous	-	1,448,298
	<u>81</u>	<u>9,347,922</u>
Total revenues		
EXPENDITURES		
Current		
General government	-	1,231,965
Public safety	-	777,623
Physical environment	-	6,799
Economic environment	-	654,956
Transportation	-	52,873
Court related	-	14,759
Human services	-	1,774,016
Culture and recreation	-	222,051
Capital outlay	-	1,170,979
Debt service		
Principal	-	10,430,000
Interest and other charges	-	635,174
	<u>-</u>	<u>16,971,195</u>
Total expenditures		
Excess (deficiency) of revenues over (under) expenditures	<u>81</u>	<u>(7,623,273)</u>
OTHER FINANCING SOURCES (USES)		
Proceeds from note payable	-	18,434,000
Transfers in	-	5,352,994
Transfers (out)	(5,292)	(2,346,769)
	<u>(5,292)</u>	<u>21,440,225</u>
Total other financing sources (uses)		
Net changes in fund balances	(5,211)	13,816,952
Fund balances - beginning	5,211	23,843,390
Fund balances - ending	<u>\$ -</u>	<u>\$ 37,660,342</u>

COMPLIANCE SECTION

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS
www.lanigancpa.com

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

The Honorable Board of County Commissioners and Constitutional Officers
Gulf County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Gulf County, Florida as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise Gulf County, Florida's basic financial statements, and have issued our report thereon dated June 16, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Gulf County, Florida's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Gulf County, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of Gulf County, Florida's internal control.

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Lanigan & Associates, PC

Tallahassee, Florida
June 16, 2026

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS
www.lanigancpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR
FEDERAL PROGRAM AND STATE PROJECT AND REPORT ON INTERNAL
CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM
GUIDANCE AND REQUIRED BY CHAPTER 10.550,
RULES OF THE AUDITOR GENERAL**

The Honorable Board of County Commissioners and Constitutional Officers
Gulf County, Florida

Report on Compliance for Each Major Federal Program and State Project

Opinion on Each Major Federal Program and State Project

We have audited Gulf County, Florida's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* and State of Florida's Department of Financial Services *State Projects Compliance Supplement* that could have a direct and material effect on each of Gulf County, Florida's major federal programs and state projects for the year ended September 30, 2025. Gulf County, Florida's major federal programs and state projects are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Gulf County, Florida complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program and State Project

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); 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. Our responsibilities under those standards, the Uniform Guidance, and Chapter 10.550, Rules of the Auditor General, are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Gulf County, Florida 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 and state project. Our audit does not provide a legal determination of Gulf County, Florida'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 Gulf County, Florida's federal programs and state projects.

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 Gulf County, Florida'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 GAAS, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550, Rules of the Auditor General 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 Gulf County, Florida's compliance with the requirements of each major federal program and state project as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550, Rules of the Auditor General, 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 Gulf County, Florida'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 Gulf County, Florida'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, and Chapter 10.550, Rules of the Auditor General, but not for the purpose of expressing an opinion on the effectiveness of Gulf County, Florida'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 or state project 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 or state project 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 or state project 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 and Chapter 10.550, Rules of the Auditor General. Accordingly, this report is not suitable for any other purpose.

Lanigan & Associates, PC

Tallahassee, Florida

June 16, 2026

GULF COUNTY, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AND STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal/State Agency Pass-Through Entity Federal Program/State Project or Cluster Title	Federal Assistance Listing or CSFA No.	Pass-Through Entity Identifying No./ Contract Grant No.	Total Federal/State Expenditures
FEDERAL AWARDS			
<u>U.S. Department of Agriculture</u>			
Cooperative Forestry Assistance			
Passed through Florida Department of Agriculture and			
Consumer Services- Florida Forest Service			
Cooperative Forestry Assistance	10.664	2025 South Gulf Co	\$ 13,555
Cooperative Forestry Assistance	10.664	2024 Stone Mill Creek	8,438
Cooperative Forestry Assistance	10.664	2025 Howard Creek#1	3,471
Total U.S. Department of Agriculture			<u>25,464</u>
<u>U.S. Department of Commerce</u>			
Office for Coastal Management			
Passed through Florida Department of Environmental Protection			
Office for Coastal Management	11.473	CZR01	<u>75,377</u>
<u>U.S. Department of Housing & Urban Development</u>			
Economic Development Initiative			
Economic Development Initiative, Community Project Funding,			
and Miscellaneous grants	14.251	B-23-CP-FL-0401	<u>110,946</u>
Community Development Block Grant			
Pass through Florida Commerce			
Community Development Block Grant	14.228	M0020	1,345,396
Community Development Block Grant	14.228	MT145	1,600,883
Community Development Block Grant	14.228	MT152	106,550
Community Development Block Grant	14.228	M0080	2,233
Total Community Development Block Grant			<u>3,055,062</u>
Total U.S. Department of Housing & Urban Development			<u>3,166,008</u>
<u>U.S. Department of Justice</u>			
Edward Byrne Memorial Justice Assistance Grant Program			
Pass through Florida Department of Law Enforcement			
Edward Byrne Memorial Justice Assistance Grant Program	16.738	6N146	<u>24,999</u>
<u>U.S. Department of Treasury</u>			
Coronavirus State and Local Fiscal Recovery Funds			
COVID-19 - Coronavirus State and Local Fiscal Recovery			
Funds	21.027	SLFRP3300	9,500
Pass through Florida Department of Environmental Protection			
COVID-19 - Coronavirus State and Local Fiscal Recovery			
Funds	21.027	22FRP88	<u>3,975,644</u>
Total Coronavirus State and Local Fiscal Recovery Funds			<u>3,985,144</u>
Local Assistance and Tribal Consistency Fund			
COVID-19 - Local Assistance and Tribal Consistency Fund	21.032	LATCF-1542	<u>100,000</u>
Total U.S. Department of Treasury			<u>4,085,144</u>
<u>Gulf Coast Ecosystems Restoration Council</u>			
Gulf Coast Ecosystem Restoration Council Oil Spill Impact Program			
Pass through Gulf Consortium			
Gulf Coast Ecosystem Restoration Council Oil Spill Impact			
Program	87.052	GNSSP20FL0010-01- 00/sub#200010062	<u>7,030</u>
<u>U.S. Election Assistance Commission</u>			
HAVA Election Security Grants			
Pass through Florida Department of State, Division of Elections			
HAVA Election Security Grants	90.404	24.e.an.000.022	<u>11,160</u>

GULF COUNTY, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AND STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal/State Agency Pass-Through Entity Federal Program/State Project or Cluster Title	Federal Assistance Listing or CSFA No.	Pass-Through Entity Identifying No./ Contract Grant No.	Total Federal/State Expenditures
<u>U.S. Department of Health & Human Services</u>			
Child Support Services			
Pass through Florida Department of Revenue			
Child Support Services	93.563	CSU23	\$ 1,637
Child Support Services	93.563	CST23/CSU23 (INCENTIVE)	168
Child Support Services	93.563	COC23 FY2425	236,518
Total U.S. Department of Health & Human Services			<u>238,323</u>
<u>U.S. Department of Homeland Security</u>			
Disaster Grants - Public Assistance			
Federal Emergency Management Agency			
Pass through Florida Division of Emergency Management			
Disaster Grants - Public Assistance	97.036	Z4937 (Multiple PW's)	18,468
Disaster Grants - Public Assistance	97.036	Z3979 PW#423	27,795
Total Disaster Grants - Public Assistance			<u>46,263</u>
Emergency Management Performance Grants			
Emergency Management Performance Grants	97.042	G0516	47,510
Total U.S. Department of Homeland Security			<u>93,773</u>
Total Expenditures of Federal Awards			<u><u>\$ 7,727,278</u></u>

STATE FINANCIAL ASSISTANCE

<u>Executive Office of the Governor</u>			
Emergency Management Programs			
Division of Emergency Management			
Emergency Management Programs	31.063	A0479	\$ 79,181
Emergency Management Programs	31.063	A0581	26,529
Total Executive Office of the Governor			<u>105,710</u>
<u>Florida Department of Environmental Protection</u>			
Beach Management Funding Assistance Programs			
Beach Management Funding Assistance Program	37.003	19GU1	33,075
Beach Management Funding Assistance Program	37.003	20GU1	18,908
Beach Management Funding Assistance Program	37.003	21GU1	4,308
Beach Management Funding Assistance Program	37.003	23GU1	33,680
Total Beach Management Funding Assistance Programs			<u>89,971</u>
Small County Consolidated Grants			
Small County Consolidated Grants	37.012	SC511	101,985
Florida Recreation Development Assistance Program			
Florida Recreation Development Assistance Program	37.017	A2411	54,064
Statewide Water Quality Restoration Projects			
Statewide Water Quality Restoration Projects	37.039	L0046	95,723
Restoration Deepwater Horizon Oil Spill			
Restoration Deepwater Horizon Oil Spill	37.081	DH016	5,425
Resilient Florida Programs			
Resilient Florida Program	37.098	22SRP18	1,524,404
Resilient Florida Program	37.098	22SRP19	298,386
Resilient Florida Program	37.098	23PLN48	82,500
Total Resilient Florida Programs			<u>1,905,290</u>
Total Florida Department of Environmental Protection			<u>2,252,458</u>

GULF COUNTY, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AND STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal/State Agency Pass-Through Entity Federal Program/State Project or Cluster Title	Federal Assistance Listing or CSFA No.	Pass-Through Entity Identifying No./ Contract Grant No.	Total Federal/State Expenditures
<u>Florida Department of Commerce</u>			
Regional Community Development and Infrastructure			
Regional Community Development and Infrastructure	40.042	D0175	\$ 22,900
<u>Florida Housing Finance Corporation</u>			
State Housing Initiatives Partnership Program (SHIP)			
State Housing Initiatives Partnership Program (SHIP)	40.901	Funding Thru SFY2526	291,315
Hurricane Housing Recovery Program			
Hurricane Housing Recovery Program	40.902	SFY2021 HHRP#852-2020	655,630
Total Florida Housing Finance Corporation			946,945
<u>Florida Department of Agriculture & Consumer Services</u>			
Mosquito Control			
Mosquito Control	42.003	2021-2022 #028444	42,237
Mosquito Control	42.003	2022-2023 #29477	3,029
Total Florida Department of Agriculture & Consumer Services			45,266
<u>Florida Department of Financial Services</u>			
Volunteer Firefighter Grant Assistance Program			
Volunteer Firefighter Grant Assistance Program	43.006	FM933	39,650
Grants & Aids-Local Government Fire Service Grants			
Grants & Aids-Local Government Fire Service Grants	43.009	FM919	599,898
Aid to Local Governments			
Aid to Local Governments - Grants and Aids; Operations and/or Equipment Purchase	43.010	FM1042	550,000
Total Florida Department of Financial Services			1,189,548
<u>Florida Department of State</u>			
State Aid to Libraries			
State Aid to Libraries	45.030	25-ST-43	48,363
<u>Florida Department of Transportation</u>			
Seaport Grant Programs			
Seaport Grant Programs	55.005	441496-1-94-01 & 441496-2-94-01	21,103
Small County Outreach Program (SCOP)			
Small County Outreach Program (SCOP)	55.009	449888-1-54-01	2,341,542
Small County Outreach Program (SCOP)	55.009	453532-1-34-01	17,599
Small County Outreach Program (SCOP)	55.009	455600-1-54-01	26,869
Small County Outreach Program (SCOP)	55.009	455214-1-54-01	4,220
Small County Outreach Program (SCOP)	55.009	455213-1-54-01	5,525
Total Small County Outreach Program (SCOP)			2,395,755
Small County Road Assistance Program (SCRAP)			
Small County Road Assistance Program (SCRAP)	55.016	451771-1-54-01	545,673
Small County Road Assistance Program (SCRAP)	55.016	453533-1-54-01	23,616
Total Small County Road Assistance Program (SCRAP)			569,289
Local Transportation Projects			
Local Transportation Projects	55.039	450926-1-94-01	75,367
Local Transportation Projects	55.039	453250-1-94-01	1,774,136
Total Local Transportation Projects			1,849,503
Total Florida Department of Transportation			4,835,650

GULF COUNTY, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AND STATE FINANCIAL ASSISTANCE (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Federal/State Agency Pass-Through Entity Federal Program/State Project or Cluster Title	Federal Assistance Listing or CSFA No.	Pass-Through Entity Identifying No./ Contract Grant No.	Total Federal/State Expenditures
<u>Florida Department of Health</u>			
Emergency Medical Services (EMS) Matching Awards			
Emergency Medical Services (EMS) Matching Awards	64.003	M2426 & Interest	\$ 28,245
Emergency Medical Services (EMS) Matching Awards	64.003	Old retained interest	104
Emergency Medical Services (EMS) Matching Awards	64.003	M9065	3
Total Emergency Medical Services (EMS) Matching Awards			28,352
County Grant Awards			
County Grant Awards	64.005	C1023/C2422 & INTEREST	8,451
County Grant Awards	64.005	C2523 & INTEREST	3,306
Total County Grant Awards			11,757
Total Florida Department of Health			40,109
<u>Florida Department of Law Enforcement</u>			
Law Enforcement Salary Assistance for Fiscally Constrained Counties			
Law Enforcement Salary Assistance for Fiscally Constrained Counties	71.067	LG031	33,563
Law Enforcement Salary Assistance for Fiscally Constrained Counties	71.067	ME031	80,188
Law Enforcement Salary Assistance for Fiscally Constrained Counties	71.067	LG011	69,693
Law Enforcement Salary Assistance for Fiscally Constrained Counties	71.067	ME011	183,271
Total Florida Department of Law Enforcement			366,715
<u>Florida Department of Management Services</u>			
Wireless 911 Emergency Telephone System Rural County Grant Program			
Wireless 911 Emergency Telephone System Rural County Grant Program	72.001	24-10-11	89,470
Prepaid Next Generation 911 (NG911) State Grant Program			
Prepaid Next Generation 911 (NG911) State Grant Program	72.003	S22-23-01-26	31,297
Prepaid Next Generation 911 (NG911) State Grant Program	72.003	S17-21-02-59	50,374
Total Prepaid Next Generation 911 (NG911) State Grant Program			81,671
Local Government Cybersecurity Grant Program			
Local Government Cybersecurity Grant Program	72.016	DMS-24/25-445	20,230
Local Government Cybersecurity Grant Program	72.016	DMS-24/25-446	49,750
Total Local Government Cybersecurity Grant Program			69,980
Total Florida Department of Management Services			241,121
<u>Florida Department of Highway Safety & Motor Vehicles</u>			
Florida Arts License Plates Project			
Florida Arts License Plates Project	76.041	2023-2024	196
<u>Florida Fish and Wildlife Conservation Commission (FWC)</u>			
Florida Boating Improvement Program			
Florida Boating Improvement Program	77.006	24076	193,781
Total Expenditures of State Financial Assistance			\$ 10,288,762

GULF COUNTY, FLORIDA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AND STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Financial Reporting Entity

The Gulf County, Florida (the "County") reporting entity is defined in Note 1 of the County's Basic Financial Statements.

