

CITY OF FREEPORT, FLORIDA

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

SEPTEMBER 30, 2024

**CITY OF FREEPORT, FLORIDA
TABLE OF CONTENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	Page
I. FINANCIAL SECTION	
Independent Auditors' Report	1
Management's Discussion and Analysis	4
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements	
Statement of Net Position	11
Statement of Activities	12
Fund Financial Statements	
<u>Governmental Fund</u>	
Balance Sheet	13
Reconciliation of the Balance Sheet to the Statement of Net Position	14
Statement of Revenues, Expenditures and Changes in Fund Balance	15
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities	16
<u>Proprietary Funds</u>	
Statement of Net Position	17
Statement of Revenues, Expenses and Changes in Net Position	19
Statement of Cash Flows	20
Notes to the Financial Statements	22
REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)	
Budgetary Comparison Information	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	51
Notes to the Budgetary Comparison Schedule	52
Pension Information	
Schedule of Proportionate Share of Net Pension Liability – Florida Retirement System	53
Schedule of Proportionate Share of Net Pension Liability – Health Insurance Subsidy	54
Schedule of Contributions - Florida Retirement System	55
Schedule of Contributions - Health Insurance Subsidy	56

**CITY OF FREEPORT, FLORIDA
TABLE OF CONTENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	<u>Page</u>
II. COMPLIANCE SECTION	
Schedule of Expenditures of Federal Awards	57
Notes to the Schedule of Expenditures of Federal Awards	58
Independent Accountants' Report on an Examination of Compliance Requirements in Accordance with Chapter 10.550, <i>Rules of the Florida Auditor General</i>	59
Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	60
Independent Auditors' Report on Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance	62
Schedule of Findings and Questioned Costs	65
Management Letter	67

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and
Members of the City Council

Report on the Audit of Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the City of Freeport, Florida (the City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the City, as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City'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, the budgetary information for the General Fund, and the schedules related to the net pension liabilities and contributions, 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 City's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards 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 April 21, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Warren Averett, LLC

Destin, Florida
April 21, 2025

**CITY OF FREEPORT, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

The City of Freeport, Florida's (the City) discussion and analysis provides an objective overview of the City's financial activities for the fiscal year ended September 30, 2024. The analysis provides summary financial information for the City and should be read in conjunction with the City's financial statements.

FINANCIAL HIGHLIGHTS

- ❖ The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources by \$105.2 million (total net position). Of this amount, \$32.1 million represents unrestricted net position that is available to meet the City's ongoing obligations to citizens and creditors.
- ❖ The City's total net position increased by \$25.0 million during the fiscal year. For governmental activities, revenues exceeded expenses by \$7.6 million, and for business-type activities, revenues exceeded expenses by \$17.4 million.
- ❖ As of September 30, 2024, the City's General Fund reported an ending fund balance of \$24.8 million, an increase of \$6.2 million from the prior year. This increase is primarily attributable to increases in taxes and charges for services resulting from continued growth of the area.
- ❖ As of September 30, 2024, the assigned and unassigned fund balance of the General Fund totaled \$24.8 million, or 348% of total expenditures in the General Fund.
- ❖ The City's total investment in capital assets increased by \$8.4 million from the prior fiscal year. This increase is attributable to the construction for a new wastewater treatment plant.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to private-sector business. The fund financial statements present financial information for the City's funds. The notes to the basic financial statements provide additional information concerning the City's finances that are not otherwise disclosed in the government-wide or fund financial statements.

BASIC FINANCIAL STATEMENTS

The basic financial statements of the City consist of (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. A brief description of these different reporting sections follows:

**CITY OF FREEPORT, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

Government-Wide Financial Statements

These financial statements include a statement of net position and statement of activities on the City as a whole. These statements are designed to provide the user of the financial statements a combined overview of the City's financial position and results of operations in a manner similar to private-sector companies by utilizing the economic resources measurement focus and accrual basis of accounting. This method better matches revenues and expenses to the period in which the revenue is earned and the expense attributed.

The focus of the statement of net position is designed to be similar to a bottom line for the City's governmental and business-type activities. This is accomplished by presenting the governmental financial activity information in one column and the business-type financial activity information in another column with a third column representing a combination of the two columns or in other words the City as a whole. The net position of the City is segregated into (1) net investment in capital assets, (2) restricted, and (3) unrestricted. This segregation further assists the user of the financial statements to know the portion of the net position (i.e., unrestricted) available to cover the daily operations of the City. All the City's assets, including land, buildings and infrastructure are reported in the statement of net position, as well as all liabilities including outstanding principal on bonds and future employee benefits obligated, but not yet paid by the City.

The statement of activities is focused on both the gross and net cost of the various governmental and business-type activities of the City. This statement is intended to summarize the user's analysis of the cost of the various governmental and business-type activities and the local taxing effort as well as user fees and charges required to sustain each of these activities. The depreciation on all the long-lived assets of the City is included in this statement. The expenses of the governmental activities include general government services, physical environment, transportation, and culture/recreation. The business-type activities include water and sewer services.

Fund Financial Statements

The fund financial statements provide more detailed information than the government-wide financial statements. Governmental fund financial statements provide information on the assets and liabilities of the general fund, changes in current financial resources (revenue and expenditures) and current available resources. The proprietary funds financial statements provide information on all assets and liabilities of the funds, changes in the economic resources (revenues and expenses) and total economic resources available. In the case of governmental funds, outlays for long-lived assets are reported as expenditures and long-term liabilities, such as revenue bonds, are not included in the fund financial statements. A reconciliation is provided to facilitate a comparison between the fund financial statements and the government-wide financial statements.

The fund financial statements for the governmental fund includes a balance sheet and a statement of revenues, expenditures and changes in fund balance. For the proprietary funds, a statement of net position, statement of revenues, expenses and changes in net position as well as a statement of cash flows are provided.

**CITY OF FREEPORT, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

Notes to the Financial Statements

The notes provide additional detail concerning the financial activities and financial balances of the City. Additional information concerning the City's significant accounting policies, investments of the City, as well as capital assets and long-term obligations are just a few of the items included in the financial notes.

FINANCIAL ANALYSIS OF THE CITY

As noted earlier, net position may serve as a useful indicator over time of a government's financial position. Assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$105.2 million, as reported in the table below.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 26,856,167	\$ 19,866,281	\$ 47,110,644	\$26,653,750	\$ 73,966,811	\$ 46,520,031
Capital assets	20,206,166	18,740,429	83,634,552	76,711,438	103,840,718	95,451,867
Total assets	47,062,333	38,606,710	130,745,196	103,365,188	177,807,529	141,971,898
Total deferred outflows of resources	542,032	540,522	451,456	449,254	993,488	989,776
Long-term liabilities	2,389,678	2,424,542	63,487,515	55,159,625	65,877,193	57,584,167
Other liabilities	2,030,040	1,244,192	5,395,262	3,828,056	7,425,302	5,072,248
Total liabilities	4,419,718	3,668,734	68,882,777	58,987,681	73,302,495	62,656,415
Total deferred inflows of resources	138,428	43,193	115,296	35,900	253,724	79,093
Net position						
Net investment in capital assets	18,993,108	17,965,658	51,580,861	45,500,086	70,573,969	63,465,744
Restricted	55,758	55,758	2,472,984	2,475,206	2,528,742	2,530,964
Unrestricted (deficit)	23,997,353	17,413,889	8,144,734	(3,184,431)	32,142,087	14,229,458
Total net position	\$ 43,046,219	\$ 35,435,305	\$ 62,198,579	\$44,790,861	\$ 105,244,798	\$ 80,226,166

By far, the largest portion of the City's net position, \$70.6 million or 67%, reflects its investment in capital assets (e.g., land, construction in progress, infrastructure, buildings, machinery and equipment) less any related debt still outstanding that was used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City reports the investment in its capital assets net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

**CITY OF FREEPORT, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

An additional portion of the City's net position, \$2.5 million or 2%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$32.1 million is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors.

The following table provides a summary of the changes in net position:

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
REVENUES						
Program revenues						
Charges for services	\$ 1,235,342	\$ 824,656	\$ 8,391,976	\$ 6,572,932	\$ 9,627,318	\$ 7,397,588
Operating grants and contributions	25,750	271,184	-	-	25,750	271,184
Capital grants and contributions	-	550,000	15,486,062	7,196,725	15,486,062	7,746,725
General revenues						
Property taxes	4,893,612	3,626,910	-	-	4,893,612	3,626,910
Other taxes	6,379,408	5,877,336	-	-	6,379,408	5,877,336
Other revenues	783,536	676,822	616,078	236,164	1,399,614	912,986
TOTAL REVENUES	13,317,648	11,826,908	24,494,116	14,005,821	37,811,764	25,832,729
EXPENSES						
Primary government						
General government	2,469,563	2,556,504	-	-	2,469,563	2,556,504
Physical environment	1,657,539	1,664,395	-	-	1,657,539	1,664,395
Transportation	213,226	690,113	-	-	213,226	690,113
Culture and recreation	1,334,514	1,226,722	-	-	1,334,514	1,226,722
Interest on long-term debt	31,892	32,667	-	-	31,892	32,667
Business-type activities						
Water	-	-	3,256,745	2,755,522	3,256,745	2,755,522
Sewer	-	-	3,829,653	3,628,652	3,829,653	3,628,652
TOTAL EXPENSES	5,706,734	6,170,401	7,086,398	6,384,174	12,793,132	12,554,575
Change in net position	7,610,914	5,656,507	17,407,718	7,621,647	25,018,632	13,278,154
Net position at beginning of year	35,435,305	29,778,798	44,790,861	37,169,214	80,226,166	66,948,012
Net position at end of year	\$ 43,046,219	\$ 35,435,305	\$ 62,198,579	\$ 44,790,861	\$ 105,244,798	\$ 80,226,166

Current Year Impacts – Governmental Activities

- ❖ Property tax revenues increased by \$1.3 million, or 35%. This increase is attributable to an increase in the assessed value of taxable property within the City's corporate boundaries, as there was no increase in the City's ad valorem tax millage rate.
- ❖ Charges for services increased by \$411 thousand, or 50%. This increase was mainly driven by an increase in planning and zoning fees, which is consistent with the ongoing development during fiscal year 2024.