Basis of Presentation

The accompanying schedule of expenditures of federal awards and state financial assistance (the "Schedule") includes the federal award and state financial assistance activity of the County under programs of the federal and state governments for the year ended September 30, 2025. 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 Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General. Because the Schedule presents only a selected portion of the operations of Gulf County, Florida, it is not intended to and does not present the financial position, changes in financial position, or cash flows of Gulf County, Florida.

Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

Indirect Cost Rate

The County has not elected to use the 15 percent de minimis indirect cost rate allowed under the Uniform Guidance.

Loans or Loan Guarantees

The balance of loans outstanding at September 30, 2025, was \$515,886 related to the Capitalization Grants for Drinking Water State Revolving Fund. This loan is a subaward and therefore neither 2 CFR sections 200.502(b) nor (d) apply when calculating the amount of federal funds expended.

GULF COUNTY, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

SECTION I – SUMMARY OF AUDITOR’S RESULTS

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	_____ Yes _____ X _____ No
Significant deficiency(ies) identified?	_____ Yes _____ X _____ None Reported
Noncompliance material to financial statements noted?	_____ Yes _____ X _____ No

Federal Awards

Internal control over major federal programs:	
Material weakness(es) identified?	_____ Yes _____ X _____ No
Significant deficiency(ies) identified?	_____ Yes _____ X _____ None Reported
Type of auditor's report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	_____ Yes _____ X _____ No
Identification of major federal programs:	
Assistance Listing Number(s)	Name of Federal Program or Cluster
21.027	Coronavirus State and Local Fiscal Recovery Funds
Dollar threshold used to distinguish between Type A and Type B programs:	\$1,000,000
Auditee qualified as a low-risk auditee?	_____ X _____ Yes _____ No

GULF COUNTY, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

SECTION I – SUMMARY OF AUDITOR’S RESULTS (CONTINUED)

State Projects

Internal control over major state projects:	
Material weakness(es) identified?	_____ Yes <u> X </u> No
Significant deficiency(ies) identified?	_____ Yes <u> X </u> None Reported
Type of auditor's report issued on compliance for major state projects:	_____ Unmodified _____
Any audit findings disclosed that are required to be reported in accordance with Chapter 10.557, Rules of the Auditor General?	_____ Yes <u> X </u> No
Identification of major state projects:	
CSFA Numbers	Name of State Project
37.098	Resilient Florida Program
40.901	State Housing Initiatives Partnership Program (SHIP)
43.009	Grants & Aids-Local Government Fire Service Grants
43.010	Aid to Local Governments - Grants and Aids; Operations and/or Equipment Purchase
55.009	Small County Outreach Program (SCOP)
Dollar threshold used to distinguish between Type A and Type B projects:	_____ \$750,000 _____

**GULF COUNTY, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

SECTION II – SCHEDULE OF FINANCIAL STATEMENT FINDINGS

None noted.

**SECTION III – FEDERAL AWARD AND STATE PROJECT FINDINGS AND
QUESTIONED COSTS**

None noted.

**GULF COUNTY, FLORIDA
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

FINANCIAL STATEMENT PRIOR AUDIT FINDINGS

None noted.

FEDERAL AWARD PRIOR AUDIT FINDINGS AND QUESTIONED COSTS

None noted.

STATE PROJECT PRIOR AUDIT FINDINGS AND QUESTIONED COSTS

None noted.

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**INDEPENDENT AUDITOR'S
MANAGEMENT LETTER**

The Honorable Board of County Commissioners and Constitutional Officers
Gulf County, Florida

Report on the Financial Statements

We have audited the financial statements of the Gulf County, Florida (the "County"), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 16, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); 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 Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control Over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Reports on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 16, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The findings in the preceding year audit have been addressed.

Finding Number	Description	Status
2024-01	Utilities: Segregation of Duties	Cleared
2024-02	Tax Collector: Employee Bonuses	Cleared

Official Title and Legal Authority

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

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the County has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the County 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 County. It is management's responsibility to monitor the County'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 the 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 audits, we did not have any recommendations.

Property Assessed Clean Energy (PACE) Programs

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

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Howard Creek Fire Control District, the Overstreet Fire Control District, the St. Joseph Fire Control District, and the Tupelo Fire Control District and the Highland View Water and Sewer District reported the following:

- 1) The total number of district employees compensated in the last pay period of the fiscal year.

There are no employees of the above Dependent Specials Districts; therefore, there is no compensation to report for the last pay period of the fiscal year.

- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year.

There were no independent contractors of the above Dependent Specials Districts for the last month of the fiscal year.

- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency.

Total paid or accrued compensation to employees is \$0.00.

- 4) All compensation paid or accrued to nonemployee independent contractors, whether paid or accrued, regardless of contingency.

Total paid or accrued compensation to independent contractors is \$0.00.

- 5) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin after October 1 of the fiscal year being reported, together with the total expenditures of such project.

There are no construction projects to report in this fiscal year.

- 6) A budget variance report based on the budget adopted under Section 189.016(4) Florida Statutes, and the amended budget under Section 189.016(6), Florida Statutes.

A budget variance report is attached hereto as Exhibit A.

Regarding Highland View Water & Sewer District, we have the following comments:

- 1) The Board of County Commissioners voted to dissolve its inactive Highland View Water & Sewer District by Resolutions 2015-49, and 2020-43.
- 2) The Board of County Commissioners transferred assets and ownership of the Highland View Water & Sewer System to the City of Port St. Joe by Agreement and Deed of Conveyance, as recorded in ORB 461 Page 219 on 06/23/2008.

Honorable Board of County Commissioners and Constitutional Officers
County-Wide Management Letter
September 30, 2025

- 3) The Highland View Water & Sewer District is not an active Special District under the Official List of Special Districts as managed by the Florida Department of Economic Opportunity who filed the Notice of Declaration of Inactive Status (*Exhibit B*) to the appropriate Legislative presiding officers and standing committees who have Special District oversight.
- 4) Any reference in the Management Letter regarding the Highland View Water & Sewer District is that it is in an inactive state awaiting Legislative action to repeal and dissolve the Special District.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has 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 Board County Commissioners, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Lanigan & Associates, PC

Tallahassee, Florida
June 16, 2026

EXHIBIT A

**ST. JOSEPH FIRE CONTROL DISTRICT
BUDGET TO ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Taxes	\$ 1,199,774	\$ 1,199,774	\$ 1,162,070	\$ (37,704)
Intergovernmental	-	-	314,884	314,884
Investment earnings	-	-	135,347	135,347
Miscellaneous	-	-	200	200
Total revenues	<u>1,199,774</u>	<u>1,199,774</u>	<u>1,612,501</u>	<u>412,727</u>
EXPENDITURES				
Current				
Public safety	340,536	319,391	210,364	109,027
Capital outlay	<u>1,861,215</u>	<u>1,765,315</u>	<u>542,833</u>	<u>1,222,482</u>
Total expenditures	<u>2,201,751</u>	<u>2,084,706</u>	<u>753,197</u>	<u>1,331,509</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,001,977)</u>	<u>(884,932)</u>	<u>859,304</u>	<u>1,744,236</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	<u>(209,679)</u>	<u>(209,679)</u>	<u>(186,569)</u>	<u>23,110</u>
Net changes in fund balances	(1,211,656)	(1,094,611)	672,735	1,767,346
Fund balances - beginning	<u>2,533,242</u>	<u>2,533,242</u>	<u>2,533,242</u>	-
Fund balances - ending	<u>\$ 1,321,586</u>	<u>\$ 1,438,631</u>	<u>\$ 3,205,977</u>	<u>\$ 1,767,346</u>

EXHIBIT A

**TUPELO FIRE CONTROL DISTRICT
BUDGET TO ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Taxes	\$ 103,355	\$ 103,355	\$ 100,125	\$ (3,230)
Intergovernmental	-	-	22,164	22,164
Investment earnings	-	-	5,079	5,079
Miscellaneous	-	-	-	-
Total revenues	<u>103,355</u>	<u>103,355</u>	<u>127,368</u>	<u>24,013</u>
EXPENDITURES				
Current				
Public safety	82,680	91,040	53,940	37,100
Capital outlay	<u>70,172</u>	<u>61,812</u>	<u>8,637</u>	<u>53,175</u>
Total expenditures	<u>152,852</u>	<u>152,852</u>	<u>62,577</u>	<u>90,275</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(49,497)</u>	<u>(49,497)</u>	<u>64,791</u>	<u>114,288</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	<u>(9,123)</u>	<u>(9,123)</u>	<u>(6,966)</u>	<u>2,157</u>
Net changes in fund balances	(58,620)	(58,620)	57,825	116,445
Fund balances - beginning	<u>132,519</u>	<u>132,519</u>	<u>132,519</u>	<u>-</u>
Fund balances - ending	<u>\$ 73,899</u>	<u>\$ 73,899</u>	<u>\$ 190,344</u>	<u>\$ 116,445</u>

EXHIBIT A

**OVERSTREET FIRE CONTROL DISTRICT
BUDGET TO ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Taxes	\$ 48,554	\$ 48,554	\$ 47,037	\$ (1,517)
Intergovernmental	-	-	9,714	9,714
Investment earnings	-	-	3,107	3,107
Miscellaneous	-	-	-	-
Total revenues	<u>48,554</u>	<u>48,554</u>	<u>59,858</u>	<u>11,304</u>
EXPENDITURES				
Current				
Public safety	35,340	53,910	35,183	18,727
Capital outlay	<u>46,463</u>	<u>27,893</u>	<u>-</u>	<u>27,893</u>
Total expenditures	<u>81,803</u>	<u>81,803</u>	<u>35,183</u>	<u>46,620</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(33,249)</u>	<u>(33,249)</u>	<u>24,675</u>	<u>57,924</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	<u>(4,562)</u>	<u>(4,562)</u>	<u>(3,483)</u>	<u>1,079</u>
Net changes in fund balances	(37,811)	(37,811)	21,192	59,003
Fund balances - beginning	<u>83,879</u>	<u>83,879</u>	<u>83,879</u>	<u>-</u>
Fund balances - ending	<u>\$ 46,068</u>	<u>\$ 46,068</u>	<u>\$ 105,071</u>	<u>\$ 59,003</u>

EXHIBIT A

**HOWARD CREEK FIRE CONTROL DISTRICT
BUDGET TO ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Taxes	\$ 26,723	\$ 26,723	\$ 26,073	\$ (650)
Intergovernmental	-	-	4,246	4,246
Investment earnings	-	-	2,991	2,991
Miscellaneous	-	-	-	-
Total revenues	<u>26,723</u>	<u>26,723</u>	<u>33,310</u>	<u>6,587</u>
EXPENDITURES				
Current				
Public safety	24,620	28,340	21,026	7,314
Capital outlay	<u>60,424</u>	<u>56,704</u>	<u>-</u>	<u>56,704</u>
Total expenditures	<u>85,044</u>	<u>85,044</u>	<u>21,026</u>	<u>64,018</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(58,321)</u>	<u>(58,321)</u>	<u>12,284</u>	<u>70,605</u>
OTHER FINANCING SOURCES (USES)				
Transfers (out)	<u>(2,661)</u>	<u>(2,661)</u>	<u>(2,032)</u>	<u>629</u>
Net changes in fund balances	(60,982)	(60,982)	10,252	71,234
Fund balances - beginning	<u>89,620</u>	<u>89,620</u>	<u>89,620</u>	<u>-</u>
Fund balances - ending	<u>\$ 28,638</u>	<u>\$ 28,638</u>	<u>\$ 99,872</u>	<u>\$ 71,234</u>

EXHIBIT B
MANAGEMENT LETTER

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

May 21, 2021

The Honorable Chris Sprowls, Speaker
Florida House of Representatives
420 The Capitol
402 South Monroe Street
Tallahassee, Florida 32399-1300

The Honorable Ralph E. Massullo, MD, Chair
House State Affairs Committee
209 House Office Building
402 South Monroe Street
Tallahassee, Florida 32399-1300

The Honorable Wilton Simpson, President
Florida Senate
409 The Capitol
404 South Monroe Street
Tallahassee, Florida 32399-1100

The Honorable Jackie Toledo, Chair
House Local Administration and Veterans Affairs
Subcommittee
209 House Office Building
402 South Monroe Street
Tallahassee, Florida 32399-1300

The Honorable Jennifer Bradley, Chair
Senate Committee on Community Affairs
315 Knott Building
404 South Monroe Street
Tallahassee, Florida 32399-1100

Re: Notice of Declaration of Inactive Status

Dear Speaker Sprowls, President Simpson, and Committee Chairs:

The Florida Department of Economic Opportunity (DEO) administers Chapter 189, Florida Statutes (the Uniform Special District Accountability Act), which charges DEO's Special District Accountability Program with duties related to special districts. Among these duties is to follow the procedures of section 189.062, Florida Statutes, to declare inactive any special district when it meets at least one of six criteria. Upon declaring a special district inactive that was created by a special act of the Legislature, DEO must provide a notice of declaration of inactive status referencing each known special act to the Speaker of the House of Representatives, the President of the Senate, and the standing committees of the Senate and the House of Representatives charged with special district oversight as determined by the presiding officers of each respective chamber and the Legislative Auditing Committee.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities.
All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**EXHIBIT B
MANAGEMENT LETTER**

May 21, 2021
Page 2 of 2

Please be advised that DEO has declared the following three special districts inactive:

Calhoun County Transportation Authority (Calhoun County)

- **Known Special Act:** Chapter 76-341, Laws of Florida.
- **Inactive Criteria:** Registered agent letter dated February 17, 2021, notifying DEO that the special district has taken no action for more than two years and has not had a governing body for more than two years (section 189.062(1)(a)1.-2., Florida Statutes).
- **Date Declared Inactive:** April 15, 2021.

Dead Lakes Water Management District (Calhoun and Gulf County)

- **Known Special Act:** Chapter 57-1115, Laws of Florida.
- **Inactive Criteria:** Resolution of the Gulf County Board of County Commissioners dated October 27, 2020, resolving that the special district has had no governing body members and has taken no action for many years (section 189.062(1)(a)1.-2., Florida Statutes); Letter from Calhoun County dated February 17, 2021, notifying DEO that the County is in agreement with Gulf County regarding the need to declare the special district inactive.
- **Date Declared Inactive:** April 22, 2021.

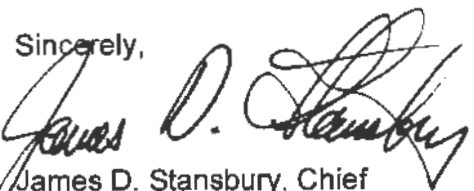
Highland View Water and Sewer District (Gulf County)

- **Known Special Acts:** Chapters 61-2212 and 85-417, Laws of Florida.
- **Inactive Criteria:** Resolution of the Gulf County Board of County Commissioners dated October 27, 2020, resolving that the special district has had no governing body members and has taken no action for many years (section 189.062(1)(a)1.-2., Florida Statutes).
- **Date Declared Inactive:** April 22, 2021.

Section 189.062(3)(a), Florida Statutes, provides that a notice of declaration of inactive status is sufficient notice as required by section 10, Article III of the State Constitution to authorize the Legislature to repeal any special laws so reported and that each special act creating or amending the charter of a special district declared inactive may be repealed by general law.

If you have any questions, please have your office contact Ms. Valerie Wright, Assistant General Counsel, at 850-245-7150.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jg

cc: Carla Hand, Registered Agent for the Calhoun County Transportation Authority
Donald Butler, Registered Agent for the Dead Lakes Water Management District and the
Highland View Water and Sewer District, c/o Kari Summers, Deputy Administrator, Gulf County

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

The Honorable Board of County Commissioners and Constitutional Officers
Gulf County, Florida

Report on Compliance

We have examined Gulf County, Florida's, (the "County") compliance with Section 218.415, Florida Statutes, during the year ended September 30, 2025, as required by Section 10.556(10)(a), Rules of the Auditor General. Management is responsible for the County's compliance with the specified requirements. Our responsibility is to express an opinion on the County's compliance with the specified requirements based on our examination.

Scope

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 County complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the County complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the review engagement. Our examination does not provide a legal determination on the County's compliance with specified requirements.

Opinion

In our opinion, the County complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

Lanigan & Associates, PC

Tallahassee, Florida
June 16, 2026

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**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE
WITH SECTIONS 365.172(10) AND 365.173(2)(d), FLORIDA STATUTES**

The Honorable Board of County Commissioners and Constitutional Officers
Gulf County, Florida

Report on Compliance

We have examined Gulf County, Florida's, (the "County") compliance with Section 365.172(10) Florida Statutes, *Authorized Expenditures of E911 Fee*, and Section 365.173(2)(d) Florida Statutes, *Distribution and Use of (E911) Funds*, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(b), Rules of the Auditor General. Management is responsible for the County's compliance with the specified requirements. Our responsibility is to express an opinion on the County's compliance with the specified requirements based on our examination.

Scope

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 County complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the County complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement. Our examination does not provide a legal determination on the County's compliance with specified requirements.

Opinion

In our opinion, the County complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

Lanigan & Associates, PC

Tallahassee, Florida
June 16, 2026

**Gulf County, Florida
Clerk of the Circuit Court**



**Special Purpose
Financial Statements**

September 30, 2025

**Gulf County, Florida
Clerk of the Circuit Court**

**FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT**

September 30, 2025

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INDEPENDENT AUDITOR'S REPORT

The Honorable Rebecca L. Norris
Gulf County, Florida Clerk of the Circuit Court
Gulf County, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of each major fund and the remaining aggregate fund information of the Gulf County, Florida Clerk of the Circuit Court (the "Clerk"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of each major fund and the remaining aggregate fund information of the Clerk as of September 30, 2025, and the respective changes in financial position thereof, and the respective budgetary comparison for each major fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), 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 Clerk 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 opinion.

Emphasis of a Matter

As discussed in Note 1 to the financial statements, the financial statements referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the accompanying financial statements are intended to present the financial position and changes in financial position of each major fund, and the aggregate remaining fund information, only for that portion of the major funds, and the aggregate remaining fund information of Gulf County, Florida that is attributable to the Clerk. They do not purport to, and do not, present fairly the financial position of Gulf County, Florida as of September 30, 2025, and the changes in its financial position for the fiscal year then ended in conformity with

accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to these matters.

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 Clerk's ability to continue as a going concern for twelve months beyond the financial statement issuance 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 GAAS and GAS 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 GAAS and GAS, 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 Clerk'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 Clerk'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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Clerk's basic financial statements. The combining statement of fiduciary net position – custodial funds and the combining statement of changes in fiduciary net position – custodial funds, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information mentioned above 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2026, on our consideration of the Clerk'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 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 Clerk's internal control over financial reporting and compliance.

Lanigan & Associates, PC

Tallahassee, Florida
June 29, 2026

**GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds				
	General Fund	State Court Operations Fund	Clerk Modernization Fund	Administrative Order 86-12	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 1,349,833	\$ 276,508	\$ 593,607	\$ 112,755	\$ 2,332,703
Accounts receivable	-	130	-	-	130
Prepaid items	1,534	-	-	-	1,534
Due from other governments	107,287	51,455	-	-	158,742
Due from other funds	92,285	1,150	-	-	93,435
Total assets	<u>\$ 1,550,939</u>	<u>\$ 329,243</u>	<u>\$ 593,607</u>	<u>\$ 112,755</u>	<u>\$ 2,586,544</u>
LIABILITIES AND FUND BALANCE					
Liabilities					
Accounts payable and accrued expenses	\$ 48,630	\$ 15,449	\$ -	\$ -	\$ 64,079
Due to other governments	-	313,794	-	-	313,794
Due to other funds	1,128,836	-	-	-	1,128,836
Total liabilities	<u>1,177,466</u>	<u>329,243</u>	<u>-</u>	<u>-</u>	<u>1,506,709</u>
Fund balance					
Restricted	-	-	593,607	112,755	706,362
Unassigned	373,473	-	-	-	373,473
Total fund balance	<u>373,473</u>	<u>-</u>	<u>593,607</u>	<u>112,755</u>	<u>1,079,835</u>
Total liabilities and fund balance	<u>\$ 1,550,939</u>	<u>\$ 329,243</u>	<u>\$ 593,607</u>	<u>\$ 112,755</u>	<u>\$ 2,586,544</u>

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Major Funds				Total Governmental Funds
	General Fund	State Court Operations Fund	Clerk Modernization Fund	Administrative Order 86-12	
REVENUES					
Charges for services	\$ 144,171	\$ 217,632	\$ 62,760	\$ -	\$ 424,563
Intergovernmental	136,122	484,948	-	-	621,070
Fines and forfeitures	-	250,134	-	-	250,134
Miscellaneous	35,569	10,814	17,005	3,642	67,030
Total revenues	315,862	963,528	79,765	3,642	1,362,797
EXPENDITURES					
General government					
Personnel services	890,127	-	-	-	890,127
Operating expenditures	222,830	-	-	-	222,830
Capital outlay	12,592	205	-	-	12,797
Court related					
Personnel services	-	588,079	-	-	588,079
Operating expenditures	-	86,811	-	-	86,811
Total expenditures	1,125,549	675,095	-	-	1,800,644
Excess (deficiency) of revenues over (under) expenditures	(809,687)	288,433	79,765	3,642	(437,847)
OTHER FINANCING SOURCES (USES)					
Transfers from BOCC - appropriated	1,056,970	-	-	-	1,056,970
Transfers from BOCC - interest	1,026,584	-	-	-	1,026,584
Transfers to BOCC	(1,128,836)	-	-	-	(1,128,836)
Transfers - interfund	-	(11,227)	-	11,227	-
Remittance to State of Florida	-	(277,206)	-	-	(277,206)
Total other financing sources (uses)	954,718	(288,433)	-	11,227	677,512
Net changes in fund balances	145,031	-	79,765	14,869	239,665
Fund balances - beginning	228,442	-	513,842	97,886	840,170
Fund balances - ending	\$ 373,473	\$ -	\$ 593,607	\$ 112,755	\$ 1,079,835

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Original	Final	Actual	Variance with Final Budget - Favorable (Unfavorable)
REVENUES				
Charges for services	\$ 122,985	\$ 144,171	\$ 144,171	\$ -
Intergovernmental	65,000	136,122	136,122	-
Miscellaneous	24,000	35,569	35,569	-
Total revenues	211,985	315,862	315,862	-
EXPENDITURES				
General government				
Personnel services	1,062,448	890,127	890,127	-
Operating expenditures	205,165	222,830	222,830	-
Capital outlay	33,342	12,592	12,592	-
Total expenditures	1,300,955	1,125,549	1,125,549	-
Excess (deficiency) of revenues over (under) expenditures	(1,088,970)	(809,687)	(809,687)	-
OTHER FINANCING SOURCES (USES)				
Transfers from BOCC - appropriated	1,056,970	1,056,970	1,056,970	-
Transfers from BOCC - interest	32,000	1,026,584	1,026,584	-
Transfers to BOCC	-	(900,394)	(1,128,836)	(228,442)
Total other financing sources (uses)	1,088,970	1,183,160	954,718	(228,442)
Net changes in fund balances	-	373,473	145,031	(228,442)
Fund balances - beginning	-	-	228,442	228,442
Fund balances - ending	\$ -	\$ 373,473	\$ 373,473	\$ -

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL - STATE COURT OPERATIONS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Original	Final	Actual	Variance with Final Budget - Favorable (Unfavorable)
REVENUES				
Charges for services	\$ 180,213	\$ 217,632	\$ 217,632	\$ -
Intergovernmental	391,500	484,948	484,948	-
Fines and forfeitures	105,700	250,134	250,134	-
Miscellaneous	4,150	10,814	10,814	-
Total revenues	681,563	963,528	963,528	-
EXPENDITURES				
General government				
Capital outlay	-	205	205	-
Court related				
Personnel services	621,719	588,079	588,079	-
Operating expenditures	59,844	86,811	86,811	-
Total expenditures	681,563	675,095	675,095	-
Excess (deficiency) of revenues over (under) expenditures	-	288,433	288,433	-
OTHER FINANCING (USES)				
Transfers - interfund	-	(11,227)	(11,227)	-
Remittance to State of Florida	-	(277,206)	(277,206)	-
Total other financing sources (uses)	-	(288,433)	(288,433)	-
Net changes in fund balances	-	-	-	-
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ -	\$ -	\$ -

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL - CLERK MODERNIZATION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Original	Final	Actual	Variance with Final Budget - Favorable (Unfavorable)
REVENUES				
Charges for services	\$ 78,600	\$ 78,600	\$ 62,760	\$ (15,840)
Miscellaneous	300	300	17,005	16,705
Total revenues	78,900	78,900	79,765	865
EXPENDITURES				
General government				
Operating expenditures	30,000	40,000	-	40,000
Capital outlay	152,157	152,157	-	152,157
Court related				
Operating expenditures	35,000	35,000	-	35,000
Capital outlay	132,358	132,358	-	132,358
Total expenditures	349,515	359,515	-	359,515
Excess (deficiency) of revenues over (under) expenditures	(270,615)	(280,615)	79,765	360,380
Net changes in fund balances	(270,615)	(280,615)	79,765	360,380
Fund balances - beginning	513,842	513,842	513,842	-
Fund balances - ending	\$ 243,227	\$ 233,227	\$ 593,607	\$ 360,380

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL - ADMINISTRATIVE ORDER 86-12
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Original	Final	Actual	Variance with Final Budget Favorable (Unfavorable)
REVENUES				
Miscellaneous	\$ 150	\$ 3,642	\$ 3,642	\$ -
EXPENDITURES				
General government				
Capital outlay	83,507	83,507	-	83,507
Court related				
Operating expenditures	15,000	15,000	-	15,000
Total expenditures	98,507	98,507	-	98,507
Excess (deficiency) of revenues over (under) expenditures	(98,357)	(94,865)	3,642	98,507
OTHER FINANCING SOURCES (USES)				
Transfers - interfund	-	(11,227)	11,227	22,454
Net changes in fund balances	(98,357)	(106,092)	14,869	120,961
Fund balances - beginning	97,886	97,886	97,886	-
Fund balances - ending	\$ (471)	\$ (8,206)	\$ 112,755	\$ 120,961

**GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025**

ASSETS

Cash and cash equivalents	\$ 371,122
Accounts receivable	<u>569</u>
Total assets	<u>371,691</u>

LIABILITIES

Due to other funds	50,527
Due to other governments	45,929
Due to BOCC	<u>12,773</u>
Total liabilities	<u>109,229</u>

NET POSITION

Restricted	<u><u>\$ 262,462</u></u>
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**GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

ADDITIONS

Deposits/escrow/surplus	\$ 132,976
Service charges/general government	4,671,352
Court related	<u>3,032,955</u>
Total additions	<u>7,837,283</u>

DEDUCTIONS

Deposits/escrow/surplus	306,106
Service charges/general government	4,672,015
Court related	<u>3,375,305</u>
Total deductions	<u>8,353,426</u>

Net change in fiduciary net position	(516,143)
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Net position - beginning	<u>778,605</u>
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Net position - ending	<u><u>\$ 262,462</u></u>
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**GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1: <i>Summary of Significant Accounting Policies</i>
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The accounting policies of the Gulf County, Florida Clerk of the Circuit Court (the “Clerk”) conform with generally accepted accounting principles (GAAP), as applicable to governments. The following is a summary of significant accounting principles and policies used in the preparation of these special purpose financial statements.

Reporting Entity

Gulf County, Florida (the “County”) is a political subdivision of the State of Florida. It is governed by an elected Board of County Commissioners (the “Board”). The Clerk is an elected official of the County pursuant to the Constitution of the State of Florida, Article VIII, Section 1(d).

The Clerk is a part of the primary government of the County. The Clerk is responsible for the administration and operation of the Clerk’s office, and the Clerk’s financial statements do not include the financial statements of the Board or the other Constitutional Officers of the County.

The Clerk funds non-court operations as a Budget Officer and a Fee Officer pursuant to Florida Statutes, Chapters 28, 129, and 218, respectively. As a Budget Officer, the operations of the Clerk are funded by the County general fund. The receipts from the County general fund are recorded as other financing sources on the Clerk’s general fund financial statements. Any excess of revenues and other financing sources received over expenditures of the general fund are remitted to the County general fund at year-end. The court-related operations of the Clerk are funded from fees and charges authorized under Chapter 2013-44, Laws of Florida and are reported in the court fund. Such provisions may be amended at any time by further action from the Florida Legislature. At year-end, any excess of revenues over court-related expenditures of the court fund are remitted to the State of Florida pursuant to Florida Statute 28.37.

Basis of Presentation

The Clerk’s financial statements are special purpose financial statements that have been prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida (the “Rules”). These special purpose financial statements are the fund financial statements required by generally accepted accounting principles. However, these fund financial statements do not constitute a complete presentation because, in conformity with the Rules, the Clerk of Courts has not presented the government-wide financial statements, reconciliations to the government-wide financial statements, or management’s discussion and analysis. Also, certain notes to the financial statements may supplement rather than duplicate the notes included in the County’s county-wide financial statements.

The financial transactions of the Clerk are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
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Basis of Presentation (Continued)

These funds are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

The Clerk reports the following major governmental funds:

Governmental Fund Types

- General Fund – The general fund is the general operating fund of the Clerk. It is used to account for all financial resources, except for those required to be accounted for in other funds.
- State Court Operations Fund – Used to account for state court operations.
- Clerk Modernization Fund – The modernization fund, a special revenue fund is used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes.
- Administrative Order 86-12 – This special revenue fund is used to account for additional court costs of traffic infractions to be used for administering traffic violations.