**CITY OF FREEPORT, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

Current Year Impacts – Business-Type Activities

- ❖ Capital grants and contributions increased by \$8.3 million. The primary driver of this increase was a nonrecurring grant from the U.S. Department of Agriculture to offset a portion of the construction costs for a new wastewater treatment plant.
- ❖ Revenues from service charges increased \$1.8 million over the prior year. This increase is a result of multiple factors, including an increase in rates, an increase in the number of customers, and an increase in the volume of billed consumption.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Fund

The focus of the City's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The General Fund is the main operating fund of the City. As of September 30, 2024, the General Fund reported ending fund balance of \$24.8 million, an increase in fund balance of \$6.2 million from the prior fiscal year. At the end of fiscal year 2024, more than 99% of ending fund balance in the General Fund is unassigned, which is available for future spending at the Council's discretion.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The total net position of the proprietary funds totaled \$62.2 million at the end of fiscal year 2024. Total net position for the proprietary funds increased \$17.4 million during 2024.

BUDGETARY HIGHLIGHTS

General Fund

- ❖ Actual revenues fell short of budgetary expectations by \$777 thousand, which is primarily attributable to differences in budget versus actual reporting treatment of excess small county surtax proceeds returned from Walton County, Florida.
- ❖ Actual expenditures were below budgetary expectations by \$3.5 million, which is the result of two significant factors. First, the City experienced unanticipated delays in the commencement of planned capital projects. Second, there were differences in budget versus actual reporting treatment for small county surtax proceeds remitted to Walton County, Florida.

**CITY OF FREEPORT, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

CAPITAL ASSET ACTIVITY

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2024, amounts to \$103.8 million (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, buildings, improvements, infrastructure, machinery and equipment, etc. The total increase in the City's investment in capital assets for fiscal year 2024 was \$8.4 million, or 9%, which is summarized in the table below. Additional information on capital assets can be found in Note 6 of the financial statements.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 14,098,594	\$ 13,239,809	\$ 6,384,798	\$ 6,244,798	\$ 20,483,392	\$ 19,484,607
Construction in progress	920,167	108,102	35,018,442	37,169,401	35,938,609	37,277,503
Buildings	3,026,983	3,026,983	821,891	821,891	3,848,874	3,848,874
Improvements other than buildings	9,758,005	9,423,215	54,042,298	44,346,477	63,800,303	53,769,692
Machinery and equipment	1,199,733	1,153,371	2,904,626	2,495,028	4,104,359	3,648,399
Accumulated depreciation	(8,797,316)	(8,211,051)	(15,537,503)	(14,366,157)	(24,334,819)	(22,577,208)
Total	\$ 20,206,166	\$ 18,740,429	\$ 83,634,552	\$ 76,711,438	\$ 103,840,718	\$ 95,451,867

DEBT MANAGEMENT

At the end of the current fiscal year, the City had long-term debt outstanding of \$29.4 million, which represents a decrease of \$735 thousand, or 2%, from the prior year. Substantially all the City's debt is secured by specific pledged revenue sources. The City has no general obligation debt or special assessment debt. The State of Florida does not place a legal limit of debt on municipalities. For general obligation debts, greater than one year, the City is required to conduct a voter referendum process for approval of this type of debt. The City's outstanding long-term debt is summarized in the table below. Additional information on the City's long-term debt can be found in Note 8 of the financial statements.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenue bonds payable	\$ 755,263	\$ 774,771	\$ 26,439,784	\$ 27,037,600	\$ 27,195,047	\$ 27,812,371
Notes payable	-	-	2,211,622	2,328,924	2,211,622	2,328,924
Total	\$ 755,263	\$ 774,771	\$ 28,651,406	\$ 29,366,524	\$ 29,406,669	\$ 30,141,295

**CITY OF FREEPORT, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The State of Florida, by constitution, does not have a state personal income tax and therefore the State operates primarily using sales, gasoline, and corporate income taxes. Local governments (cities, counties, and school boards) primarily rely upon property and a limited array of permitted other taxes (sales, gasoline, utility service taxes, etc.) and fees (franchise and occupational licenses) for their governmental activities. There is a limited number of state shared revenues and recurring and nonrecurring grants from both the state and federal governments, which provide funding for specific programs, projects or activities. For the business-type activities and certain governmental activities (permitting and recreational programs), the user pays a related fee or charge associated with the service.

The level of taxes, fees, and charges for services (including development related impact fees) has an impact on the City's specific competitive ability to encourage development and redevelopment (office, retail, residential, and industrial) for those businesses that choose to locate within the City's jurisdiction. Regional economic indicators were also considered in preparing the subsequent fiscal year's budget for the City.

- ❖ The Consumer Price Index (CPI) is 2.1% higher than a year ago for the Southern Region. This indicator is a widely used gauge of inflation and translates into a higher cost of providing services to residents.
- ❖ Significant increases in property taxes are anticipated by most regional municipalities. The City's property tax revenues are expected to increase 18.8% for fiscal year 2025 due to an increase in the assessed value of taxable property within the City's boundaries.
- ❖ The Florida Department of Revenue's Office of Tax Research has updated its estimates of tax distributions the City is expected to receive for the upcoming fiscal year. The table below summarizes the fiscal year 2025 revenue estimates compared to the actual revenues reported for fiscal year 2024.

Revenue Source	FY2025 Estimate	FY2024 Actual	Variance (\$)	Variance (%)
Municipal Revenue Sharing	\$ 601,911	\$ 591,935	\$ 9,976	1.7%
Half-Cent Sales Tax	2,154,344	1,953,846	200,498	10.3%
Communications Service Tax	49,246	47,972	1,274	2.7%
Small County Surtax	3,949,722	4,079,955	(130,233)	-3.2%

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning this report or request for additional information should be addresses to the City of Freeport, Florida, Attention Finance Officer, P.O. Box 339, Freeport, Florida 32439. Readers may also visit the City's website: <https://www.freeportflorida.gov> or send an email to accounting@freeportflorida.gov.

**CITY OF FREEPORT, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Primary Government		Total
	Governmental Activities	Business-Type Activities	
ASSETS			
Cash	\$ 24,304,276	\$ 39,975,986	\$ 64,280,262
Investments	263,579	1,470,920	1,734,499
Receivables, net	33,118	2,035,919	2,069,037
Internal balances	1,299,192	(1,299,192)	-
Due from other governments	531,766	943,484	1,475,250
Inventory, at cost	-	633,222	633,222
Prepaid items	34,563	40,279	74,842
Restricted assets			
Cash	334,666	2,936,243	3,270,909
Certificates of deposit	55,007	373,783	428,790
Capital assets			
Non-depreciable	15,018,761	41,403,240	56,422,001
Depreciable, net	5,187,405	42,231,312	47,418,717
TOTAL ASSETS	47,062,333	130,745,196	177,807,529
DEFERRED OUTFLOWS OF RESOURCES	542,032	451,456	993,488
LIABILITIES			
Accounts payable	1,187,917	2,571,350	3,759,267
Due to other governments	326,792	-	326,792
Accrued liabilities	85,768	38,704	124,472
Retainage payable	72,739	979,091	1,051,830
Unearned revenues	-	49,052	49,052
Payable from restricted assets			
Accrued interest	2,596	152,622	155,218
Customer deposits	333,915	837,042	1,170,957
Noncurrent liabilities			
Due within one year			
Revenue bonds payable	20,313	611,804	632,117
Notes payable	-	155,597	155,597
Due in more than one year			
Unearned revenues	-	34,192,041	34,192,041
Compensated absences	65,015	86,859	151,874
Revenue bonds payable	734,950	25,827,980	26,562,930
Notes payable	-	2,056,025	2,056,025
Other post-employment benefits	11,545	10,161	21,706
Net pension liability	1,578,168	1,314,449	2,892,617
TOTAL LIABILITIES	4,419,718	68,882,777	73,302,495
DEFERRED INFLOWS OF RESOURCES	138,428	115,296	253,724
NET POSITION			
Net investment in capital assets	18,993,108	51,580,861	70,573,969
Restricted			
Debt service	55,758	692,344	748,102
System improvements	-	1,780,640	1,780,640
Unrestricted	23,997,353	8,144,734	32,142,087
TOTAL NET POSITION	\$ 43,046,219	\$ 62,198,579	\$ 105,244,798

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

Function/Program Activities	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-Type Activities	Total
Governmental activities							
General government	\$ 2,469,563	\$ 1,062,450	\$ 19,000	\$ -	\$ (1,388,113)	\$ -	\$ (1,388,113)
Physical environment	1,657,539	-	-	-	(1,657,539)	-	(1,657,539)
Transportation	213,226	-	6,750	-	(206,476)	-	(206,476)
Culture and recreation	1,334,514	172,892	-	-	(1,161,622)	-	(1,161,622)
Debt service interest	31,892	-	-	-	(31,892)	-	(31,892)
Total governmental activities	5,706,734	1,235,342	25,750	-	(4,445,642)	-	(4,445,642)
Business-type activities							
Water	3,256,745	4,338,298	-	3,157,033	-	4,238,586	4,238,586
Sewer	3,829,653	4,053,678	-	12,329,029	-	12,553,054	12,553,054
Total business-type activities	7,086,398	8,391,976	-	15,486,062	-	16,791,640	16,791,640
Total primary government	\$ 12,793,132	\$ 9,627,318	\$ 25,750	\$ 15,486,062	(4,445,642)	16,791,640	12,345,998
General revenues							
Taxes							
Property taxes					4,893,612	-	4,893,612
Sales taxes					6,092,862	-	6,092,862
Franchise fees					286,546	-	286,546
Intergovernmental, unrestricted					617,733	-	617,733
Miscellaneous					105,144	103,165	208,309
Investment earnings					60,659	512,913	573,572
Total general revenues					12,056,556	616,078	12,672,634
CHANGE IN NET POSITION					7,610,914	17,407,718	25,018,632
NET POSITION AT BEGINNING OF YEAR					35,435,305	44,790,861	80,226,166
NET POSITION AT END OF YEAR					\$ 43,046,219	\$ 62,198,579	\$ 105,244,798

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
GOVERNMENTAL FUND
BALANCE SHEET
SEPTEMBER 30, 2024**

	General Fund
ASSETS	
Cash	\$ 24,304,276
Investments	263,579
Receivables	33,118
Due from other funds	1,300,000
Due from other governments	531,766
Prepaid items	34,563
Restricted assets	
Cash	334,666
Certificates of deposit	55,007
TOTAL ASSETS	\$ 26,856,975
LIABILITIES	
Accounts payable	\$ 1,187,917
Retainage payable	72,739
Due to other governments	326,792
Due to other funds	808
Accrued liabilities	85,768
Payable from restricted assets	
Customer deposits	333,915
Total liabilities	2,007,939
FUND BALANCE	
Nonspendable - inventory	34,563
Restricted for debt service	55,758
Assigned for FY25 appropriations	22,506
Unassigned	24,736,209
Total fund balance	24,849,036
TOTAL LIABILITIES AND FUND BALANCE	\$ 26,856,975

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
GOVERNMENTAL FUND
RECONCILIATION OF THE BALANCE SHEET TO THE
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance, total governmental fund		\$ 24,849,036
---------------------------------------	--	---------------

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

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

Governmental non-depreciable/amortizable assets	\$ 15,018,761		
Governmental depreciable/amortizable assets	13,984,721		
Less accumulated depreciation/amortization	<u>(8,797,316)</u>		20,206,166

Deferred inflows of resources and deferred outflows of resources are not available/receivable or due/payable, respectively, in the current period and therefore are not reported in the governmental funds.