Fiduciary Fund Type

- Custodial Funds – The custodial funds are used to account for assets held by the Clerk as an agent for individuals, private organizations, other governments, and/or other funds.

Measurement Focus/Basis of Accounting

All governmental funds are accounted for on a current financial resources measurement focus. This means that only current assets and current liabilities are generally included on their balance sheets. Their reported fund balance (net current assets) is considered a measure of “available spendable resources.” Their operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets and, accordingly, are said to present a summary of sources and uses of “available, spendable resources” during a period. Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

All governmental funds are accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. Revenues are considered to be available when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the government considered revenues to be available if they are collected within 31 days of the end of the current fiscal period.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
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Measurement Focus/Basis of Accounting (Continued)

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. However, principal and interest on long-term debt are recognized when due.

The custodial funds are accounted for using an economic resource measurement focus and accrual basis of accounting requiring a resource flow statement. Liabilities are recognized when an event occurs that compels the Clerk to disburse fiduciary resources, which is when a demand for resources has been made or when no further action, approval, or condition is required to be taken or not by the beneficiary to release the assets.

Budget and Budgetary Accounting

Expenditures, other than those for certain agency funds, are controlled by appropriations in accordance with the budget requirements set forth in Florida Statutes. Budgets are adopted for governmental and special revenue funds. Budgetary control is exercised at the fund level. Budgetary changes within the fund are made at the discretion of the Clerk. Appropriations lapse at the end of the fiscal year to the extent they have not been expended. The budgeted revenues and expenditures in the accompanying budgetary comparison statement reflect all approved amendments.

Florida Statutes Chapter 218.35 governs the preparation, adoption, and administration of the Clerk's annual budget. The Clerk establishes an annual budget for the office which clearly reflects the revenues available to the office and the functions for which the money is to be expended.

The Clerk prepares the budget in three parts:

1. The budget relating to the requirements of the Clerk as the Ex Officio Clerk to the Board, County Auditor, County Recorder, and Custodian or Treasurer of all County funds and other county related duties, and for chapter 29 obligations;
2. The budget relating to the Florida court system, which is filed with the Clerk of Courts Operations Corporation (CCOC) by June 1 preceding the fiscal year of the budget, in the format required by the CCOC. Section 28.36, Florida Statutes, defines the maximum annual budget permitted; and
3. The budget for all other operations of the Clerk.

Cash and Cash Equivalents

The Clerk considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
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Capital Assets

Capital assets purchased in the governmental fund type are recorded as expenditures (capital outlay) at the time of purchase. Assets acquired by the Clerk are reported as capital assets in the statement of net assets as part of the basic financial statement for Gulf County. The Clerk maintains custodial responsibility for the capital assets used by their office.

Liability for Compensated Absences

Permanent full-time employees of the Clerk accrue sick leave based upon pay periods worked and earned vacation time related to length of employment with the Clerk's office. The vacation and sick time must be taken during the year earned and no payment for vacation or sick leave is made at termination.

Related Organizations – Common Expenses

Certain expenditures, which are common to the Board and all Constitutional Officers, are reported as expenses of the Board and, therefore, are not budgeted by or allocated to the Clerk. These expenses relating to the Clerk's courthouse facilities are:

- Occupancy costs
- Janitorial services
- Utilities (except telephone)
- Property insurance

Fund Balance Reporting

The Clerk has implemented the provisions of Governmental Accounting Standards Board (GASB) issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54), as required. The purpose of GASB 54 is to improve the consistency and usefulness of fund balance information to the financial statement user. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which the organization is bound to honor constraints on the specific purpose for which amounts in the funds can be spent. Fund balance is reported in five components – non-spendable, restricted, committed, assigned, and unassigned:

- Non-Spendable: This component of fund balance consists of amounts that cannot be spent because: (a) they are not expected to be converted to cash, or (b) they are legally or contractually required to remain intact. Examples of this classification are prepaid items, inventories, and principal (corpus) of an endowment fund. The Clerk does not have any non-spendable funds.
- Restricted: This component of fund balances consists of amounts that are constrained either: (a) externally by third parties (creditors, grantors, contributors, or laws or regulations of other governments), or (b) by law through constitutional provisions or enabling legislation.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
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- Committed: This component of fund balance consists of amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (e.g., policy, ordinance, or resolution) of the Clerk’s governing authority.
- Assigned: This component of fund balance consists of amounts that are constrained by a less-than formal action of the Clerk’s governing authority, or by an individual or body to whom the governing authority has delegated this responsibility. The Clerk has not delegated the responsibility to assign fund balances to any individual or body.
- Unassigned: This classification is used for: (a) negative unrestricted fund balances in any governmental fund, or (b) fund balances within the general fund that are not restricted, committed, or assigned.

When both restricted and unrestricted resources are available for use, it is the Clerk’s policy to use restricted resources first, then unrestricted resources (committed, assigned, and unassigned) as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use, it is the Clerk’s policy to use committed resources first, then assigned, and then unassigned as needed.

Distribution of Excess Revenues

Florida Statutes require that the Clerk distribute any excess of revenues over expenditures within the general fund to the board within 31 days following the end of the fiscal year. Accordingly, the amount of excess revenues distributed to the Board at the end of the year is presented in the accompanying special-purpose financial statements as “other financing uses.”

Use of Estimates

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the amounts reported and disclosed in the accompanying financial statements and notes. Actual results could differ from estimates.

Implementation of New Governmental Accounting Standards

GASB Statement No. 101, *Compensated Absences*

Effective October 1, 2024, the County implemented Statement No. 101. The objective of this statement is to better meet the information needs of the financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This statement required the County to recognize a liability for leave that has not been used if (1) the leave is attributable to services already rendered, (2) the leave accumulates, and (3) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. This statement has no material impact on the County’s financial statements.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
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GASB Statement No. 102, *Certain Risk Disclosures*

Effective October 1, 2024, the County implemented Statement No. 102. The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement has no material impact on the County's financial statements.

Subsequent Events

The Clerk of the Court evaluated subsequent events through June 29, 2026, the date which the financial statements were available to be issued. The Clerk of the Court did not have any subsequent events requiring disclosure or recording in these financial statements.

NOTE 2: <i>Interfund Transactions</i>
--

During the course of normal operations, numerous transactions occur between funds, such as expenditures or transfers of resources to provide services, service debt, or construct assets. The interfund transactions are not eliminated, and no interest is charged on such advances.

Interfund receivable and payable balances at September 30, 2025, were as follows:

	<u>Interfund Receivable</u>	<u>Interfund Payable</u>
General Fund		
Board of County Commissioners	\$ 92,285	\$ 1,128,836
State Court Operations Fund		
Board of County Commissioners	<u>1,150</u>	<u>-</u>
Total	<u>\$ 93,435</u>	<u>\$ 1,128,836</u>

Operating transfers between funds during the year were as follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund		
Board of County Commissioners	<u>\$ 2,083,554</u>	<u>\$ 1,128,836</u>

NOTE 3: <i>Retirement</i>

The entity participates in the Florida Retirement System (FRS), a multiple-employer, cost sharing defined public employee retirement system which covers all of the Office's full-time employees. The System is administered by the State of Florida, Department of Administration, Division of Retirement to provide retirement and survivor benefits to participating public employees. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail.

NOTE 3: Retirement (Continued)

The FRS is a single retirement system administered by the Department of Management Services, Division of Retirement, and consists of two cost-sharing, multiple-employer retirement plans and other nonintegrated programs. These include a defined-benefit pension plan (Plan), with a Deferred Retirement Option Program (DROP), and a defined-contribution plan, referred to as the FRS Investment Plan (Investment Plan).

In addition, all regular employees of the entity are eligible to enroll as members of the Retiree Health Insurance Subsidy (HIS) Program. The HIS is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$7.50. The minimum payment is \$45, and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under one of the state-administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

For financial reporting purposes, the Clerk is deemed to be part of the primary government of the County. A liability related to the Clerk's proportionate share of FRS retirement benefits, along with a detailed plan description, is reported in the financial statements of the County for the fiscal year ended September 30, 2025.

NOTE 4: Changes in Long-Term Obligations

Under the GASB 34 reporting model, long-term liabilities are not due and payable in the current period and accordingly are not reported as fund liabilities. All long-term liabilities for the Clerk are reported in the government-wide statement of net position. The compensated absences of the Clerk are accounted for in the statement of net position as follows:

	Balance		Balance
	September 30, 2024	Reductions*	September 30, 2025
Compensated absences	\$ 43,566	\$ (2,100)	\$ 41,466

**The change in the compensated absences liability is presented as a net change.*

NOTE 5: <i>Risk Management</i>

The Clerk is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors or omissions; injuries to employees and the public; or damage to property of others. The Clerk participates in the risk management program through the Gulf County Board of County Commissioners, which uses commercial insurance to cover certain risks from loss.

The Board obtained commercial insurance against losses for the following types of risk:

- Real and personal property damage
- Public employee's bond
- Workers' compensation
- General and automobile liability

SUPPLEMENTARY INFORMATION

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
COMBINING STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

	Clerk Fee/Tax Deed Holdings Account	Tax Deed Account	Jury and Witness Account	Alimony and Support Account
ASSETS				
Cash and cash equivalents	\$ 56,802	\$ 104,241	\$ 7,146	\$ 3,290
Accounts receivable	599	(645)	-	-
Total assets	57,401	103,596	7,146	3,290
LIABILITIES				
Due to other funds	17,341	-	205	90
Due to other governments	29,502	-	-	-
Due to BOCC	3,986	-	-	-
Total liabilities	50,829	-	205	90
NET POSITION				
Restricted	\$ 6,572	\$ 103,596	\$ 6,941	\$ 3,200

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
COMBINING STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

	Clerk's Bond Fund	Registry of the Court	Clerk's Trust Account	Total Custodial Funds
ASSETS				
Cash and cash equivalents	\$ 26,566	\$ 26,883	\$ 146,194	\$ 371,122
Accounts receivable	-	-	615	569
Total assets	26,566	26,883	146,809	371,691
LIABILITIES				
Due to other funds	-	-	32,891	50,527
Due to other governments	-	-	16,427	45,929
Due to BOCC	-	-	8,787	12,773
Total liabilities	-	-	58,105	109,229
NET POSITION				
Restricted	\$ 26,566	\$ 26,883	\$ 88,704	\$ 262,462

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Clerk Fee/Tax Deed Holdings Account	Tax Deed Account	Jury and Witness Account	Alimony and Support Account
ADDITIONS				
Deposits/escrow/surplus	\$ -	\$ 132,976	\$ -	\$ -
Service charges/general government	4,671,352	-	-	-
Court related	-	-	5,613	126,296
	<u>-</u>	<u>-</u>	<u>5,613</u>	<u>126,296</u>
Total additions	<u>4,671,352</u>	<u>132,976</u>	<u>5,613</u>	<u>126,296</u>
DEDUCTIONS				
Deposits/escrow/surplus	-	306,106	-	-
Service charges/general government	4,672,015	-	-	-
Court related	-	-	4,850	126,296
	<u>-</u>	<u>-</u>	<u>4,850</u>	<u>126,296</u>
Total deductions	<u>4,672,015</u>	<u>306,106</u>	<u>4,850</u>	<u>126,296</u>
Net change in fiduciary net position	(663)	(173,130)	763	-
Net position - beginning	<u>7,235</u>	<u>276,726</u>	<u>6,178</u>	<u>3,200</u>
Net position - ending	<u>\$ 6,572</u>	<u>\$ 103,596</u>	<u>\$ 6,941</u>	<u>\$ 3,200</u>

GULF COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Clerk's Bond Fund	Registry of the Court	Clerk's Trust Account	Total Custodial Funds
ADDITIONS				
Deposits/escrow/surplus	\$ -	\$ -	\$ -	\$ 132,976
Service charges/general government	-	-	-	4,671,352
Court related	235,049	611,102	2,054,895	3,032,955
Total additions	235,049	611,102	2,054,895	7,837,283
DEDUCTIONS				
Deposits/escrow/surplus	-	-	-	306,106
Service charges/general government	-	-	-	4,672,015
Court related	319,008	786,380	2,138,771	3,375,305
Total deductions	319,008	786,380	2,138,771	8,353,426
Net change in fiduciary net position	(83,959)	(175,278)	(83,876)	(516,143)
Net position - beginning	110,525	202,161	172,580	778,605
Net position - ending	\$ 26,566	\$ 26,883	\$ 88,704	\$ 262,462

INTERNAL CONTROL AND COMPLIANCE SECTION

LANIGAN & ASSOCIATES, P.C.
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**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***

The Honorable Rebecca L. Norris
Gulf County, Florida Clerk of the Circuit Court
Gulf County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of each major fund and remaining aggregate fund information of Gulf County, Florida Clerk of the Circuit Court (the "Clerk") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Clerk's basic financial statements, and have issued our report thereon dated June 29, 2026.

Report on Internal Control Over Financial Reporting

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Clerk'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 Clerk's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lanigan & Associates, PC

Tallahassee, Florida
June 29, 2026

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**INDEPENDENT AUDITOR'S
MANAGEMENT LETTER**

The Honorable Rebecca L. Norris
Gulf County, Florida Clerk of the Circuit Court
Gulf County, Florida

Report on the Financial Statements

We have audited the financial statements of the Gulf County, Florida Clerk of the Circuit Court (the "Clerk") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 29, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be

disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 of the notes to financial statements.

Financial Management

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 fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Lanigan & Associates, PC

Tallahassee, Florida

June 29, 2026

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**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE
WITH LOCAL GOVERNMENT INVESTMENT POLICIES, ARTICLE V
REQUIREMENTS, AND DEPOSITORY REQUIREMENTS OF SECTIONS
218.415, 28.35, 28.36, AND 61.181, FLORIDA STATUTES**

The Honorable Rebecca L. Norris
Gulf County, Florida Clerk of the Circuit Court
Gulf County, Florida

Report on Compliance

We have examined the Gulf County, Florida Clerk of the Circuit Court's (the "Clerk") compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, Article V requirements of Sections 28.35 and 28.36, Florida Statutes, and depository requirements for alimony transactions, support, maintenance and support payments of Section 61.181, Florida Statutes, for the year ended September 30, 2025. Management is responsible for the Clerk's compliance with the specified requirements. Our responsibility is to express an opinion on the Clerk's compliance with the specified requirements based on our examination.

Scope

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 Clerk complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Clerk complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. We are required to be independent and meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement. Our examination does not provide a legal determination on the Clerk's compliance with specified requirements.

Opinion

In our opinion, the Clerk complied, in all material respects, with the specified requirements for the year ended September 30, 2025.

Lanigan & Associates, PC

Tallahassee, Florida
June 29, 2026

**Gulf County, Florida
Property Appraiser**



**Special Purpose
Financial Statements**

September 30, 2025

Gulf County, Florida Property Appraiser

Financial Statements

September 30, 2025

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mitch Burke
Gulf County, Florida Property Appraiser
Gulf County, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the general fund of the Gulf County, Florida Property Appraiser (the "Property Appraiser"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the general fund of the Property Appraiser as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (GAS)*, 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 Property Appraiser 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 opinion.

Emphasis of a Matter

As discussed in Note 1 to the financial statements, the financial statements referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the accompanying financial statements are intended to present the financial position and changes in financial position of the general fund, only for that portion of the general fund, of Gulf County, Florida that is attributable to the Property Appraiser. They do not purport to, and do not, present fairly the financial position of Gulf County, Florida as of September 30, 2025, and the changes in its financial position for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to these matters.

Responsibilities of Management for the Financial Statements

The Property Appraiser's 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 Property Appraiser's ability to continue as a going concern for twelve months beyond the financial statement issuance 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 GAAS and GAS 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 GAAS and GAS, 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 Property Appraiser'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 Property Appraiser'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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 3, 2026, on our consideration of the Property Appraiser's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, 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 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 Property Appraiser's internal control over financial reporting and compliance.

Lanigan & Associates, PC

Tallahassee, Florida
June 3, 2026

**GULF COUNTY, FLORIDA PROPERTY APPRAISER
BALANCE SHEET
GENERAL FUND
SEPTEMBER 30, 2025**

ASSETS

Cash and cash equivalents

\$ 52,362

LIABILITIES AND FUND BALANCE

Due to BOCC

\$ 52,362

Fund balance

-

Total liabilities and fund balance

\$ 52,362

GULF COUNTY, FLORIDA PROPERTY APPRAISER
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Other income	\$ -	\$ -	\$ 118	\$ 118
Total revenues	-	-	118	118
EXPENDITURES				
General government				
Personnel services	776,252	771,269	719,025	52,244
Operating expenditures	152,928	152,944	152,944	-
Capital outlay	-	-	-	-
Total expenditures	929,180	924,213	871,969	52,244
Excess (deficiency) of revenues over (under) expenditures	(929,180)	(924,213)	(871,851)	52,362
OTHER FINANCING SOURCES (USES)				
Transfers in	929,180	924,213	924,213	-
Transfers out	-	-	(52,362)	(52,362)
Total other financing sources (uses)	929,180	924,213	871,851	(52,362)
Net changes in fund balance	-	-	-	-
Fund balance - beginning	-	-	-	-
Fund balance - ending	\$ -	\$ -	\$ -	\$ -

**GULF COUNTY, FLORIDA
PROPERTY APPRAISER
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1: <i>Summary of Significant Accounting Policies</i>
--

The accounting policies of the Gulf County, Florida Property Appraiser (the “Property Appraiser”) conform with generally accepted accounting principles (GAAP), as applicable to governments. The following is a summary of significant accounting principles and policies used in the preparation of these special purpose financial statements.

Reporting Entity

Gulf County, Florida (the “County”) is a political subdivision of the state of Florida. It is governed by an elected Board of County Commissioners (the “Board”) and an appointed County Administrator, as provided by Section 125.73 of the Florida Statutes. The County Administrator is responsible for the administration of all departments of which the Board has the authority to control pursuant to the general laws of Florida.

The Property Appraiser is an elected official of Gulf County, Florida pursuant to the Constitution of the State of Florida, Article VIII, Section 1(d). The Property Appraiser is part of the primary government of Gulf County, Florida. Although the Board and the Florida Department of Revenue approve the Property Appraiser’s total operating budget, the Property Appraiser is responsible for the administration and the operation of the Property Appraiser’s office. There are no separate legal entities (component units) for which the Property Appraiser is considered to be financially accountable.

The operations of the Property Appraiser are funded by the Gulf County Board of County Commissioners. The receipts from the Board are recorded as other financing sources on the Property Appraiser’s financial statements and as other financing uses on the Board’s financial statements. Any excess of revenues and other financial sources received over expenditures are remitted to the Board at year end.

Fund Accounting

Accounts are organized on the basis of fund types, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures as appropriate. Government resources are allocated to and accounted for in individual funds based on the purpose for which they are to be spent and the means by which spending activities are controlled. The Property Appraiser utilizes the following fund types:

Governmental Fund Types

- General Fund – The general fund is the general operating fund of the Property Appraiser. It is used to account for all financial resources, except for those required to be accounted for in other funds.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements and relates to the timing of the measurements made, regardless of the measurement focus applied.

The accompanying financial statements have been prepared using the modified accrual basis of accounting for governmental funds and agency funds. Under the modified accrual basis of accounting, revenues are recognized when they become both measurable and available to finance expenditures of the current period. Expenditures are recorded when the liability is incurred, if measurable, except for principal and interest on long-term obligations which is recorded when due.

The Property Appraiser considers receivables collected within 60 days after year end to be available and susceptible to accrual as revenues of the current year. Charges for services and interest earned are susceptible to accrual.

Measurement Focus

The accounting and financial reporting treatment applied to the fixed assets and long-term liabilities associated with a fund are determined by its measurement focus. All governmental funds are accounted for on a spending or “financial flow” measurement focus. This means that generally, only current assets and current liabilities are included in the balance sheet. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they present a summary of sources and uses of “available spendable resources” during a period.

Budget and Budgetary Accounting

Florida Statutes, Chapter 195.087 governs the preparation, adoption and administration of the annual budget of the Property Appraiser. The budget and subsequent budget amendments of the Property Appraiser are submitted to the Florida Department of Revenue (FDOR) for approval. A copy of the budget is also provided to the Board.

Line-item expenditures in excess of budget are authorized to the extent that total expenditures do not exceed the total budgeted expenditures. Budget transfers between appropriation categories (personal services, operating expenditures, capital outlay, and debt service) must be approved by FDOR. Transfers between expenditure items within the same appropriation category do not need approval by FDOR. The budget is prepared on the modified accrual basis of accounting. General fund appropriations lapse at the end of the fiscal year to the extent they have not been expended.

Cash and Cash Equivalents

The Property Appraiser considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Capital Assets

Capital assets purchased in the governmental fund type are recorded as expenditures (capital outlay) at the time of purchase. Assets acquired by the Property Appraiser are reported as capital assets in the statement of net assets as part of the basic financial statement for Gulf County. The Property Appraiser maintains custodial responsibility for the capital assets used by their office.

Liability for Compensated Absences

Permanent full-time employees of the Property Appraiser accrue sick leave based upon pay periods worked and earned vacation time related to length of employment with the Property Appraiser's office. The vacation and sick time must be taken during the year earned and no payment for vacation or sick leave is made at termination.

Related Organizations – Common Expenses

Certain expenditures, which are common to the Board and all Constitutional Officers, are reported as expenses of the Board and, therefore, are not budgeted by or allocated to the Property Appraiser. These expenses relating to the Property Appraiser's courthouse facilities are:

- Occupancy costs
- Janitorial services
- Utilities (except telephone)
- Property insurance

Distribution of Excess Revenues

Florida Statutes require that the Property Appraiser distribute any excess of revenues over expenditures within the general fund to the board within 31 days following the end of the fiscal year. Accordingly, the amount of excess revenues distributed to the Board at the end of the year is presented in the accompanying special-purpose financial statements as "other financing uses."

Fund Balance

Fund balance for governmental funds reports 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 the funds may be spent. The Property Appraiser is a county constitutional officer, and therefore, any funds remaining at the end of the fiscal year are returned to the Board of County Commissioners. Unassigned fund balance represents funds available for spending at the government's discretion.

When both restricted and unrestricted resources are available for use, it is the Property Appraiser's policy to use restricted resources first, then unrestricted resources (committed, assigned, and unassigned) as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use, it is the Property Appraiser's policy to use committed resources first, then assigned, and then unassigned, as needed.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Implementation of New Governmental Accounting Standards

GASB Statement No. 101, Compensated Absences:

Effective October 1, 2024, the County implemented Statement No. 101. The objective of this statement is to better meet the information needs of the financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This statement required the County to recognize a liability for leave that has not been used if (1) the leave is attributable to services already rendered, (2) the leave accumulates, and (3) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. This statement has no material impact on the County's financial statements.

GASB Statement No. 102, Certain Risk Disclosures:

Effective October 1, 2024, the County implemented Statement No. 102. The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement has no material impact on the County's financial statements.

Subsequent Events

The Property Appraiser evaluated subsequent events through June 3, 2026, the date which the financial statements were available to be issued. The Property Appraiser did not have any subsequent events requiring disclosure or recording in these financial statements.

NOTE 2: <i>Cash and Investments</i>
--

All Property Appraiser depositories are banks designated by the State Treasurer as qualified public depositories. Chapter 280, Florida Statutes "Florida Security for Public Deposits Act" provides procedures for public depositories to insure monies in banks and savings, and that loans are collateralized with the Treasurer as an agent for the public entities. All Property Appraiser cash consists of checking accounts and interest-bearing time deposits in a local bank.

NOTE 3: <i>Interfund Transactions</i>
--

During the course of normal operations, numerous transactions occur between funds, such as expenditures or transfers of resources to provide services, service debt, or construct assets. The interfund transactions are not eliminated, and no interest is charged on such advances. Interfund receivable and payable balances at September 30, 2025, were as follows:

	<u>Interfund Receivable</u>	<u>Interfund Payable</u>
General Fund		
Board of County Commissioners	<u>\$ -</u>	<u>\$ 52,362</u>

NOTE 3: <i>Interfund Transactions (Continued)</i>
--

Operating transfers between funds during the year were as follows:

	<u>Transfers in</u>	<u>Transfers Out</u>
General Fund		
Board of County Commissioners	<u>\$ 924,213</u>	<u>\$ 52,362</u>

NOTE 4: <i>Retirement</i>

The Property Appraiser participates in the Florida Retirement System (FRS), a multiple-employer, cost sharing defined public employee retirement system which covers all the Property Appraiser's full-time employees. The System is administered by the State of Florida, Department of Administration, Division of Retirement to provide retirement and survivor benefits to participating public employees. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. The FRS is a single retirement system administered by the Department of Management Services, Division of Retirement, and consists of two cost-sharing, multiple-employer retirement plans and other nonintegrated programs.

These include a defined-benefit pension plan (Plan), with a Deferred Retirement Option Program (DROP), and a defined-contribution plan, referred to as the FRS Investment Plan (Investment Plan).

In addition, all regular employees of the entity are eligible to enroll as members of the Retiree Health Insurance Subsidy (HIS) Program. The HIS is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$7.50. The minimum payment is \$45, and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under one of the state-administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

For financial reporting purposes, the Property Appraiser is deemed to be part of the primary government of the County. A liability related to the Property Appraiser's proportionate share of FRS retirement benefits, along with a detailed plan description, is reported in the financial statements of the County for the fiscal year ended September 30, 2025.

NOTE 5: <i>Risk Management</i>

The Property Appraiser is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors or omissions; injuries to employees and the public; or damage to property of others. The Property Appraiser participates in the risk management program through the Gulf County Board of County Commissioners, which uses commercial insurance to cover certain risks from loss.

The Board obtained commercial insurance against losses for the following types of risk:

- Real and personal property damage
- Public employee's bond
- Workers' compensation
- General and automobile liability

INTERNAL CONTROL AND COMPLIANCE SECTION

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**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***

The Honorable Mitch Burke
Gulf County, Florida Property Appraiser
Gulf County, Florida

We have audited, 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, the financial statements of the general fund of Gulf County, Florida Property Appraiser (the "Property Appraiser") as of September 30, 2025, and the related notes to the financial statements, which collectively comprise the Property Appraiser's basic financial statements, and have issued our report thereon dated June 3, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Property Appraiser's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Property Appraiser's internal control. Accordingly, we do not express an opinion on the effectiveness of the Property Appraiser's internal control.

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

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

not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Property Appraiser'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 Property Appraiser's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lanigan & Associates, PC

Tallahassee, Florida
June 3, 2026

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**INDEPENDENT AUDITOR'S
MANAGEMENT LETTER**

The Honorable Mitch Burke
Gulf County, Florida Property Appraiser
Gulf County, Florida

Report on the Financial Statements

We have audited the financial statements of Gulf County, Florida, Property Appraiser as of and for the year ended September 30, 2025, and have issued our report dated June 3, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Reports on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 3, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Management

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 note 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 fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Lanigan & Associates, PC

Tallahassee, Florida
June 3, 2026

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH FLORIDA
STATUTE SECTION 218.415 – INVESTMENT OF PUBLIC FUNDS**

To the Honorable Mitch Burke
Gulf County, Florida Property Appraiser
Gulf County, Florida

Report on Compliance

We have examined the Gulf County, Florida Property Appraiser (the "Property Appraiser") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the Property Appraiser's compliance with those requirements. Our responsibility is to express an opinion on the Property Appraiser's compliance based on our examination.

Scope

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 Property Appraiser complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Property Appraiser 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 engagement. Our examination does not provide a legal determination on the Property Appraiser's compliance with specified requirements.

Opinion

In our opinion, the Property Appraiser complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025.

Lanigan & Associates, PC

Tallahassee, Florida
June 3, 2026

**Gulf County, Florida
Sheriff**



**Special Purpose
Financial Statements**

September 30, 2025

**Gulf County, Florida
Sheriff**

FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR’S REPORT

September 30, 2025

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mike Harrison
Gulf County, Florida Sheriff
Gulf County, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the general fund and the remaining aggregate fund information of the Gulf County, Florida Sheriff (the "Sheriff"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the general fund and the remaining aggregate fund information of the Sheriff as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (GAS)*, 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 Sheriff 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.

Emphasis of a Matter

As discussed in Note 1 to the financial statements, the financial statements referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the accompanying financial statements are intended to present the financial position and changes in financial position of each major fund, and the aggregate remaining fund information, only for that portion of the major funds, and the aggregate remaining fund information, of Gulf County, Florida that is attributable to the Sheriff. They do not purport to, and do not, present fairly the financial position of Gulf County, Florida as of September 30, 2025, and the changes in its financial position for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to these matters.

Responsibilities of Management for the Financial Statements

The Sheriff's 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 Sheriff's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS 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 GAAS and GAS, 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 Sheriff'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 Sheriff'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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2026, on our consideration of the Sheriff'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 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 Sheriff's internal control over financial reporting and compliance.