Deferred outflows of resources related to pension plans	542,032		
Deferred inflows of resources related to pension plans	<u>(138,428)</u>		403,604

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

Revenue bonds payable	(755,263)		
Accrued interest	(2,596)		
Compensated absences	(65,015)		
Other post-employment benefits	(11,545)		
Net pension liability	<u>(1,578,168)</u>		<u>(2,412,587)</u>

Net position of governmental activities		<u><u>\$ 43,046,219</u></u>
---	--	-----------------------------

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
GOVERNMENTAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	General Fund
REVENUES	
Taxes	\$ 5,239,219
Intergovernmental	6,666,834
Charges for services	1,235,342
Fines	10,450
Miscellaneous	165,803
	13,317,648
EXPENDITURES	
Current	
General government	2,314,215
Physical environment	1,657,539
Transportation	151,070
Culture and recreation	886,579
Capital outlay	2,052,002
Debt service	
Principal	19,508
Interest	31,959
	7,112,872
Total expenditures	7,112,872
NET CHANGE IN FUND BALANCE	6,204,776
FUND BALANCE AT BEGINNING OF YEAR	18,644,260
FUND BALANCE AT END OF YEAR	\$ 24,849,036

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
GOVERNMENTAL FUND
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balance – governmental fund \$ 6,204,776

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

Governmental funds do not report capital assets on the balance sheet; however, they are reported in the government-wide financial statements. Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is depreciated/amortized over the estimated useful lives of the assets.

Expenditures for capital assets	\$ 2,052,002	
Less current year depreciation/amortization	<u>(586,265)</u>	
		1,465,737

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. In addition, long-term debt reassignments are reported as transfers on the statement of activities.

Revenue bond principal repayments	19,508	
Change in accrued interest on long-term debt	<u>67</u>	
		19,575

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

Change in net pension liability	10,605	
Change in deferred outflows of resources related to pensions	1,510	
Change in deferred inflows of resources related to pensions	(95,235)	
Change in long-term compensated absences	<u>3,946</u>	
		<u>(79,174)</u>

Change in net position of governmental activities		<u>\$ 7,610,914</u>
---	--	---------------------

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
 PROPRIETARY FUNDS
 STATEMENT OF NET POSITION
 SEPTEMBER 30, 2024**

	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Total</u>
ASSETS			
Current assets			
Cash	\$ 10,458,445	\$ 29,517,541	\$ 39,975,986
Investments	110,475	1,360,445	1,470,920
Receivables, net	1,435,824	600,095	2,035,919
Due from other funds	560,258	-	560,258
Due from other governments	95,849	847,635	943,484
Inventory	597,216	36,006	633,222
Prepaid items	18,375	21,904	40,279
Restricted assets			
Cash	841,979	2,094,264	2,936,243
Certificates of deposit	356,598	17,185	373,783
Total current assets	<u>14,475,019</u>	<u>34,495,075</u>	<u>48,970,094</u>
Noncurrent assets			
Capital assets			
Non-depreciable	1,970,979	39,432,261	41,403,240
Depreciable, net	<u>18,639,187</u>	<u>23,592,125</u>	<u>42,231,312</u>
Total noncurrent assets	<u>20,610,166</u>	<u>63,024,386</u>	<u>83,634,552</u>
TOTAL ASSETS	<u>35,085,185</u>	<u>97,519,461</u>	<u>132,604,646</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>178,786</u>	<u>272,670</u>	<u>451,456</u>

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
 PROPRIETARY FUNDS
 STATEMENT OF NET POSITION
 SEPTEMBER 30, 2024**

	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Total</u>
LIABILITIES			
Current liabilities			
Accounts payable	\$ 1,452,205	\$ 1,119,145	\$ 2,571,350
Accrued liabilities	18,888	19,816	38,704
Retainage payable	143,056	836,035	979,091
Due to other funds	-	1,859,450	1,859,450
Unearned revenues	36,557	12,495	49,052
Revenue bonds payable	173,000	438,804	611,804
Notes payable	88,697	66,900	155,597
Payable from restricted assets			
Accrued interest	13,692	138,930	152,622
Customer deposits	837,042	-	837,042
Total current liabilities	<u>2,763,137</u>	<u>4,491,575</u>	<u>7,254,712</u>
Noncurrent liabilities			
Unearned revenues	6,870,016	27,322,025	34,192,041
Compensated absences	52,648	34,211	86,859
Revenue bonds payable	3,467,600	22,360,380	25,827,980
Notes payable	1,045,103	1,010,922	2,056,025
OPEB liability	4,348	5,813	10,161
Net pension liability	520,550	793,899	1,314,449
Total noncurrent liabilities	<u>11,960,265</u>	<u>51,527,250</u>	<u>63,487,515</u>
TOTAL LIABILITIES	<u>14,723,402</u>	<u>56,018,825</u>	<u>70,742,227</u>
DEFERRED INFLOWS OF RESOURCES	<u>45,660</u>	<u>69,636</u>	<u>115,296</u>
NET POSITION			
Net investment in capital assets	14,298,162	37,282,699	51,580,861
Restricted for system improvements	-	1,780,640	1,780,640
Restricted for debt service	361,535	330,809	692,344
Unrestricted	5,835,212	2,309,522	8,144,734
TOTAL NET POSITION	<u>\$ 20,494,909</u>	<u>\$ 41,703,670</u>	<u>\$ 62,198,579</u>

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
 PROPRIETARY FUNDS
 STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
 FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	Water Fund	Sewer Fund	Total
OPERATING REVENUES			
Charges for services	\$ 4,338,298	\$ 4,053,678	\$ 8,391,976
OPERATING EXPENSES			
Personal services	924,167	976,663	1,900,830
Operating	1,619,342	1,782,100	3,401,442
Depreciation	513,165	660,395	1,173,560
Total operating expenses	<u>3,056,674</u>	<u>3,419,158</u>	<u>6,475,832</u>
OPERATING INCOME	1,281,624	634,520	1,916,144
NONOPERATING REVENUES (EXPENSES)			
Interest expense	(192,500)	(410,495)	(602,995)
Loss on disposal of capital assets	(7,571)	-	(7,571)
Investment income	123,900	389,013	512,913
Miscellaneous	93,869	9,296	103,165
Total nonoperating revenues (expenses)	<u>17,698</u>	<u>(12,186)</u>	<u>5,512</u>
INCOME BEFORE CAPITAL CONTRIBUTIONS	1,299,322	622,334	1,921,656
CAPITAL CONTRIBUTIONS			
Capital grants and contributions	121,024	4,273,774	4,394,798
Capacity fees	3,036,009	8,055,255	11,091,264
Total capital contributions	<u>3,157,033</u>	<u>12,329,029</u>	<u>15,486,062</u>
CHANGE IN NET POSITION	4,456,355	12,951,363	17,407,718
NET POSITION AT BEGINNING OF YEAR	<u>16,038,554</u>	<u>28,752,307</u>	<u>44,790,861</u>
NET POSITION AT END OF YEAR	<u>\$ 20,494,909</u>	<u>\$ 41,703,670</u>	<u>\$ 62,198,579</u>

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
 PROPRIETARY FUNDS
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	Water Fund	Sewer Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	\$ 3,534,650	\$ 3,942,425	\$ 7,477,075
Payments to suppliers/employees	(1,175,996)	(2,290,204)	(3,466,200)
Miscellaneous revenue	93,869	9,296	103,165
Net cash provided by operating activities	<u>2,452,523</u>	<u>1,661,517</u>	<u>4,114,040</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Interfund activity	<u>145,907</u>	<u>(330,159)</u>	<u>(184,252)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Proceeds from capacity fees	4,297,794	15,831,809	20,129,603
Acquisitions of capital assets	(3,352,129)	(5,079,920)	(8,432,049)
Proceeds from capital grants and contributions	93,742	3,947,168	4,040,910
Proceeds from issuance of long-term debt	26,679	-	26,679
Principal repayments on long-term debt	(244,679)	(497,118)	(741,797)
Interest paid on long-term debt	(192,862)	(413,094)	(605,956)
Net cash provided by capital and related financing activities	<u>628,545</u>	<u>13,788,845</u>	<u>14,417,390</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Investment income, net	123,900	389,013	512,913
Purchase of investments	(21,781)	(117,529)	(139,310)
Net cash provided by investing activities	<u>102,119</u>	<u>271,484</u>	<u>373,603</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	<u>3,329,094</u>	<u>15,391,687</u>	<u>18,720,781</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>7,971,330</u>	<u>16,220,118</u>	<u>24,191,448</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>\$ 11,300,424</u>	<u>\$ 31,611,805</u>	<u>\$ 42,912,229</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR CONSIST OF			
Current	\$ 10,458,445	\$ 29,517,541	\$ 39,975,986
Restricted	841,979	2,094,264	2,936,243
Total cash and cash equivalents	<u>\$ 11,300,424</u>	<u>\$ 31,611,805</u>	<u>\$ 42,912,229</u>

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
 PROPRIETARY FUNDS
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Total</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Operating income	\$ 1,281,624	\$ 634,520	\$ 1,916,144
Adjustments to reconcile operating income to net cash flows from operating activities:			
Depreciation	513,165	660,395	1,173,560
Miscellaneous revenue	93,869	9,296	103,165
Decrease (increase) in assets:			
Accounts receivable	(882,134)	(111,253)	(993,387)
Inventory	(72,887)	6,512	(66,375)
Prepaid items	(707)	1,806	1,099
Increase in deferred outflows of resources	(498)	(1,704)	(2,202)
Increase (decrease) in liabilities:			
Customer deposits	78,486	-	78,486
Accounts payable	1,397,847	403,542	1,801,389
Accrued liabilities	5,831	5,206	11,037
Compensated absences	10,012	7,772	17,784
Net pension liability	(3,498)	(2,558)	(6,056)
Increase in deferred inflows of resources	31,413	47,983	79,396
Net cash provided by operating activities	<u>\$ 2,452,523</u>	<u>\$ 1,661,517</u>	<u>\$ 4,114,040</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH TRANSACTIONS			
Capital grants receivable	<u>\$ 68,567</u>	<u>\$ 521,029</u>	<u>\$ 589,596</u>

See notes to the financial statements.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Description of City

The City of Freeport, Florida (the City), was established by legislative action under the laws of the State of Florida in 1963. The City operates under a council form of government and provides the following services: transportation (road and street facilities), culture and recreation (parks and recreation), utility (water and sewer) and general government.

The financial statements of the City have been prepared in accordance with accounting principles generally accepted (GAAP) in the United States of America applicable to governmental units and the Uniform Accounting System mandated by Chapter 218.33, Florida Statutes. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting.

The following is a summary of the more significant accounting policies of the City.

The Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements present the City as the primary government. In evaluating the City as a reporting entity, management has considered all potential component units for which the City may or may not be financially accountable and, as such, be included within the City's financial statements. Management utilized criteria set forth by GASB for determining financial accountability of potential component units in evaluating all potential component units. The City is financially accountable if it appoints a voting majority of the potential component unit's governing board, and it is able to impose its will on the organization, or there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the City. In addition, component units can be other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

As of September 30, 2024, the City had no component units.

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the City as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which significantly rely on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Separate fund financial statements are provided for governmental funds and proprietary funds. Major enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus and Basis of Accounting

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

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

Property taxes are recorded as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Franchise fees, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Sales taxes, gasoline taxes and other intergovernmental revenues collected and held by the state at year end on behalf of the City, are also recognized as revenue. All other revenue items are considered to be measurable and available only when cash is received by the government.

The Walton County Tax Collector bills and collects property taxes for the City in accordance with the laws of the State of Florida. Property taxes attach as an enforceable lien on property as of the date of assessment and remain in effect until discharge by payment. Taxes are payable when levied (on November 1 or as soon thereafter as the assessment roll becomes available to the Tax Collector).

The following is the current property tax calendar:

Property Tax Calendar

Lien Date	January 1st
Levy Date	November 1st
Due Date	November 1st
Delinquent Date	April 1st

Discounts of 1% are granted for each month taxes are paid prior to March.

CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

Revenue recognition criteria for property taxes requires that property taxes expected to be collected within 60 days of the current period be accrued. No accrual has been made for 2024 ad valorem taxes because property taxes are not legally due until subsequent to the end of the fiscal year.

Current year taxes, which are uncollected as of the end of the fiscal year, are generally immaterial in amount and highly susceptible to uncollectibility and, therefore, are not recorded as a receivable on the balance sheet date.

Basis of Presentation

The financial transactions of the City are recorded in individual funds. Each fund is a separate accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are other charges between the government's utility function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

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 principal operating revenues of the City's enterprise funds are charges to customers for utility services. The City considers all impact and capacity fee revenue as capital contributions for the water and sewer system; therefore, no amount from the impact and capacity fees are included in operating revenue. Operating expenses for enterprise funds include the cost of service, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The following two broad classifications are used to categorize the fund types used by the City:

Governmental

Governmental funds focus on the determination of financial position and changes in financial position (sources, uses and balances of financial resources) and not net income. The City has one governmental fund:

General Fund – This fund is the City's primary operating fund and is used to account for all financial resources of the general government, except those required to be accounted for in another fund.

CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

Proprietary

Proprietary funds focus on the determination of net position, changes in net position and cash flows. All the City's proprietary funds are enterprise funds, as fees are charged to external users for services. The following is a description of the City's major enterprise funds:

Water Fund – This fund accounts for the operations and activities of the City's water system.

Sewer Fund – This fund accounts for the operations and activities of the City's wastewater system.

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

Cash and Cash Equivalents

The City defines cash and cash equivalents as cash on hand, demand deposits, and certificates of deposit and highly liquid debt instruments with maturities of three months or less when purchased. The City's cash deposits are held by banks that qualify as public depositories under the Florida Security for Public Deposits Act, as required by Chapter 280, Florida Statutes. The City's cash deposits are fully insured by the Public Deposits Trust Fund.

Investments

The City does not have a written investment policy but has adopted the policy provided by Florida Statutes, Section 218.415(17), which authorizes the City to invest surplus funds in the following:

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

The Florida Municipal Investment Trust (FMIvT) is an authorized investment under Section 218.415, Florida Statutes. It was created to offer diversified and professionally managed portfolios for the investment of the assets of participating municipalities. The FMIvT operates as a fiduciary trust fund under governmental accounting rules that require the FMIvT to prepare a series of financial statements. The FMIvT is a Local Government Investment Pool (LGIP) and is therefore considered an external investment pool for financial reporting purposes. The City's investment is in the FMIvT portfolio, not the individual securities held within the portfolio. A copy of the FMIvT financial statements can be obtained from the Florida League of Cities website: (www.floridaleagueofcities.com).

Receivables and Payables

Interfund transactions are reflected as loans, services provided, reimbursements or transfers. At the end of the fiscal year, loans outstanding between funds are referred to as either "due to other funds" or "due from other funds" (i.e., the current portion of interfund loans) or "advances" (i.e., the noncurrent portion of interfund loans). Any residual balances outstanding between governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

Services provided are treated as revenues and expenditures/expenses. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide columnar presentation.

All proprietary fund receivables are shown net of an allowance for uncollectibles. The City's estimate is based on historical collection experience and a review of the current status of accounts receivable. When the collectability of a receivable becomes questionable, an allowance for doubtful accounts is established.

Inventory

Inventory in the proprietary funds consists of expendable supplies held for consumption. The City values inventory at the lower of cost or net realizable value. Cost is determined on a first-in, first-out basis, and the City uses the consumption method to account for inventory. Under the consumption method, inventory items are recorded as expenses during the period the inventory is used.

Restricted Assets

Certain resources of the City are restricted for specific purposes and are not available to be used for general operations. The City's restricted assets consist of resources held in trust for customer deposits, debt service, and impact fees.

Capital Assets

Capital assets, which include construction in process, property, plant, equipment and infrastructure assets (roads, bridges, curbs and sidewalks, drainage systems, lighting systems and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial cost of more than \$500 and an estimated useful life of more than one year.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the City chose to include all such items regardless of their acquisition date or amount. The City was able to estimate the historical cost for the initial reporting of these assets through various allowable estimating techniques. As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs, which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or extend its useful life beyond the original estimate. Donated capital assets are recorded at their estimated acquisition value on the date of donation.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Major outlays for capital assets and improvements are capitalized in proprietary funds as projects are constructed. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and improvements	50 years
Machinery and equipment	5-10 years
Water distribution system and improvements	10-50 years
Sewer system and improvements	10-50 years

Capital Contributions

Capital contributions in the proprietary funds arise from grants or outside contributions of resources, such as impact fees, which are restricted to capital acquisition or construction.

Deferred Inflows/Outflows of Resources

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) that will not be recognized as an outflow of resources (expense/expenditure) until then. The City's deferred outflows of resources are comprised of pension-related items.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of fund balance that applies to a future period(s) that will not be recognized as an inflow of resources (revenue) until that time. The City's deferred inflows of resources are comprised of pension-related items.

Compensated Absences

The City allows employees to accumulate earned, but unused personal leave based on the length of service to the City. All vested or accumulated leave is accrued when incurred in the government-wide financial statements and in the proprietary fund type financial statements. A liability for compensated absences is reported in the governmental fund type financial statements only if they have matured, for example, as a result of employee resignations or retirements.

The policy of the City for annual leave is as follows:

Years of Employment	Earned Leave per Year
More than 0 years but less than 5 years	208 hours
5 or more years but less than 7 years	234 hours
7 or more years	260 hours

CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

Employees may accumulate up to 496 hours of personal leave, which may be carried over from one fiscal year to the next. Upon proper separation (termination) of employment, employees are paid for accumulated personal leave up to 205 hours. However, employees of less than one year, who separate for any reason, are not paid for accrued personal leave.

In the government-wide financial statements and the proprietary fund type financial statements, compensated absences (i.e., paid absences for employee vacation leave and sick leave) are recorded as liabilities to the extent it is probable the benefits will result in termination payments. A liability is reported in the governmental fund type financial statements only for amounts which have matured and are due based on retirement.

Unearned Revenue

Unearned revenues are reported in connection with resources that have been received but not yet earned. See Note 5 for additional information about the City's unearned revenues.

Long-Term Obligations

In the government-wide financial statements and proprietary fund type financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which management feels would be materially similar to using the effective interest method. Bond issuance costs are expensed as they are incurred. Bonds payable are reported net of the applicable bond premium or discount.

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

Other Postemployment Benefits (OPEB) Liability

For the purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, the City recognizes benefit payments when due and payable in accordance with the benefit terms.

The City has a total OPEB liability of \$21,706 as of September 30, 2024. This amount is recognized in the government-wide financial statements and in the proprietary funds financial statements. Due to the insignificant amounts involved, management has elected not to provide the detailed footnotes as required by GASB.

Net Pension Liability

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

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Classification of Fund Balance

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications are comprised of the following:

- Nonspendable – includes amounts that are 1) not in spendable form, or 2) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example: inventories, deposits, prepaid items and advances to other funds.
- Restricted – includes amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may effectively be changed or lifted only with the consent of resource providers.
- Committed – includes amounts that can only be used for the specific purposes determined by a formal action (an Ordinance) of the City's highest level of decision-making authority, the City Council. Commitments may be changed or lifted only by the City taking the same formal action (an Ordinance) that imposed the constraint originally.
- Assigned – includes spendable fund balance amounts that are intended to be used by the City for specific purposes that are neither restricted nor committed. *Intent* is expressed by the City Council to assign amounts to be used for specific purposes. Only the City Council has the authority to establish fund balance assignments.
- Unassigned – is the residual classification for the General Fund and includes all amounts not contained in the other classifications. Unassigned amounts are technically available for any purpose.

These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

In circumstances when an expenditure is made for a purpose for which amounts are available in multiple fund balance classifications, fund balance is generally depleted in the order of restricted, committed, assigned and unassigned.

Net Position

Net position in the government-wide financial statements are categorized as invested in capital assets, net of related debt, restricted or unrestricted. Invested in capital assets, net of related debt represents net position related to property, plant and equipment, net of any related debt. Restricted net position represents the net position restricted by enabling legislation. The City considers restricted amounts to be spent first when both restricted and unrestricted resources are available.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Reclassifications

Certain amounts presented in the prior year have been reclassified in order to be consistent with the current year presentation. Such reclassifications have no effect on total fund balance or net position previously reported.

Subsequent Events

Subsequent events were evaluated through April 21, 2025, which is the date the financial statements were available to be issued.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgets

Budgets are adopted on a basis consistent with GAAP. Annual appropriated budgets are adopted by resolution for all governmental and proprietary funds. However, budgets for proprietary funds are not legally required to be reported on and are not included in these financial statements. All appropriations lapse at fiscal year-end except for appropriations related to multi-year capital projects.