Lanigan & Associates, PC

Tallahassee, Florida
June 16, 2026

GULF COUNTY, FLORIDA SHERIFF
BALANCE SHEET
GENERAL FUND
SEPTEMBER 30, 2025

ASSETS

Cash	\$ 309,045
Accounts receivable	11,763
Due from BOCC	210,724
Total assets	<u>\$ 531,532</u>

LIABILITIES AND FUND BALANCE

Liabilities

Accounts payable and accrued expenses	\$ 548,601
Due to other governments	1,090
Due to BOCC	19,464
Total liabilities	<u>569,155</u>

Fund balance	<u>(37,623)</u>
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Total liabilities and fund balance	<u>\$ 531,532</u>
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GULF COUNTY, FLORIDA SHERIFF
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final budget Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Charges for services	\$ 622,000	\$ 754,878	\$ 688,992	\$ (65,886)
Miscellaneous	-	78,709	78,709	-
Total revenues	622,000	833,587	767,701	(65,886)
EXPENDITURES				
Public safety				
Personnel services	4,089,546	4,471,712	4,172,934	298,778
Operating expenditures	792,035	823,719	823,719	-
Capital outlay	466,511	466,511	466,511	-
Total expenditures	5,348,092	5,761,942	5,463,164	298,778
Excess (deficiency) of revenues over (under) expenditures	(4,726,092)	(4,928,355)	(4,695,463)	232,892
OTHER FINANCING SOURCES (USES)				
Transfers in	4,726,092	4,835,056	4,586,465	(248,591)
Transfers out	-	-	(21,924)	(21,924)
Total other financing sources (uses)	4,726,092	4,835,056	4,564,541	(270,515)
Net changes in fund balance	-	(93,299)	(130,922)	(37,623)
Fund balance - beginning	-	93,299	93,299	-
Fund balance - ending	\$ -	\$ -	\$ (37,623)	\$ (37,623)

GULF COUNTY, FLORIDA SHERIFF
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

ASSETS

Cash and cash equivalents	<u>\$ 33,376</u>
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LIABILITIES

Due to individuals and others	<u>33,376</u>
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NET POSITION

<u><u>\$ -</u></u>

GULF COUNTY, FLORIDA SHERIFF
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

ADDITIONS	<u>\$ 86,408</u>
DEDUCTIONS	<u>86,408</u>
Net change in fiduciary net position	-
Net position - beginning	<u>-</u>
Net position - ending	<u><u>\$ -</u></u>

GULF COUNTY, FLORIDA
SHERIFF
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1: <i>Summary of Significant Accounting Policies</i>
--

The accounting policies of the Gulf County, Florida Sheriff (the “Sheriff”) conform with generally accepted accounting principles (GAAP), as applicable to governments. The following is a summary of significant accounting principles and policies used in the preparation of these special purpose financial statements.

Reporting Entity

Gulf County, Florida (the “County”) is a political subdivision of the state of Florida. It is governed by an elected Board of County Commissioners and an appointed County Administrator, as provided by Section 125.73 of the Florida Statutes. The County Administrator is responsible for the administration of all departments of which the Board has the authority to control pursuant to the general laws of Florida.

The Sheriff is an elected official of Gulf County, Florida pursuant to the Constitution of the State of Florida, Article VIII, Section 1(d). The Sheriff is part of the primary government of Gulf County, Florida. Although the Board of County Commissioners approves the Sheriff’s total operating budget, the Sheriff is responsible for the administration and the operation of the Sheriff’s office. There are no separate legal entities (component units) for which the Sheriff is considered to be financially accountable.

The operations of the Sheriff are funded by the Gulf County Board of County Commissioners. The receipts from the Board are recorded as other financing sources on the Sheriff’s financial statements and as other financing uses on the Board’s financial statements. Any excess of revenues and other financial sources received over expenditures are remitted to the Board at year end.

Fund Accounting

Accounts are organized on the basis of fund types, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures as appropriate. Government resources are allocated to and accounted for in individual funds based on the purpose for which they are to be spent and the means by which spending activities are controlled.

The Sheriff reports the following major governmental funds:

Governmental Fund Type

- General Fund – The general fund is the general operating fund of the Sheriff. It is used to account for all financial resources, except for those required to be accounted for in other funds.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Fiduciary Fund Type

- Custodial Fund – The custodial funds are used to account for assets held by the Sheriff as an agent for individuals, private organizations, other governments, and/or other funds.

Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements and relates to the timing of the measurements made, regardless of the measurement focus applied.

The accompanying financial statements have been prepared using the modified accrual basis of accounting for governmental funds and agency funds. Under the modified accrual basis of accounting, revenues are recognized when they become both measurable and available to finance expenditures of the current period. Expenditures are recorded when the liability is incurred, if measurable, except for principal and interest on long-term obligations which is recorded when due.

The Sheriff considers receivable collected within 60 days after year end to be available and susceptible to accrual as revenues of the current year. Charges for services and interest earned are susceptible to accrual.

Measurement Focus

The accounting and financial reporting treatment applied to the fixed assets and long-term liabilities associated with a fund are determined by its measurement focus. All governmental funds are accounted for on a spending or “financial flow” measurement focus. This means that generally, only current assets and current liabilities are included in the balance sheet. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they present a summary of sources and uses of “available spendable resources” during a period.

Budget and Budgetary Accounting

General governmental revenues and expenditures accounted for in budgetary funds are controlled by a formal integrated budgetary accounting system in accordance with Florida Statutes. An annual budget is adopted for the general fund.

The Sheriff’s annual budget is monitored at varying levels of classification detail. However, for purposes of budgetary control, expenditures cannot legally exceed the total annual budget appropriations at the individual fund level. All appropriations lapse at year-end.

Budget to actual comparisons are provided in the financial statements for the general fund. All budget amounts presented in the accompanying financial statements have been adjusted for legally authorized amendments of the annual budget for the year. Budgets are prepared on the modified accrual basis of accounting.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Cash and Cash Equivalents

The Sheriff considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

Capital Assets

Capital assets purchased in the governmental fund type are recorded as expenditures (capital outlay) at the time of purchase. Assets acquired by the Sheriff are reported as capital assets in the statement of net assets as part of the basic financial statement for Gulf County. The Sheriff maintains custodial responsibility for the capital assets used by their office.

Liability for Compensated Absences

The Sheriff accrues a liability for employees' rights to receive compensation for future absences when certain conditions are met. The Sheriff does not, nor is legally required to, accumulate expendable available resources to liquidate this obligation. Accordingly, the liability for the compensated absences is not reported in the governmental fund. However, the current and long-term portion of the liability for compensated absences is reported at the county wide financial statement level.

Related Organizations – Common Expenses

Certain expenditures, which are common to the Board and all Constitutional Officers, are reported as expenses of the Board and, therefore, are not budgeted by or allocated to the Sheriff. These expenses relating to the Sheriff's courthouse facilities are:

- Occupancy costs
- Janitorial services
- Utilities (except telephone)
- Property insurance

Distribution of Excess Revenues

Florida Statutes require that the Sheriff distribute any excess of revenues over expenditures within the general fund to the board within 31 days following the end of the fiscal year. Accordingly, the amount of excess revenues distributed to the Board at the end of the year is presented in the accompanying special-purpose financial statements as "other financing uses."

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Fund Balance

Fund balance for governmental funds report 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 the funds may be spent. The Sheriff is a county constitutional officer, and therefore, any funds remaining at the end of the fiscal year are returned to the Board of County Commissioners. Unassigned fund balance represents funds available for spending at the government's discretion.

When both restricted and unrestricted resources are available for use, it is the Sheriff's policy to use restricted resources first, then unrestricted resources (committed, assigned, and unassigned) as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use, it is the Sheriff's policy to use committed resources first, then assigned, and then unassigned, as needed.

Implementation of New Governmental Accounting Standards

GASB Statement No. 101, Compensated Absences:

Effective October 1, 2024, the County implemented Statement No. 101. The objective of this statement is to better meet the information needs of the financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This statement required the County to recognize a liability for leave that has not been used if (1) the leave is attributable to services already rendered, (2) the leave accumulates, and (3) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. This statement has no material impact on the County's financial statements.

GASB Statement No. 102, Certain Risk Disclosures:

Effective October 1, 2024, the County implemented Statement No. 102. The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement has no material impact on the County's financial statements.

Subsequent Events

The Sheriff evaluated subsequent events through June 16, 2026, the date which the financial statements were available to be issued. The Sheriff did not have any subsequent events requiring disclosure or recording in these financial statements.

NOTE 2: *Interfund Transactions*

During the course of normal operations, numerous transactions occur between funds, such as expenditures or transfers of resources to provide services, service debt, or construct assets. The inter-fund transactions are not eliminated, and no interest is charged on such advances.

Inter-fund receivable and payable balances at September 30, 2025, were as follows:

	<u>Interfund Receivable</u>	<u>Interfund Payable</u>
General Fund		
Board of County Commissioners	<u>\$ 210,724</u>	<u>\$ 19,464</u>

Operating transfers between funds during the year were as follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund		
Board of County Commissioners	<u>\$ 4,586,465</u>	<u>\$ 21,924</u>

NOTE 3: *Changes in Long-Term Obligations*

Under the GASB 34 reporting model, long-term liabilities are not due and payable in the current period and accordingly are not reported as fund liabilities. All long-term liabilities for the Sheriff are reported in the government-wide Statement of Net Position. The compensated absences of the Sheriff are accounted for in the Statement of Net Position as follows:

	Balance			Balance
	October 01, 2024	Additions	Reductions	September 30, 2025
Compensated absences	\$ 453,080	\$ 529,150	\$ (435,179)	\$ 547,051

NOTE 4: *Commitments and Contingencies*

Litigation – From time to time, the Sheriff is involved as a defendant or plaintiff in certain litigation and claims arising from the ordinary course of operations. It is reasonably possible that the liability for known and unknown claims existing at the balance sheet date may be material. However, the responsibility for such claims is with the County’s Risk Management Program. Accordingly, no contingent liabilities have been accrued in the accompanying financial statements.

Grants – The Sheriff is the recipient of grants that are subject to special compliance requirements and audits by the grantor agencies that may result in disallowed expense amount. These amounts constitute a contingent liability of the Sheriff. The Sheriff does not believe any contingent liabilities, if any exist, to be material to the financial statements.

NOTE 5: *Retirement*

The entity participates in the Florida Retirement System (FRS), a multiple-employer, cost sharing defined public employee retirement system which covers all of the Sheriff's full-time employees. The System is administered by the State of Florida, Department of Administration, Division of Retirement to provide retirement and survivor benefits to participating public employees. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. The FRS is a single retirement system administered by the Department of Management Services, Division of Retirement, and consists of two cost-sharing, multiple-employer retirement plans and other nonintegrated programs. These include a defined-benefit pension plan (Plan), with a Deferred Retirement Option Program (DROP), and a defined-contribution plan, referred to as the FRS Investment Plan (Investment Plan).

In addition, all regular employees of the entity are eligible to enroll as members of the Retiree Health Insurance Subsidy (HIS) Program. The HIS is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$7.50. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes.

To be eligible to receive a HIS benefit, a retiree under one of the state-administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

For financial reporting purposes, the Sheriff is deemed to be part of the primary government of the County. A liability related to the Sheriff's proportionate share of FRS retirement benefits, along with a detailed plan description, is reported in the financial statements of the County for the fiscal year ended September 30, 2025.

NOTE 6: *Post Employment Benefits Other Than Pensions*

In accordance with Florida Statutes Section 112.0801, the Sheriff participates with Gulf County in offering retiring employees the opportunity to continue participating in the group insurance plan. Retirees who do not choose to continue participation lose eligibility to participate in the future.

Retirees and their eligible dependents shall be offered the same health and hospitalization insurance coverage as is offered to active employees at a premium cost of no more than the premium cost applicable to active employees. The County subsidizes the premium rates paid by the retirees by allowing them to participate in the plan at 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. No stand-alone report is issued for this plan. The details of the plan, methodology, and costs are more fully described in the Gulf County Notes to the Financial Statements.

NOTE 7: <i>Risk Management</i>

The Sheriff participates in the Florida Sheriff Self-Insurance Fund, which is considered a public entity risk pool which purchases insurance policies on behalf of its members. The pool's members are not obligated for risk associated with such coverage. Coverage under these programs include; general liability, public employees blanket bond, automobiles, and money and securities coverage.

The Sheriff provides workers' compensation coverage under a retrospectively rated commercial insurance policy through the Board. Premiums are accrued based on the ultimate cost to date of the Sheriff's experience for this type of risk.

The Sheriff has determined that it was not economically justifiable to carry comprehensive coverage on all vehicles. The Sheriff evaluates vehicles by age and condition to determine if comprehensive coverage is feasible, otherwise the Sheriff carries liability insurance on the aforementioned vehicles.

In addition, the Sheriff participates in the Florida Self-Insurance Fund for risks related to professional liability and public officials' coverage. The funding agreement provides that the liability fund will be self-sustaining through member premiums and that it will be reinsured through commercial companies. Aggregate coverage provided by the liability fund is \$10,000,000 for professional liability and \$10,000,000 for public officials' coverage.

NOTE 8: <i>Interlocal Agreements</i>

The Gulf County Sheriff has an interlocal agreement with the City of Wewahitchka, whereby personnel from the Sheriff's office provide law enforcement services to the City of Wewahitchka. As consideration therefore, the Sheriff receives payments of \$60,000 annually from the City.

The Gulf County Sheriff entered into a service agreement with the City of Port St. Joe Police Department, whereby the Sheriff provides all dispatching services required within the City of Port St. Joe. The City of Port St. Joe pays the Gulf County Sheriff the sum of \$85,000 per year in consideration for these services.

The Sheriff has an interlocal agreement with the Gulf County School Board (the "District"), whereby the Sheriff provides School Resource Officers to the District. As consideration, the Sheriff received payments of \$38,500 per month from October 2024 through June 2025 and \$40,000 from July 2025 through September 2025. The Sheriff received \$466,500 for the year ended September 30, 2025.

INTERNAL CONTROL AND COMPLIANCE SECTION

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**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***

The Honorable Mike Harrison
Gulf County, Florida Sheriff
Gulf County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the general fund and remaining aggregate fund information of Gulf County, Florida Sheriff (the "Sheriff") as of September 30, 2025, and the related notes to the financial statements, which collectively comprise the Sheriff's basic financial statements, and have issued our report thereon dated June 16, 2026.

Report on Internal Control Over Financial Reporting

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Sheriff'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 Sheriff's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lanigan & Associates, PC

Tallahassee, Florida
June 16, 2026

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**INDEPENDENT AUDITOR'S
MANAGEMENT LETTER**

The Honorable Mike Harrison
Gulf County, Florida Sheriff
Gulf County, Florida

Report on the Financial Statements

We have audited the financial statements of the Gulf County, Florida Sheriff (the "Sheriff") as of and for the year ended September 30, 2025, and have issued our report dated June 16, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Management

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 fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has 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 Board of County Commissioners, the Sheriff, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Lanigan & Associates, PC

Tallahassee, Florida
June 16, 2026

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**INDEPENDENT ACCOUNTANT’S REPORT ON COMPLIANCE WITH
FLORIDA STATUTE SECTION 218.415 – INVESTMENT OF PUBLIC
FUNDS**

The Honorable Mike Harrison
Gulf County, Florida Sheriff
Gulf County, Florida

Report on Compliance

We have examined the Gulf County, Florida Sheriff’s (the “Sheriff”) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the Sheriff’s compliance with the specified requirements. Our responsibility is to express an opinion on the Sheriff’s compliance with the specified requirements based on our examination.

Scope

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 Sheriff complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Sheriff complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. We are required to be independent and meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement. Our examination does not provide a legal determination on the Sheriff’s compliance with specified requirements.

Opinion

In our opinion, the Sheriff complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025.