Encumbrances

Encumbrances represent commitments related to unperformed contracts for goods or services. As stated above, encumbrance accounting is employed in governmental funds. Any purchase orders or contracts outstanding at year end do not constitute expenditures but instead are reported as assignments of fund balance. Total encumbrances reported as assigned fund balance in the accompanying financial statements for the General Fund were \$22,506, on September 30, 2024.

3. DEPOSITS AND INVESTMENTS

Deposits

The City manages its custodial credit risk by maintaining its deposits with *Qualified Public Depositories* as defined in Chapter 280, Florida Statutes. The provisions of this statute allow *Qualified Public Depositories* to participate in a multiple financial institution collateral pool to ensure the security for public deposits. All *Qualified Public Depositories* must place with (or in the name of) the Chief Financial Officer of the State of Florida, collateral in the amount of the average daily balance of public deposits multiplied by the average monthly balance of public deposits or 125 percent of the average daily balance of public deposits greater than capital. In the event of default by a *Qualified Public Depository*, excess losses over insurance and collateral will be recovered through assessments to all *Qualified Public Depositories* of the same type as the depository in default. Under this method, all City deposits, including certificates of deposit, are considered fully insured.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

As of September 30, 2024, the value of the City’s deposits was approximately \$69.5 million, all of which was held by *Qualified Public Depositories* under Chapter 280, Florida Statutes.

Certificates of Deposit

The City invests surplus funds into interest-bearing certificates of deposit at *Qualified Public Depositories* in accordance with Section 218.415, Florida Statutes. Certificates of deposit are recorded at cost plus accrued interest, which approximates fair value. As of September 30, 2024, the total carrying value of certificates of deposit was \$428,790. These certificates mature in December 2024.

Investments

As of September 30, 2024, the City held the following investment:

<u>Investment Type</u>	<u>Weighted Average Maturity</u>	<u>Rating</u>	<u>Fair Value</u>
Florida Municipal Investment Trust Intermediate High Quality Bond Fund	4.7 years	AAAf/S3	\$ 1,734,499

Credit Risk

Credit risk exists when there is a possibility the issuer or other counterparty to an investment may be unable to meet its obligations. The City is required to disclose the credit quality ratings for investments in debt securities as well as investments in external investment pools, money market funds, and other pooled investments of fixed-income securities. Investments may be aggregated by rating categories within the disclosure. Ratings are set by nationally recognized statistical rating organizations (Fitch, S&P).

Custodial Credit Risk

The City is required to disclose if investments are uninsured, unregistered and held by either the counterparty or the counterparty’s trust department or agent but not in the City’s name. The City’s investment in FMIvT is with the investment pool, not the securities that make up the pool; therefore, no disclosure is required. The City may make redemptions of its investments in the FMIvT twice a month with five-business days of notice.

CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

Concentration Risk

The City is required to disclose the concentration of credit risk when five percent or more of the total assets of the portfolio are invested with a single issuer. Investments issued or explicitly guaranteed by the U.S. Government and investments in mutual funds, external investments pools and other pooled investments are excluded from the concentration of credit risk disclosure requirements. The City has no limit on the amount it may invest in any one issuer. The FMIvT is a pooled investment; therefore, no additional disclosure is required.

Interest Rate Risk

Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. Interest rate risk disclosures are required for all debt instruments as well as investment in mutual funds, external investment pools and other pooled investments that do not meet the definition of a "2a-7 like" pool.

Additionally, the City is required to disclose the interest rate risk using one of the five approved methods. The five methods are: segmented time distribution, specific identification, weighted average maturity (WAM), duration and simulation model. Different methods may be presented for different types of investments. The City's investment policy is limited to complying with the State's investment statutes. The State law has not addressed an interest rate risk and therefore, the City has not adopted an investment policy on that point. It is the City's intention to make investment to provide sufficient liquidity to pay obligations as they become due. The City uses the WAM for its investment in the FMIvT as previously presented.

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are inputs other than quoted prices that are observable for an asset; and Level 3 inputs are significant unobservable inputs.

The FMIvT Intermediate High Quality Bond Fund invests mainly in U.S. government and agency securities, asset-backed securities and corporate bonds and notes. The underlying securities have observable level 1 quoted pricing inputs or observable level 2 significant other observable pricing inputs. While the underlying asset values are based on quoted prices or market-corroborated inputs, the net asset value of the portfolio is not publicly quoted. The City considers their shares in this fund as level 2, since the value is based on market-corroborated data.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

4. RECEIVABLES

Receivables and amounts due from other governments on September 30, 2024, were as follows:

	Governmental		Business-Type Activities		Total
	Activities		Water Fund	Sewer Fund	
	General Fund				
Accounts	\$ 33,118	\$ 1,474,322	\$ 633,674		\$ 2,141,114
Less allowance for doubtful accounts	-	(38,498)	(33,579)		(72,077)
Total receivables, net	<u>\$ 33,118</u>	<u>\$ 1,435,824</u>	<u>\$ 600,095</u>		<u>\$ 2,069,037</u>
Taxes	\$ 506,015	\$ -	\$ -		\$ 506,015
Grants	25,751	95,849	847,635		969,235
Due from other governments	<u>\$ 531,766</u>	<u>\$ 95,849</u>	<u>\$ 847,635</u>		<u>\$ 1,475,250</u>

Due from Other Governments

Amounts due from other governments relate to various state and federal grants as well as half-cent sales taxes, local option fuel taxes, and telecommunications service tax due from the State.

5. UNEARNED REVENUES

The composition of unearned revenues as of September 30, 2024, was as follows:

	Business-Type Activities		Total
	Water Fund	Sewer Fund	
Customer prepayments	\$ 36,557	\$ 12,495	\$ 49,052
Federal grant funding received in advance	-	931,986	931,986
Connection fees	700,929	1,319,681	2,020,610
Capacity fees	6,169,087	25,070,358	31,239,445
Total unearned revenues	<u>\$ 6,906,573</u>	<u>\$ 27,334,520</u>	<u>\$ 34,241,093</u>

The American Rescue Plan Act (ARPA) does not require unspent funds to be held in a separate bank account, and since the revenue is not earned, it is not a component of net position at either the fund or government-wide level. The terms of the grant require the funds to be expended by specific dates, and unspent grant funds are not typically considered restricted assets of the governmental unit. Therefore, the City has not reported the unspent proceeds as restricted assets as of September 30, 2024.

CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

In 2019, the City adopted an ordinance that abolished existing connection (tap) fees and established capacity fees for all development that connects to the City's water and wastewater systems. The collection of these fees shall be allocated to reserves for the purpose of funding future expansions, maintenance, repair and upgrades to the systems for which the funds are collected. Unearned revenue from connection fees represents unspent fees collected from developers prior to the establishment of capacity fees in 2019.

Unearned revenues from capacity fees are attributable to amounts collected in advance from developers to connect specific lots or parcels to the City's water or wastewater system. The City's obligation for capacity fees is satisfied when the designated unit is connected to the water or wastewater system, at which point, revenue is recognized by the City.

6. CHANGES IN CAPITAL ASSETS

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

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases/ Transfers</u>	<u>Ending Balance</u>
Governmental activities				
Capital assets not being depreciated				
Land	\$ 13,239,809	\$ 858,785	\$ -	\$ 14,098,594
Construction in progress	108,102	852,747	(40,682)	920,167
Total capital assets not being depreciated	<u>13,347,911</u>	<u>1,711,532</u>	<u>(40,682)</u>	<u>15,018,761</u>
Capital assets being depreciated				
Buildings	3,026,983	-	-	3,026,983
Improvements other than buildings	9,423,215	334,790	-	9,758,005
Machinery and equipment	1,153,371	5,680	40,682	1,199,733
Total capital assets being depreciated	<u>13,603,569</u>	<u>340,470</u>	<u>40,682</u>	<u>13,984,721</u>
Less accumulated depreciation				
Buildings	(1,071,949)	(61,937)	-	(1,133,886)
Improvements other than buildings	(6,444,553)	(430,940)	-	(6,875,493)
Machinery and equipment	(694,549)	(93,388)	-	(787,937)
Total accumulated depreciation	<u>(8,211,051)</u>	<u>(586,265)</u>	<u>-</u>	<u>(8,797,316)</u>
Total capital assets being depreciated, net	<u>5,392,518</u>	<u>(245,795)</u>	<u>40,682</u>	<u>5,187,405</u>
Governmental activities, net	<u>\$ 18,740,429</u>	<u>\$ 1,465,737</u>	<u>\$ -</u>	<u>\$ 20,206,166</u>

CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases/ Transfers</u>	<u>Ending Balance</u>
Business-type activities				
Capital assets not being depreciated				
Land	\$ 6,244,798	\$ 140,000	\$ -	\$ 6,384,798
Construction in progress	37,169,401	5,735,733	(7,886,692)	35,018,442
Total capital assets not being depreciated	<u>43,414,199</u>	<u>5,875,733</u>	<u>(7,886,692)</u>	<u>41,403,240</u>
Capital assets being depreciated				
Buildings	821,891	-	-	821,891
Improvements other than buildings	44,346,477	1,809,129	7,886,692	54,042,298
Machinery and equipment	2,495,028	419,383	(9,785)	2,904,626
Total capital assets being depreciated	<u>47,663,396</u>	<u>2,228,512</u>	<u>7,876,907</u>	<u>57,768,815</u>
Less accumulated depreciation				
Buildings	(274,648)	(18,134)	-	(292,782)
Improvements other than buildings	(12,680,023)	(992,694)	-	(13,672,717)
Machinery and equipment	(1,411,486)	(162,732)	2,214	(1,572,004)
Total accumulated depreciation	<u>(14,366,157)</u>	<u>(1,173,560)</u>	<u>2,214</u>	<u>(15,537,503)</u>
Total capital assets being depreciated, net	<u>33,297,239</u>	<u>1,054,952</u>	<u>7,879,121</u>	<u>42,231,312</u>
Business-type activities, net	<u>\$ 76,711,438</u>	<u>\$ 6,930,685</u>	<u>\$ (7,571)</u>	<u>\$ 83,634,552</u>

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

Governmental activities	
General government	\$ 90,669
Transportation	62,156
Culture and recreation	433,440
Total depreciation expense – governmental activities	<u>\$ 586,265</u>
Business-type activities	
Water	\$ 513,165
Sewer	660,395
Total depreciation expense – business-type activities	<u>\$ 1,173,560</u>

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

7. DEFINED BENEFIT PENSION PLAN – FLORIDA RETIREMENT SYSTEM

All the City's employees can participate in the Florida Retirement System (FRS). As provided by Chapters 121 and 112, Florida Statutes, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan (Pension Plan) and the Retiree Health Insurance Subsidy (HIS Plan).

Under Section 121.4501, Florida Statutes, the FRS also provides a defined contribution plan (Investment Plan) alternative to the FRS Pension Plan, which is administered by the State Board of Administration (SBA). As a general rule, membership in the FRS is compulsory for all employees working in a regularly established position for a state agency, county government, district school board, state university, community college or a participating city or special district within the State of Florida. The FRS provides retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, Florida Statutes, and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for the FRS. The latest available report may be obtained by writing to the State of Florida Division of Retirement, Research and Education Section, Department of Management Services, P.O. Box 9000, Tallahassee, Florida 32315-9000, or from the website: www.dms.myflorida.com/workforce_operations/retirement/publications.

Pension Plan

Plan Description

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

Benefits Provided

Benefits under the Pension Plan are computed on the basis of age, average final compensation and service credit.

Regular Class members enrolled before July 1, 2011, who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age, are entitled to a retirement benefit payable monthly for life, equal to 1.60% of their final average compensation based on the five highest years of salary, for each year of credited service. Vested members with less than 30 years of service may retire before age 62 and receive reduced retirement benefits.

Senior Management Service Class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 2.00% of their final average compensation based on the five highest years of salary for each year of credited service.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Elected Officers' Class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 3.00% (3.33% for judges and justices) of their final average compensation based on the five highest years of salary for each year of credited service.

For Pension Plan members enrolled on or after July 1, 2011, the vesting requirement is extended to eight years of credited service for all these members and increasing normal retirement to age 65 or 33 years of service, regardless of age for *Regular*, *Senior Management Service*, and *Elected Officers' Class* members. Also, the final average compensation for all these members will be based on the eight highest years of salary.

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

In addition to the above benefits, the DROP program allows eligible members to defer receipt of monthly retirement benefit payments while continuing employment with an FRS employer for a period not to exceed 96 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants.

Contributions

Effective July 1, 2011, all enrolled members of the FRS, other than DROP participants, are required to contribute 3.00% of their salary to the FRS. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1st of each applicable year. The employer contribution rates as of July 1st, by job class, for each of the prior three years are as follows:

	2024	2023	2022
Regular Class	13.63%	13.57%	11.91%
Senior Management Class	34.52%	34.52%	31.57%
DROP	21.13%	21.13%	18.60%

These employer contribution rates include 2.00% for HIS Plan subsidies after July 1, 2023. The City's contributions to the Pension Plan totaled \$302,196, \$264,047 and \$224,193 for the fiscal years ended September 30, 2024, 2023 and 2022, respectively.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources

On September 30, 2024, the City reported a liability of \$2,025,732 million for its proportionate share of the Pension Plan's net pension liability. The City's proportionate share of the net pension liability was based on the City's share of contributions to the FRS relative to the contributions of all participating governments. On June 30, 2024, the City's proportionate share was 0.005236519%.

The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024.

For the fiscal year ended September 30, 2024, the City recognized a pension expense of \$417,757. In addition, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 204,653	\$ -
Change of assumptions	277,645	-
Net difference between projected and actual earnings on pension plan investments	-	134,641
Changes in proportion and differences between City pension plan contributions and proportionate share of contributions	194,758	14,476
City pension plan contributions subsequent to the measurement date	82,594	-
	\$ 759,650	\$ 149,117

A component of deferred outflows of resources related to the Pension Plan of \$82,594, resulting from City 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. Other components reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan, will be recognized in pension expense as follows:

Fiscal Year Ending September 30:	Amount
2025	\$ 51,876
2026	400,428
2027	53,560
2028	4,477
2029	17,598
	\$ 527,939

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Actuarial Assumptions

The total pension liability in the July 1, 2024, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation	2.40%
Salary increases	3.50%, average, including inflation
Investment rate of return	6.70%, net of Pension Plan investment expense, including inflation

Mortality rates were based on the generational PUB-2010 table with Projection Scale MP-2021.

The actuarial assumptions used in the July 1, 2024, valuation were based on the results of a 2024 actuarial experience study for the period July 1, 2018, through June 30, 2023.

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

Asset Class	Target Allocation⁽¹⁾	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.00%	3.30%	3.30%	1.10%
Fixed income	29.00%	5.70%	5.60%	3.90%
Global equity	45.00%	8.60%	7.00%	18.20%
Real estate (property)	12.00%	8.10%	6.80%	16.60%
Private equity	11.00%	12.40%	8.80%	28.40%
Strategic investments	2.00%	6.60%	6.20%	8.70%
Total	100.00%			
Assumed inflation-mean			2.40%	1.50%

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

Discount Rate

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

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Sensitivity of the Net Position Liability to Changes in the Discount Rate

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

	1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
City's proportionate share of the net pension liability	\$ 3,563,191	\$ 2,025,732	\$ 737,783

Pension Plan Fiduciary Net Position

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

HIS Plan

Plan Description

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

Benefits Provided

For the fiscal year ended September 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment of \$7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$45 and a maximum HIS payment of \$225 per month. To be eligible to receive these benefits, a retiree under a state-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions

The HIS Plan is funded by required contributions from FRS participating employers, as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. The HIS plan contribution was 2.00% of gross compensation. The City contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The City's contributions to the HIS Plan totaled \$51,087, \$36,879 and \$27,972 for the fiscal years ended September 30, 2024, 2023 and 2022, respectively.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Pension Liabilities, Pension Expense and Deferred Outflows/Inflows of Resources

On September 30, 2024, the City reported a liability of \$866,885 for its proportionate share of the HIS Plan's net pension liability. On June 30, 2024, the City's proportionate share was 0.005778857%.

The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024.

For the fiscal year ended September 30, 2024, the City recognized pension expense of \$89,780. In addition, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 8,370	\$ 1,665
Change of assumptions	15,342	102,628
Net difference between projected and actual earnings on pension plan investments	-	314
Changes in proportion and differences between City pension plan contributions and proportionate share of contributions	196,243	-
City pension plan contributions subsequent to the measurement date	13,883	-
	\$ 233,838	\$ 104,607

A component of deferred outflows of resources related to the HIS Plan totaling \$13,883, resulting from City 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 ending September 30, 2025. Other components reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30:	Amount
2025	\$ 38,450
2026	27,806
2027	15,063
2028	17,377
2029	13,575
Thereafter	3,077
	\$ 115,348

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Actuarial Assumptions

The total pension liability in the July 1, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%
Salary increases	3.50%, average, including inflation
Investment rate of return	3.93%

Mortality rates were based on the generational PUB-2010 table with Projection Scale MP-2021.

Because the HIS Plan is funded on a pay-as-you-go basis, no experience study has been completed for that plan. The actuarial assumptions used in the July 1, 2024, valuation were based on certain results of the most recent experience study for the FRS Plan.

Discount Rate

The discount rate used to measure the total pension liability was 3.93%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Sensitivity of the Net Position Liability to Changes in the Discount Rate

The following represents the City's proportionate share of the net pension liability calculated using the discount rate 3.93%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current discount rate:

	1% Decrease	Current Discount Rate	1% Increase
	2.93%	3.93%	4.93%
City's proportionate share of the net pension liability	\$ 986,837	\$ 866,885	\$ 767,305

Pension Plan Fiduciary Net Position

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

Pension Expense

For the fiscal year ended September 30, 2024, the City recognized an aggregate pension expense of \$507,537 on all defined benefit pension plans.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

8. LONG-TERM DEBT

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

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities					
Direct placements					
Revenue bonds payable	\$ 774,771	\$ -	\$ (19,508)	\$ 755,263	\$ 20,313
Compensated absences	68,961	92,832	(96,778)	65,015	-
Total governmental activities	\$ 843,732	\$ 92,832	\$ (116,286)	\$ 820,278	\$ 20,313
	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Business-type activities					
Direct placements					
Revenue bonds payable	\$ 27,037,600	\$ -	\$ (597,816)	\$ 26,439,784	\$ 611,804
Direct borrowings					
Notes payable	2,328,924	26,679	(143,981)	2,211,622	155,597
Compensated absences	69,075	103,147	(85,363)	86,859	-
Total business-type activities	\$ 29,435,599	\$ 129,826	\$ (827,160)	\$ 28,738,265	\$ 767,401

Description of Long-Term Debt Outstanding

	<u>Current</u>	<u>Long-Term</u>	<u>Total</u>
GOVERNMENTAL ACTIVITIES			
<i>Revenue Bonds – Direct Placements</i>			
\$1,000,000 City of Freeport, Florida Capital Improvement Revenue Bonds, Series 2007, 4.125% interest and principal due in annual installments of \$51,467 through September 2047. Franchise fees and local communications service tax revenues are pledged for payment of the note. Proceeds were used for the construction of a new administration building.	\$ 20,313	\$ 734,950	\$ 755,263
<i>Compensated Absences</i>			
Total long-term portion of accumulated, vested annual and sick leave for governmental funds.	-	65,015	65,015
TOTAL GOVERNMENTAL ACTIVITIES	\$ 20,313	\$ 799,965	\$ 820,278

For the direct placement discussed above, in the event of default (nonpayment), the lender may declare all unpaid principal and accrued interest to be immediately due and payable. The revenue bonds do not contain any subjective acceleration clauses.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

	<u>Current</u>	<u>Long-Term</u>	<u>Total</u>
BUSINESS-TYPE ACTIVITIES			
<i>Revenue Bonds – Direct Placements</i>			
\$1,014,000 City of Freeport, Florida, Water System Junior Lien Revenue Bonds, Series 1996, 4.5% interest and principal due in annual installments of \$55,505 to \$61,655 through October 2036. Proceeds were used to fund improvements to the water distribution system.	\$ 33,000	\$ 478,000	\$ 511,000
\$1,606,000 City of Freeport, Florida, Water System Revenue Bonds, Series 2003, 4.5% interest and principal due in annual installments of \$59,197 to \$89,452 through October 2042. Proceeds were used to fund improvements to the water distribution system.	40,000	1,042,600	1,082,600
\$1,977,000 City of Freeport, Florida, Water System Revenue Bonds, Series 2004, 4.5% interest and principal due in annual installments of \$109,280 to \$110,770 through October 2043. Proceeds were used to fund improvements to the North Bay water distribution system.	47,000	1,333,000	1,380,000
\$1,200,000 City of Freeport, Florida, Water System Revenue Bonds, Series 2012, 2.75% interest and principal due in annual installments of \$70,898 to \$70,928 through October 2035. Proceeds were used to fund improvements to the North Bay water distribution system.	53,000	614,000	667,000
\$280,000 City of Freeport, Florida, Sewer System Revenue Bonds, Series 2000, 4.5% interest and principal due in annual installments of \$8,360 to \$15,530 through October 2039. Proceeds were used to fund improvements to the wastewater treatment plant.	8,000	155,000	163,000
\$7,319,000 City of Freeport, Florida, Sewer System Revenue Bonds, Series 2023A, 2.25% interest and principal due in annual installments of \$289,905 through May 2064. Proceeds were used to payoff the bond anticipation note.	118,836	7,084,085	7,202,921