Lanigan & Associates, PC

Tallahassee, Florida
June 16, 2026

**Gulf County, Florida
Supervisor of Elections**



**Special Purpose
Financial Statements**

September 30, 2025

Gulf County, Florida Supervisor of Elections

Financial Statements

September 30, 2025

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LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

INDEPENDENT AUDITOR'S REPORT

The Honorable Rhonda H. Pierce
Gulf County, Florida Supervisor of Elections
Gulf County, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the general fund of the Gulf County, Florida Supervisor of Elections (the "Supervisor of Elections"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the general fund of the Supervisor of Elections as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (GAS)*, 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 Supervisor of Elections 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 opinion.

Emphasis of a Matter

As discussed in Note 1 to the financial statements, the financial statements referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the accompanying financial statements are intended to present the financial position and changes in financial position of the general fund, only for that portion of the general fund, of Gulf County, Florida that is attributable to the Supervisor of Elections. They do not purport to, and do not, present fairly the financial position of Gulf County, Florida as of September 30, 2025, and the changes in its financial position for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to these matters.

Responsibilities of Management for the Financial Statements

The Supervisor of Elections' 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 Supervisor of Election's ability to continue as a going concern for twelve months beyond the financial statement issuance 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 GAAS and GAS 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 GAAS and GAS, 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 Supervisor of Elections' 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 Supervisor of Elections' 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2026, on our consideration of the Supervisor of Elections' 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 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 Supervisor of Elections' internal control over financial reporting and compliance.

Lanigan & Associates, PC

Tallahassee, Florida
June 1, 2026

**GULF COUNTY, FLORIDA SUPERVISOR OF ELECTIONS
BALANCE SHEET
GENERAL FUND
SEPTEMBER 30, 2025**

ASSETS

Cash and cash equivalents	\$ 35,039
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LIABILITIES AND FUND BALANCE

Liabilities

Accrued liabilities	\$ 109
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Due to BOCC	34,930
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Total liabilities	35,039
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Fund balance	-
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Total liabilities and fund balance	\$ 35,039
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GULF COUNTY, FLORIDA SUPERVISOR OF ELECTIONS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Original	Final	Actual	Variance with Final Budget Favorable (Unfavorable)
REVENUES				
Grant revenue	\$ -	\$ -	\$ 11,160	\$ 11,160
Other income	-	-	256	256
Total revenues	-	-	11,416	11,416
EXPENDITURES				
General government				
Personnel services	353,862	353,862	354,111	(249)
Operating expenditures	190,341	190,341	155,418	34,923
Total expenditures	544,203	544,203	509,529	34,674
Excess (deficiency) of revenues (under) expenditures	(544,203)	(544,203)	(498,113)	46,090
OTHER FINANCING SOURCES (USES)				
Transfers in	544,203	544,203	544,203	-
Transfers out	-	-	(46,090)	(46,090)
Total other financing sources (uses)	544,203	544,203	498,113	(46,090)
Net changes in fund balance	-	-	-	-
Fund balance - beginning	-	-	-	-
Fund balance - ending	\$ -	\$ -	\$ -	\$ -

**GULF COUNTY, FLORIDA
SUPERVISOR OF ELECTIONS
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1: <i>Summary of Significant Accounting Policies</i>
--

The accounting policies of the Gulf County, Florida Supervisor of Elections (the “Supervisor of Elections”) conform with generally accepted accounting principles (GAAP), as applicable to governments. The following is a summary of significant accounting principles and policies used in the preparation of these special purpose financial statements.

Reporting Entity

Gulf County, Florida (the “County”) is a political subdivision of the state of Florida. It is governed by an elected Board of County Commissioners and an appointed County Administrator, as provided by Section 125.73 of the Florida Statutes. The County Administrator is responsible for the administration of all departments of which the Board has the authority to control pursuant to the general laws of Florida.

The Supervisor of Elections is an elected official of Gulf County, Florida pursuant to the Constitution of the State of Florida, Article VIII, Section 1(d). The Supervisor of Elections is part of the primary government of Gulf County, Florida. Although the Board of County Commissioners approve the Supervisor of Elections’ total operating budget, the Supervisor of Elections is responsible for the administration and the operation of the Supervisor of Elections’ office. There are no separate legal entities (component units) for which the Supervisor of Elections is considered to be financially accountable.

The operations of the Supervisor of Elections are funded by the Gulf County Board of County Commissioners. The receipts from the Board are recorded as other financing sources on the Supervisor of Elections’ financial statements and as other financing uses on the Board’s financial statements. Any excess of revenues and other financial sources received over expenditures are remitted to the Board at year end.

Fund Accounting

Accounts are organized on the basis of fund types, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures as appropriate. Government resources are allocated to and accounted for in individual funds based on the purpose for which they are to be spent and the means by which spending activities are controlled. The Supervisor of Elections utilizes the following fund types:

Governmental Fund Types

- General Fund – The general fund is the general operating fund of the Supervisor of Elections. It is used to account for all financial resources, except for those required to be accounted for in other funds.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements and relates to the timing of the measurements made, regardless of the measurement focus applied.

The accompanying financial statements have been prepared using the modified accrual basis of accounting for governmental funds and agency funds. Under the modified accrual basis of accounting, revenues are recognized when they become both measurable and available to finance expenditures of the current period. Expenditures are recorded when the liability is incurred, if measurable, except for principal and interest on long-term obligations which is recorded when due.

The Supervisor of Elections considers receivables collected within 60 days after year end to be available and susceptible to accrual as revenues of the current year. Charges for services and interest earned are susceptible to accrual.

Measurement Focus

The accounting and financial reporting treatment applied to the fixed assets and long-term liabilities associated with a fund are determined by its measurement focus. All governmental funds are accounted for on a spending or “financial flow” measurement focus. This means that generally, only current assets and current liabilities are included in the balance sheet. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they present a summary of sources and uses of “available spendable resources” during a period.

Budget and Budgetary Accounting

General governmental revenues and expenditures accounted for in budgetary funds are controlled by a formal integrated budgetary accounting system in accordance with Florida Statutes. An annual budget is adopted for the general fund.

The Supervisor of Elections’ annual budget is monitored at varying levels of classification detail. However, for purposes of budgetary control, expenditures cannot legally exceed the total annual budget appropriations at the individual fund level. All appropriations lapse at year-end.

Budget to actual comparisons are provided in the financial statements for the general fund. All budget amounts presented in the accompanying financial statements have been adjusted for legally authorized amendments of the annual budget for the year. Budgets are prepared on the modified accrual basis of accounting.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Cash and Cash Equivalents

The Supervisor of Elections considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

Capital Assets

Capital assets purchased in the governmental fund type are recorded as expenditures (capital outlay) at the time of purchase. Assets acquired by the Supervisor of Elections are reported as capital assets in the statement of net assets as part of the basic financial statements for Gulf County. The Supervisor of Elections maintains custodial responsibility for the capital assets used by their office.

Related Organizations – Common Expenses

Certain expenditures, which are common to the Board and all Constitutional Officers, are reported as expenses of the Board and, therefore, are not budgeted by or allocated to the Supervisor of Elections. These expenses relating to the Supervisor of Elections' courthouse facilities are:

- Occupancy costs
- Janitorial services
- Utilities (except telephone)
- Property insurance

Distribution of Excess Revenues

Florida Statutes require that the Supervisor of Elections distribute any excess of revenues over expenditures within the general fund to the board within 31 days following the end of the fiscal year. Accordingly, the amount of excess revenues distributed to the Board at the end of the year is presented in the accompanying special-purpose financial statements as "other financing uses."

Fund Balance

Fund balance for governmental funds report 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 the funds may be spent. The Supervisor of Elections is a county constitutional officer, and therefore, any funds remaining at the end of the fiscal year are returned to the Board of County Commissioners. Unassigned fund balance represents funds available for spending at the government's discretion.

When both restricted and unrestricted resources are available for use, it is the Supervisor of Elections' policy to use restricted resources first, then unrestricted resources (committed, assigned, and unassigned) as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use, it is the Supervisor of Elections' policy to use committed resources first, then assigned, and then unassigned, as needed.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Implementation of New Governmental Accounting Standards

GASB Statement No. 101, Compensated Absences:

Effective October 1, 2024, the County implemented Statement No. 101. The objective of this statement is to better meet the information needs of the financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This statement required the County to recognize a liability for leave that has not been used if (1) the leave is attributable to services already rendered, (2) the leave accumulates, and (3) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. This statement has no material impact on the County's financial statements.

GASB Statement No. 102, Certain Risk Disclosures:

Effective October 1, 2024, the County implemented Statement No. 102. The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement has no material impact on the County's financial statements.

Subsequent Events

The Supervisor of Elections evaluated subsequent events through June 1, 2026, the date which the financial statements were available to be issued. The Supervisor of Elections did not have any subsequent events requiring disclosure or recording in these financial statements.

NOTE 2: <i>Cash and Investments</i>
--

All Supervisor of Elections depositories are banks designated by the State Treasurer as qualified public depositories. Chapter 280, Florida Statutes "Florida Security for Public Deposits Act" provides procedures for public depositories to insure monies in banks and savings and loans are collateralized with the Treasurer as an agent for the public entities. All Supervisor of Elections cash consists of checking accounts and interest-bearing time deposits in a local bank.

NOTE 3: <i>Interfund Transactions</i>
--

During the course of normal operations, numerous transactions occur between funds, such as expenditures or transfers of resources to provide services, service debt, or construct assets. The interfund transactions are not eliminated, and no interest is charged on such advances. Interfund receivable and payable balances at September 30, 2025, were as follows:

	<u>Interfund Receivable</u>	<u>Interfund Payable</u>
General Fund		
Board of County Commissioners	<u>\$ -</u>	<u>\$ 34,930</u>

NOTE 3: <i>Interfund Transactions - Continued</i>
--

Operating transfers between funds during the year were as follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund		
Board of County Commissioners	<u>\$ 544,203</u>	<u>\$ 46,090</u>

NOTE 4: <i>Retirement</i>

The Supervisor of Elections participates in the Florida Retirement System (FRS), a multiple-employer, cost sharing defined public employee retirement system which covers all of the Supervisor of Elections' full-time employees. The System is administered by the State of Florida, Department of Administration, Division of Retirement to provide retirement and survivor benefits to participating public employees. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. The FRS is a single retirement system administered by the Department of Management Services, Division of Retirement, and consists of two cost-sharing, multiple-employer retirement plans and other nonintegrated programs. These include a defined-benefit pension plan (Plan), with a Deferred Retirement Option Program (DROP), and a defined-contribution plan, referred to as the FRS Investment Plan (Investment Plan).

In addition, all regular employees of the entity are eligible to enroll as members of the Retiree Health Insurance Subsidy (HIS) Program. The HIS is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$7.50. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under one of the state-administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

For financial reporting purposes, the Supervisor of Elections is deemed to be part of the primary government of the County. A liability related to the Supervisor of Elections' proportionate share of FRS retirement benefits, along with a detailed plan description, is reported in the financial statements of the County for the fiscal year ended September 30, 2025.

NOTE 5: <i>Risk Management</i>

The Supervisor of Elections is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors or omissions; injuries to employees and the public; or damage to property of others. The Supervisor of Elections participates in the risk management program through the Gulf County Board of County Commissioners, which uses commercial insurance to cover certain risks from loss.

INTERNAL CONTROL AND COMPLIANCE SECTION

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**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***

The Honorable Rhonda H. Pierce
Gulf County, Florida Supervisor of Elections
Gulf County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the general fund of the Gulf County, Florida Supervisor of Elections (the "Supervisor of Elections") as of September 30, 2025, and the related notes to the financial statements, which collectively comprise the Supervisor of Elections' basic financial statements, and have issued our report thereon dated June 1, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Supervisor of Elections' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Supervisor of Elections' internal control. Accordingly, we do not express an opinion on the effectiveness of the Supervisor of Elections' internal control.

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Supervisor of Election'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 Supervisor of Election's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lanigan & Associates, PC

Tallahassee, Florida
June 1, 2026

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**INDEPENDENT AUDITOR'S
MANAGEMENT LETTER**

The Honorable Rhonda H. Pierce
Gulf County, Florida Supervisor of Elections
Gulf County, Florida

Report on the Financial Statements

We have audited the financial statements of Gulf County, Florida Supervisor of Elections as of and for the year ended September 30, 2025, and have issued our report dated June 1, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; (if applicable) 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 Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; (if applicable) Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control over Compliance; (if applicable) Schedule of Findings and Questioned Costs; and Independent Accountant's Report(s) on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 1, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 of the notes to financial statements. There are no component units related to the Supervisor of Elections.

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

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 fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Lanigan & Associates, PC

Tallahassee, Florida
June 1, 2026

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
FLORIDA STATUTE SECTION 218.415 – INVESTMENT OF PUBLIC
FUNDS**

The Honorable Rhonda H. Pierce
Gulf County, Florida Supervisor of Elections
Gulf County, Florida

Report on Compliance

We have examined the Gulf County, Florida Supervisor of Elections (the “Supervisor of Elections”) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the Supervisor of Elections’ compliance with those requirements. Our responsibility is to express an opinion on the Supervisor of Elections’ compliance based on our examination.

Scope

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 Supervisor of Elections complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Supervisor of Elections 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 meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement. Our examination does not provide a legal determination on the Supervisor of Elections’ compliance with specified requirements.

Opinion

In our opinion, the Supervisor of Elections complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025.

Lanigan & Associates, PC

Tallahassee, Florida
June 1, 2026

**Gulf County, Florida
Tax Collector**



**Special Purpose
Financial Statements**

September 30, 2025

**Gulf County, Florida
Tax Collector**

FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR’S REPORT

September 30, 2025

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MANAGEMENT CONSULTANTS
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INDEPENDENT AUDITOR'S REPORT

The Honorable Ashley L. Forehand
Gulf County, Florida Tax Collector
Gulf County, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the general fund and the remaining aggregate fund information of the Gulf County, Florida Tax Collector (the "Tax Collector"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the general fund and the remaining aggregate fund information of the Tax Collector as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards (GAS)*, 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 Tax Collector 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.

Emphasis of a Matter

As discussed in Note 1 to the financial statements, the financial statements referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the accompanying financial statements are intended to present the financial position and changes in financial position of each major fund, and the aggregate remaining fund information, only for that portion of the major funds, and the aggregate remaining fund information, of Gulf County, Florida that is attributable to the Tax Collector. They do not purport to, and do not, present fairly the financial position of Gulf County, Florida as of September 30, 2025, and the changes in its financial position for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to these matters.

Responsibilities of Management for the Financial Statements

The Tax Collector's 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 Tax Collector's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS 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 GAAS and GAS, 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 Tax Collector'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 Tax Collector'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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Tax Collector's basic financial statements. The combining schedule of fiduciary net position – custodial funds and the combining schedule of changes in fiduciary net position – custodial funds are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information mentioned above 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 15, 2026, on our consideration of the Tax Collector'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 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 Tax Collector's internal control over financial reporting and compliance.