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

	<u>Current</u>	<u>Long-Term</u>	<u>Total</u>
\$9,000,000 City of Freeport, Florida, Sewer System Revenue Bonds, Series 2023B, 1.375% interest and principal due in annual installments of \$299,700 through May 2064. Proceeds were used to payoff the bond anticipation note.	\$ 178,369	\$ 8,645,681	\$ 8,824,050
\$6,741,000 City of Freeport, Florida, Sewer System Revenue Bonds, Series 2023C, 1.375% interest and principal due in annual installments of \$224,475 through May 2064. Proceeds were used to payoff the bond anticipation note.	<u>133,599</u>	<u>6,475,614</u>	<u>6,609,213</u>
Total revenue bonds	<u>611,804</u>	<u>25,827,980</u>	<u>26,439,784</u>
Notes Payable – Direct Borrowings			
\$2,380,106 Florida Department of Transportation Promissory Note dated January 2012, unsecured, noninterest bearing with principal payments due in annual installments of \$36,706 to \$39,668 through October 2042. Proceeds were used to relocate and expand utility services along US Highway 331.	39,668	433,386	473,054
\$1,400,000 Commercial Promissory Note dated May 2015, of which \$872,652 was allocated to the Water Fund, 4.85% interest and principal due in monthly installments of \$5,688 through July 2035. Proceeds were used to refund two outstanding bond issuances and are secured by future water, sewer revenues.	41,057	531,610	572,667
\$1,400,000 Commercial Promissory Note dated May 2015, of which \$527,348 was allocated to the Sewer Fund, 4.85% interest and principal due in monthly installments of \$3,437 through July 2035. Proceeds were used to refund two outstanding bond issuances and are secured by future water, sewer revenues.	25,164	325,825	350,989
\$3,511,799 State of Florida Department of Environmental Protection Revolving Loan Fund; due in semi-annual installments of \$70,643 through July 2040 at 0.78%. Proceeds were used to fund the engineering and construction of a wastewater pollution control facility and is secured by future water, sewer revenues.	38,413	635,279	673,692

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

	Current	Long-Term	Total
<p>\$81,700 State of Florida Department of Environmental Protection Revolving Loan Fund; due in semi-annual installments of \$4,858 beginning February 2025 through August 2034 at 1.88%. Proceeds were used to fund the design of water distribution mains and are secured by future water revenues.</p>	\$ 7,972	\$ 80,107	\$ 88,079
<p>\$67,694 State of Florida Department of Environmental Protection Revolving Loan Fund; semi annual payments of \$2,791 including interest at 1.43% beginning June 2019 through June 2032. Proceeds were used to fund the engineering and construction of a wastewater pollution control facility and are secured by future water, sewer revenues.</p>	3,323	49,818	53,141
<p>Total notes payable</p>	155,597	2,056,025	2,211,622
<i>Accrued Compensated Absences</i>			
<p>Total long-term portion of accumulated, vested annual and sick leave for enterprise funds.</p>	-	86,859	86,859
TOTAL BUSINESS-TYPE ACTIVITIES	\$ 767,401	\$ 27,970,864	\$ 28,738,265

For the direct placements for business-type activities, in the event of default (nonpayment), the lender may declare all unpaid principal and accrued interest to be immediately due and payable. These direct placements do not contain any subjective acceleration clauses.

For the direct borrowings for business-type activities, in the event of default (nonpayment), the lender may declare all unpaid principal and accrued interest to be immediately due and payable. Additionally, for the State Revolving Loan Fund direct borrowings, the lender may also notify financial market credit rating agencies, file suit for past due amounts, and accelerate repayment of unpaid principal as much as 1.667 times the financing rate in the event of default. These direct borrowings do not contain any subjective acceleration clauses.

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Pledged Revenue

The City has pledged certain revenues to repay certain bonds and notes outstanding as of September 30, 2024. The table below reports the revenues pledged for each debt issue, the amount of such revenues received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue, which is pledged to meet the debt obligation, the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of principal and interest on the debt at year end.

Governmental Activities

Debt Outstanding	Pledged Revenue(s)	Current Year Total Pledged Revenue	Current Year Principal and Interest Paid	Percentage Portion of Pledged Revenue	Remaining Principal and Interest	Maturity Calendar Year
Capital Improvement Revenue Bonds, Series 2007	Franchise fees and local communications service tax	\$ 334,518	\$ 51,467	15%	\$ 1,183,746	2047

Business-Type Activities

Debt Outstanding	Pledged Revenue(s)	Current Year Total Pledged Revenue	Current Year Principal and Interest Paid	Percentage Portion of Pledged Revenue	Remaining Principal and Interest	Maturity Calendar Year
Water System Junior Lien Revenue Bonds, Series 1996	Water and sewer system net revenues	\$ (2,699,288)	\$ 55,390	-2%	\$ 673,630	2036
Sewer System Revenue Bonds, Series 2000	Water and sewer system net revenues	\$ (2,699,288)	\$ 15,695	-1%	\$ 225,505	2039
Water System Revenue Bonds, Series 2003	Water and sewer system net revenues	\$ (2,699,288)	\$ 89,472	-3%	\$ 1,603,151	2042
Water System Revenue Bonds (North Bay Project), Series 2004	Water and sewer system net revenues	\$ (2,699,288)	\$ 109,125	-4%	\$ 2,082,315	2043
Water System Revenue Bonds (North Bay Project), Series 2012	Water and sewer system net revenues	\$ (2,699,288)	\$ 70,745	-3%	\$ 781,979	2035
Sewer System Revenue Bonds, Series 2023A	Water and sewer system net revenues	\$ (2,699,288)	\$ 280,757	-10%	\$ 10,814,080	2062
Sewer System Revenue Bonds, Series 2023B	Water and sewer system net revenues	\$ (2,699,288)	\$ 299,700	-11%	\$ 11,388,281	2062
Sewer System Revenue Bonds, Series 2023C	Water and sewer system net revenues	\$ (2,699,288)	\$ 224,476	-8%	\$ 8,529,822	2062

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

Annual Requirements to Amortize Debt Outstanding

The annual requirements to amortize all debt outstanding except accrued annual leave as of September 30, 2024, follows:

Governmental Activities

<u>Year Ending September 30</u>	<u>Revenue Bonds</u>	
	<u>Principal</u>	<u>Interest</u>
2025	\$ 20,313	\$ 31,155
2026	21,150	30,317
2027	22,023	29,444
2028	22,931	28,536
2029	23,877	27,590
2030-2034	134,999	122,338
2035-2039	165,235	92,100
2040-2044	202,245	55,090
2045-2047	142,490	11,913
Total	<u>\$ 755,263</u>	<u>\$ 428,483</u>

Business-Type Activities

<u>Year Ending September 30</u>	<u>Revenue Bonds</u>		<u>Notes Payable</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 611,804	\$ 533,764	\$ 155,597	\$ 48,892
2026	626,917	519,582	159,552	45,210
2027	642,154	504,936	163,558	41,358
2028	655,521	489,840	167,650	37,416
2029	673,018	474,365	172,118	33,103
2030-2034	3,612,304	2,121,947	933,558	94,887
2035-2039	3,611,865	1,674,640	394,706	6,205
2040-2044	3,493,464	1,254,689	64,883	253
2045-2049	3,103,257	943,296	-	-
2050-2054	3,376,219	676,863	-	-
2055-2059	3,675,153	385,274	-	-
2060-2062	2,358,108	79,783	-	-
Total	<u>\$ 26,439,784</u>	<u>\$ 9,658,979</u>	<u>\$ 2,211,622</u>	<u>\$ 307,324</u>

**CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

9. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the Florida Municipal Insurance Trust and other commercial insurance purchased from independent third parties. There has been no significant change in insurance coverage from the previous fiscal year. The amount of settlements has not exceeded the insurance coverage for each of the past three years.

10. INTERFUND BALANCES

The following is a summary of interfund balances on September 30, 2024:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General	Sewer	<u>\$ 1,300,000</u>
Water	General	<u>\$ 808</u>
Water	Sewer	<u>\$ 559,450</u>

Interfund balances represent expenditures / expenses paid by one fund on behalf of another fund. Historically, all such balances are repaid within one year.

11. COMMITMENTS AND CONTINGENCIES

Grants

Amounts received or receivable from grantor agencies are subject to audit and adjustment by those agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the City expects such amount, if any, to be immaterial.

Construction Commitments

Wastewater Treatment Plant Construction

The City engaged a specialty contractor to perform construction services for the wastewater treatment plant upgrade for a total contract price of \$29.5 million, including change orders. The project costs are being funded from several sources including loans from the U.S. Department of Agriculture, various grant awards, and net revenues of the wastewater system. As of September 30, 2024, the City has incurred total contract costs of \$29.4 million, which includes unbilled retainage of \$836,035.

The City also has a contract with an engineering firm to manage the project for a total contract price of \$2.0 million. As of September 30, 2024, the City has incurred total contract costs of \$1.9 million. The project is expected to be completed in fiscal year 2025.

CITY OF FREEPORT, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

County Road 3280 – Water Main Upgrade

The City engaged a specialty contractor to perform construction services for Phase I and Phase II of the County Road 3280 water main upgrade project for a total contract price of \$3.0 million. As of September 30, 2024, the City has incurred total contract costs of \$1.9 million, which includes unbilled retainage of \$129,290. The project is expected to be completed in fiscal year 2025.

Freeport Community Center Construction

The City engaged a general contractor to perform construction services for the Freeport Community Center for a total contract price of \$3.1 million. As of September 30, 2024, the City has incurred total contract costs of \$625,329, which includes unbilled retainage of \$72,739. The project is expected to be completed in fiscal year 2025.

Interlocal Landfill Agreement

In 1995, the City entered into an interlocal agreement with Walton County (the County) for solid waste disposal services. Under the terms of the agreement, the County provides a landfill and solid waste collection services to the City's residents. In lieu of tipping fees, the City remits its 1% small county surtax receipts to the County as payment for the solid waste disposal services. At the end of each fiscal year, any funds remaining from the aforementioned small county surtaxes remitted to the County throughout the year are redistributed to the local governments participating in the agreement pursuant to the Florida Department of Revenue's sales tax distribution formula in effect at the time of distribution. The City remitted \$4,079,955 to Walton County for solid waste collection and disposal services and received a refund of surplus operating funds from the County of \$2,422,416 for the fiscal year ended September 30, 2024.