Lanigan & Associates, PC

Tallahassee, Florida
June 15, 2026

**GULF COUNTY, FLORIDA TAX COLLECTOR
BALANCE SHEET
GENERAL FUND
SEPTEMBER 30, 2025**

	<u>General Fund</u>
ASSETS	
Due from other governments	<u>\$ 22,483</u>
LIABILITIES AND FUND BALANCE	
Liabilities:	
Accounts payable	<u>\$ 22,483</u>
Fund balance	<u>-</u>
Total liabilities and fund balance	<u>\$ 22,483</u>

GULF COUNTY, FLORIDA TAX COLLECTOR
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget Favorable (Unfavorable)
	Original	Final	Actual	
REVENUES				
Tourist Development collections	\$ 146,000	\$ 152,540	\$ 152,540	\$ -
EXPENDITURES				
General government				
Personal services	758,176	758,176	758,176	-
Operating expenditures	107,714	140,816	140,816	-
Total expenditures	865,890	898,992	898,992	-
Excess (deficiency) of revenues over (under) expenditures	(719,890)	(746,452)	(746,452)	-
OTHER FINANCING SOURCES				
Transfers from BOCC	719,890	746,452	746,452	-
Net changes in fund balance	-	-	-	-
Fund balance - beginning	-	-	-	-
Fund balance - ending	\$ -	\$ -	\$ -	\$ -

**GULF COUNTY, FLORIDA TAX COLLECTOR
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025**

ASSETS	
Cash and cash equivalents	\$ 1,250,292
LIABILITIES	
Due to individuals	69,957
Due to BOCC	1,065
Due to other governments	1,179,270
Total liabilities	1,250,292
NET POSITION	\$ -

GULF COUNTY, FLORIDA TAX COLLECTOR
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

ADDITIONS	
Taxes	\$ 51,543,006
Permits, fees, and special assessments	<u>3,104,861</u>
Total additions	<u>54,647,867</u>
DEDUCTIONS	
Payments to other governments	29,687,227
Payments to BOCC	22,759,824
Payments to individuals	2,200,791
Payments to constitutional officers	<u>25</u>
Total deductions	<u>54,647,867</u>
Net change in fiduciary net position	-
Net position - beginning	<u>-</u>
Net position - ending	<u><u>\$ -</u></u>

**GULF COUNTY, FLORIDA
TAX COLLECTOR
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1: <i>Summary of Significant Accounting Policies</i>
--

The accounting policies of the Gulf County, Florida Tax Collector (the “Tax Collector”) conform with generally accepted accounting principles (GAAP), as applicable to governments. The following is a summary of significant accounting principles and policies used in the preparation of these special purpose financial statements.

Reporting Entity

Gulf County, Florida (the “County”) is a political subdivision of the state of Florida. It is governed by an elected Board of County Commissioners and an appointed County Administrator, as provided by Section 125.73 of the Florida Statutes. The County Administrator is responsible for the administration of all departments of which the Board has the authority to control pursuant to the general laws of Florida.

The Tax Collector is an elected official of the County pursuant to the Constitution of the State of Florida, Article VIII, Section 1(d). The Tax Collector is part of the primary government of the County. Although the Board of County Commissioners approve the Tax Collector’s total operating budget, the Tax Collector is responsible for the administration and the operation of the Tax Collector’s office. There are no separate legal entities (component units) for which the Tax Collector is considered to be financially accountable.

The operations of the Tax Collector are funded by the Gulf County Board of County Commissioners. The receipts from the Board are recorded as other financing sources on the Tax Collector’s financial statements and as other financing uses on the Board’s financial statements. Any excess of revenues and other financial sources received over expenditures are remitted to the Board at year end.

Fund Accounting

Accounts are organized on the basis of fund types, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues and expenditures as appropriate. Government resources are allocated to and accounted for in individual funds based on the purpose for which they are to be spent and the means by which spending activities are controlled.

The Tax Collector reports the following fund types:

Governmental Fund Types

- General Fund – The general fund is the general operating fund of the Tax Collector. It is used to account for all financial resources, except for those required to be accounted for in other funds.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Fiduciary Fund Type

- Custodial Funds – The custodial funds are used to account for assets held by the Tax Collector as an agent for individuals, private organizations, other governments and/or other funds.

Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements and relates to the timing of the measurements made, regardless of the measurement focus applied.

The accompanying financial statements have been prepared using the modified accrual basis of accounting for governmental funds and agency funds. Under the modified accrual basis of accounting, revenues are recognized when they become both measurable and available to finance expenditures of the current period. Expenditures are recorded when the liability is incurred, if measurable, except for principal and interest on long-term obligations which is recorded when due.

The Tax Collector considers receivables collected within 60 days after year end to be available and susceptible to accrual as revenues of the current year. Charges for services and interest earned are susceptible to accrual.

Measurement Focus

The accounting and financial reporting treatment applied to the fixed assets and long-term liabilities associated with a fund are determined by its measurement focus. All governmental funds are accounted for on a spending or “financial flow” measurement focus. This means that generally, only current assets and current liabilities are included in the balance sheet. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they present a summary of sources and uses of “available spendable resources” during a period.

Budget and Budgetary Accounting

General governmental revenues and expenditures accounted for in budgetary funds are controlled by a formal integrated budgetary accounting system in accordance with Florida Statutes. An annual budget is adopted for the general fund.

The Tax Collector’s annual budget is monitored at varying levels of classification detail. However, for purposes of budgetary control, expenditures cannot legally exceed the total annual budget appropriations at the individual fund level. All appropriations lapse at year-end.

Budget to actual comparisons are provided in the financial statements for the general fund. All budget amounts presented in the accompanying financial statements have been adjusted for legally authorized amendments of the annual budget for the year. Budgets are prepared on the modified accrual basis of accounting.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Cash and Cash Equivalents

The Tax Collector considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

Capital Assets

Capital assets purchased in the governmental fund type are recorded as expenditures (capital outlay) at the time of purchase. Assets acquired by the Tax Collector are reported as capital assets in the statement of net assets as part of the basic financial statement for the County. The Tax Collector maintains custodial responsibility for the capital assets used by her office.

Liability for Compensated Absences

The Tax Collector accrues a liability for employees' rights to receive compensation for future absences when certain conditions are met. The Tax Collector does not, nor is legally required to, accumulate expendable available resources to liquidate this obligation. Accordingly, the liability for the compensated absences is not reported in the governmental fund. However, the current and long-term portion of the liability for compensated absences is reported at the county wide financial statement level.

Related Organizations – Common Expenses

Certain expenditures, which are common to the Board and all Constitutional Officers, are reported as expenses of the Board and, therefore, are not budgeted by or allocated to the Tax Collector. These expenses relating to the Tax Collector's courthouse facilities are:

- Occupancy costs
- Janitorial services
- Utilities (except telephone)
- Property insurance

Distribution of Excess Revenues

Florida Statutes require that the Tax Collector distribute any excess of revenues over expenditures within the general fund to the board within 31 days following the end of the fiscal year. Accordingly, the amount of excess revenues distributed to the Board at the end of the year is presented in the accompanying special-purpose financial statements as "other financing uses."

Subsequent Events

The Tax Collector evaluated subsequent events through June 15, 2026, the date which the financial statements were available to be issued. The Tax Collector did not have any subsequent events requiring disclosure or recording in these financial statements.

NOTE 1: <i>Summary of Significant Accounting Policies (Continued)</i>
--

Fund Balance

Fund balance for governmental funds report 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 the funds may be spent. The Tax Collector is a county constitutional officer, and therefore, any funds remaining at the end of the fiscal year are returned to the Board of County Commissioners. Unassigned fund balance represents funds available for spending at the government's discretion.

When both restricted and unrestricted resources are available for use, it is the Tax Collector's policy to use restricted resources first, then unrestricted resources (committed, assigned, and unassigned) as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use, it is the Tax Collector's policy to use committed resources first, then assigned, and then unassigned, as needed.

Implementation of New Governmental Accounting Standards

GASB Statement No. 101, Compensated Absences

Effective October 1, 2024, the County implemented Statement No. 101. The objective of this statement is to better meet the information needs of the financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This statement required the County to recognize a liability for leave that has not been used if (1) the leave is attributable to services already rendered, (2) the leave accumulates, and (3) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. This statement has no material impact on the County's financial statements.

GASB Statement No. 102, Certain Risk Disclosures

Effective October 1, 2024, the County implemented Statement No. 102. The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement has no material impact on the County's financial statements.

NOTE 2: *Interfund Transactions*

During the course of normal operations, numerous transactions occur between funds, such as expenditures or transfers of resources to provide services, service debt, or construct assets. The inter-fund transactions are not eliminated, and no interest is charged on such advances.

Operating transfers between funds during the year were as follows:

	<u>Transfers in</u>	<u>Transfers Out</u>
General Fund		
Board of County Commissioners	\$ 746,452	\$ -

NOTE 3: *Retirement*

The entity participates in the Florida Retirement System (FRS), a multiple-employer, cost sharing defined public employee retirement system which covers all of the Tax Collector's full-time employees. The System is administered by the State of Florida, Department of Administration, Division of Retirement to provide retirement and survivor benefits to participating public employees. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. The FRS is a single retirement system administered by the Department of Management Services, Division of Retirement, and consists of two cost-sharing, multiple-employer retirement plans and other nonintegrated programs. These include a defined-benefit pension plan (Plan), with a Deferred Retirement Option Program (DROP), and a defined-contribution plan, referred to as the FRS Investment Plan (Investment Plan).

In addition, all regular employees of the entity are eligible to enroll as members of the Retiree Health Insurance Subsidy (HIS) Program. The HIS is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$7.50. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to section 112.363, Florida Statutes.

To be eligible to receive a HIS benefit, a retiree under one of the state-administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

For financial reporting purposes, the Tax Collector is deemed to be part of the primary government of the County. A liability related to the Tax Collector's proportionate share of FRS retirement benefits, along with a detailed plan description, is reported in the financial statements of the County for the fiscal year ended September 30, 2025.

NOTE 4: <i>Changes in Long-Term Obligations</i>
--

Under the GASB 34 reporting model, long-term liabilities are not due and payable in the current period and accordingly are not reported as fund liabilities. All long-term liabilities for the Tax Collector are reported in the government-wide Statement of Net Position. The compensated absences of the Tax Collector are accounted for in the Statement of Net Position as follows:

	Balance			Balance
	October 01, 2024	Additions	Reductions*	September 30, 2025
Compensated absences	\$ 19,852	\$ -	\$ (765)	\$ 19,087

**The change in the compensated absences liability is presented as a net change.*

NOTE 5: <i>Risk Management</i>

The Tax Collector is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors or omissions; injuries to employees and the public; or damage to property of others. The Tax Collector participates in the risk management program through the Gulf County Board of County Commissioners, which uses commercial insurance to cover certain risks from loss.

The Board obtained commercial insurance against losses for the following types of risk:

- Real and personal property damage
- Public employee's bond
- Workers' compensation
- General and automobile liability

SUPPLEMENTARY INFORMATION

GULF COUNTY, FLORIDA TAX COLLECTOR
COMBINING SCHEDULE OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

	<u>Tax Fund</u>	<u>Tag Fund</u>	<u>Total Custodial Funds</u>
ASSETS			
Cash and cash equivalents	<u>\$ 935,552</u>	<u>\$ 314,740</u>	<u>\$ 1,250,292</u>
LIABILITIES			
Due to individuals	69,957	-	69,957
Due to BOCC	1,065	-	1,065
Due to other governments	<u>864,530</u>	<u>314,740</u>	<u>1,179,270</u>
Total liabilities	<u>935,552</u>	<u>314,740</u>	<u>1,250,292</u>
NET POSITION	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

GULF COUNTY, FLORIDA TAX COLLECTOR
COMBINING SCHEDULE OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

	Tax Fund	Tag Fund	Total Custodial Funds
ADDITIONS			
Taxes	\$ 51,543,006	\$ -	\$ 51,543,006
Permits, fees, and special assessments	-	3,104,861	3,104,861
Total additions	<u>51,543,006</u>	<u>3,104,861</u>	<u>54,647,867</u>
DEDUCTIONS			
Payments to other governments	26,975,136	2,712,091	29,687,227
Payments to BOCC	22,385,066	374,758	22,759,824
Payments to individuals	2,182,804	17,987	2,200,791
Payments to constitutional officers	-	25	25
Total deductions	<u>51,543,006</u>	<u>3,104,861</u>	<u>54,647,867</u>
Net change in fiduciary net position	-	-	-
Net position - beginning	<u>-</u>	<u>-</u>	<u>-</u>
Net position - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

INTERNAL CONTROL AND COMPLIANCE SECTION

LANIGAN & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS
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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*

The Honorable Ashley L. Forehand
Gulf County, Florida Tax Collector
Gulf County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of each major fund and remaining aggregate fund information of Gulf County, Florida Tax Collector (the "Tax Collector") as of September 30, 2025, and the related notes to the financial statements, which collectively comprise the Tax Collector's basic financial statements, and have issued our report thereon dated June 15, 2026.

Report on Internal Control Over Financial Reporting

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Tax Collector'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 Tax Collector's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lanigan & Associates, PC

Tallahassee, Florida
June 15, 2026

LANIGAN & ASSOCIATES, P.C.

CERTIFIED PUBLIC ACCOUNTANTS
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INDEPENDENT AUDITOR'S MANAGEMENT LETTER

The Honorable Ashley L. Forehand
Gulf County, Florida Tax Collector
Gulf County, Florida

Report on the Financial Statements

We have audited the financial statements of Gulf County, Florida Tax Collector ("Tax Collector") as of and for the year ended September 30, 2025, and have issued our report dated June 15, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 15, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. The status of each finding made in the preceding annual financial audit report is noted below.

Original Finding No.	Description	Status
2024-001	Employee Bonuses	Cleared

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 of the notes to financial statements. There are no component units related to the Tax Collector.

Financial Management

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 fraud, waste, or abuse, that has occurred or is likely to have occurred, that has 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 Board of County Commissioners, the Tax Collector, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Lanigan & Associates, PC

Tallahassee, Florida
June 15, 2026

LANIGAN & ASSOCIATES, P.C.

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH FLORIDA STATUTE SECTION 218.415 – INVESTMENT OF PUBLIC FUNDS

The Honorable Ashley L. Forehand
Gulf County, Florida Tax Collector
Gulf County, Florida

Report on Compliance

We have examined the Gulf County, Florida Tax Collector (the "Tax Collector") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the Tax Collector's compliance with the specified requirements. Our responsibility is to express an opinion on the Tax Collector's compliance with the specified requirements based on our examination.

Scope

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 Tax Collector complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Tax Collector complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. We are required to be independent and meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement. Our examination does not provide a legal determination on the Tax Collector's compliance with specified requirements.

Opinion

In our opinion, the Tax Collector complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025.

Lanigan & Associates, PC

Tallahassee, Florida
June 15, 2026