REQUIRED SUPPLEMENTARY INFORMATION

**CITY OF FREEPORT, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL – GENERAL FUND (UNAUDITED)
YEAR ENDED SEPTEMBER 30, 2024**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Taxes	\$ 5,095,810	\$ 5,095,810	\$ 5,239,219	\$ 143,409
Intergovernmental	8,078,810	8,078,810	6,666,834	(1,411,976)
Charges for services	838,590	838,590	1,235,342	396,752
Fines	15,000	15,000	10,450	(4,550)
Miscellaneous	66,630	66,630	165,803	99,173
Total revenues	<u>14,094,840</u>	<u>14,094,840</u>	<u>13,317,648</u>	<u>(777,192)</u>
EXPENDITURES				
Current				
General government	3,002,980	3,002,980	2,314,215	688,765
Physical environment	3,692,740	3,692,740	1,657,539	2,035,201
Transportation	574,540	574,540	151,070	423,470
Culture and recreation	1,092,950	1,092,950	886,579	206,371
Capital outlay	2,346,860	2,346,860	2,052,002	294,858
Debt service				
Principal	19,510	19,510	19,508	2
Interest	31,960	31,960	31,959	1
Total expenditures	<u>10,761,540</u>	<u>10,761,540</u>	<u>7,112,872</u>	<u>3,648,668</u>
NET CHANGE IN FUND BALANCE	<u>3,333,300</u>	<u>3,333,300</u>	<u>6,204,776</u>	<u>2,871,476</u>
FUND BALANCE AT BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>18,644,260</u>	<u>18,644,260</u>
FUND BALANCE AT END OF YEAR	<u>\$ 3,333,300</u>	<u>\$ 3,333,300</u>	<u>\$ 24,849,036</u>	<u>\$ 21,515,736</u>

See notes to the budgetary comparison schedule.

**CITY OF FREEPORT, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
NOTES TO THE BUDGETARY COMPARISON SCHEDULE (UNAUDITED)
YEAR ENDED SEPTEMBER 30, 2024**

Budgetary data reflected in the financial statements is established by the following procedures:

Prior to September 1st of each year, proposed budgets are received by the City Council from the City Finance Director. These proposed expenditures, along with all estimated receipts, taxes to be levied, and balances expected to be brought forward are considered by the City Council. The City Council makes any changes as deemed necessary, sets proposed millage rates, and establishes dates for tentative and final public budget hearings as prescribed by Florida Statutes.

Proposed budgets are advertised in a newspaper of general circulation in the City. Public hearings are conducted for the purposes of receiving input, responding to complaints, and providing reasons and explanations for intended actions to all citizens participating.

Prior to October 1st, the budget for all governmental and proprietary funds of the City is legally enacted through passage of a resolution. Budget amendments are periodically passed via resolutions throughout the fiscal year. Budgeted beginning fund balance in the accompanying financial statements reflects planned utilization of prior years' unassigned fund balance to the level required to accomplish current year objectives.

**CITY OF FREEPORT, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY (UNAUDITED)
FLORIDA RETIREMENT SYSTEM
LAST TEN YEARS**

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
City's proportion of the net pension liability	0.005236519%	0.005279018%	0.004913545%	0.004426895%	0.003876841%	0.003876841%	0.003101888%	0.001868061%	0.001502455%	0.003019949%
City's proportionate share of the net pension liability	\$ 2,025,732	\$ 2,103,522	\$ 1,828,234	\$ 334,402	\$ 1,641,321	\$ 1,335,130	\$ 934,305	\$ 552,749	\$ 379,371	\$ 390,067
City's covered-employee payroll	\$ 2,446,300	\$ 2,010,542	\$ 1,583,494	\$ 1,432,590	\$ 1,347,771	\$ 1,246,687	\$ 1,013,193	\$ 947,651	\$ 753,554	\$ 743,675
City's proportionate share of the net pension liability as a percentage of its covered-employee payroll	82.81%	104.62%	115.46%	23.34%	121.78%	107.09%	92.21%	58.33%	50.34%	52.45%
Plan fiduciary net position as a percentage of the total pension liability	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%

Note: The amounts presented for each fiscal year were determined as of June 30th.

**CITY OF FREEPORT, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY (UNAUDITED)
HEALTH INSURANCE SUBSIDY
LAST TEN YEARS**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
City's proportion of the net pension liability	0.005778857%	0.005073606%	0.004344116%	0.004045701%	0.003882554%	0.003726934%	0.003101369%	0.002972526%	0.002440516%	0.003229403%
City's proportionate share of the net pension liability	\$ 866,885	\$ 805,765	\$ 460,111	\$ 496,266	\$ 474,054	\$ 417,007	\$ 328,252	\$ 317,836	\$ 284,432	\$ 329,348
City's covered-employee payroll	\$ 2,446,300	\$ 2,010,542	\$ 1,583,494	\$ 1,432,590	\$ 1,347,771	\$ 1,246,687	\$ 1,013,193	\$ 947,651	\$ 753,554	\$ 743,675
City's proportionate share of the net pension liability as a percentage of its covered-employee payroll	35.44%	40.08%	29.06%	34.64%	35.17%	33.45%	32.40%	33.54%	37.75%	44.29%
Plan fiduciary net position as a percentage of the total pension liability	4.80%	4.12%	4.81%	3.56%	3.56%	2.63%	2.15%	1.64%	0.97%	0.50%

Note: The amounts presented for each fiscal year were determined as of June 30th.

**CITY OF FREEPORT, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS (UNAUDITED)
FLORIDA RETIREMENT SYSTEM
LAST TEN YEARS**

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	\$ 302,196	\$ 264,047	\$ 224,193	\$ 185,222	\$ 133,201	\$ 121,144	\$ 103,662	\$ 49,564	\$ 39,383	\$ 56,432
Contributions in relation to the contractually required contribution	<u>(302,196)</u>	<u>(264,047)</u>	<u>(224,193)</u>	<u>(185,222)</u>	<u>(133,201)</u>	<u>(121,144)</u>	<u>(103,662)</u>	<u>(49,564)</u>	<u>(39,383)</u>	<u>(56,432)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered-employee payroll	\$ 2,554,350	\$ 2,101,582	\$ 1,685,060	\$ 1,510,241	\$ 1,360,783	\$ 1,274,096	\$ 1,070,181	\$ 948,253	\$ 795,783	\$ 697,289
Contributions as a percentage of covered-employee payroll	11.83%	12.56%	13.30%	12.26%	9.79%	9.51%	9.69%	5.23%	4.95%	8.09%

Note: The amounts presented in this schedule are for the City's fiscal year instead of the plan's year.

**CITY OF FREEPORT, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS (UNAUDITED)
HEALTH INSURANCE SUBSIDY
LAST TEN YEARS**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contribution	\$ 51,087	\$ 36,879	\$ 27,972	\$ 25,070	\$ 22,589	\$ 21,150	\$ 17,765	\$ 15,741	\$ 13,210	\$ 11,575
Contributions in relation to the contractually required contribution	<u>(51,087)</u>	<u>(36,879)</u>	<u>(27,972)</u>	<u>(25,070)</u>	<u>(22,589)</u>	<u>(21,150)</u>	<u>(17,765)</u>	<u>(15,741)</u>	<u>(13,210)</u>	<u>(11,575)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered-employee payroll	\$ 2,554,350	\$ 2,101,582	\$ 1,685,060	\$ 1,510,241	\$ 1,360,783	\$ 1,274,096	\$ 1,070,181	\$ 948,253	\$ 795,783	\$ 697,289
Contributions as a percentage of covered-employee payroll	2.00%	1.75%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%

Note: The amounts presented in this schedule are for the City's fiscal year instead of the plan's year.

COMPLIANCE SECTION

**CITY OF FREEPORT, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

Federal Agency Pass-Through Entity Federal Program	Assistance Listing Number	Contract / Grant Number	Expenditures	Passed Through to Subrecipients
<u>U.S. Department of Agriculture</u>				
Direct projects				
Water and Waste Disposal Systems for Rural Communities	10.760		\$ 3,812,948	\$ -
<u>U.S. Department of the Treasury</u>				
Passed through from Walton County, Florida				
COVID-19 – Coronavirus Relief Fund	21.019		100,724	-
Passed through from the Florida Department of Environmental Protection				
COVID-19 – Coronavirus State and Local Fiscal Recovery Funds	21.027	WG059	6,897	-
Passed through from the Florida Division of Emergency Management				
COVID-19 – Coronavirus State and Local Fiscal Recovery Funds	21.027	Y5088	353,205	-
Total U.S. Department of the Treasury			<u>460,826</u>	<u>-</u>
<u>U.S. Environmental Protection Agency</u>				
Direct projects				
Capitalization Grants for Drinking Water State Revolving Fund	66.468	DW660330	20,300	-
TOTAL EXPENDITURES OF FEDERAL AWARDS			<u>\$ 4,294,074</u>	<u>\$ -</u>

See notes to the schedule of expenditures of federal awards.

CITY OF FREEPORT, FLORIDA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

A. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the City of Freeport, Florida (the City) under programs of the federal government for the year ended September 30, 2024. The information in the 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). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the net position or changes in net position of the City.

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or are limited as to reimbursement.

C. DE MINIMIS INDIRECT COST RATE ELECTION

The City has elected to use the ten percent de minimis indirect cost rate, as allowed under Uniform Guidance.

D. STATE REVOLVING FUND LOAN PROJECTS

The City has entered into various loan agreements with the State Revolving Fund (SRF) administered by the Florida Department of Environmental Protection (FDEP) for the engineering and construction of a wastewater pollution control facility. Expenditures reported on the Schedule related to this project are considered expended when the funds are drawn down, which occurs upon approval of loan draw requests by FDEP, regardless of when the underlying expenditure is incurred under the modified accrual basis of accounting. As a result, a portion of the project expenditures for the state financial assistance reported in the Schedule were incurred in a prior period, but the related loan draw requests for such expenditures were not approved by FDEP until the fiscal year ended September 30, 2024. As of September 30, 2024, the City reported total outstanding SRF loan balances of \$814,912.

**INDEPENDENT ACCOUNTANTS' REPORT ON AN EXAMINATION OF
COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH CHAPTER
10.550, RULES OF THE FLORIDA AUDITOR GENERAL**

To the Honorable Mayor and
Members of the City Council

We have examined the City of Freeport, Florida's (the City), compliance with Section 218.415, Florida Statutes, in regard to investments for the year ended September 30, 2024.

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

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgment, including the assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

Our examination does not provide a legal determination of the City's compliance with specified requirements.

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

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



Destin, Florida
April 21, 2025

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

To the Honorable Mayor and
Members of the City Council

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 governmental activities, the business-type activities, and each major fund of the City of Freeport, Florida (the City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated April 21, 2025

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City'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 City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the 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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, and which are described in the accompanying schedule of findings and questioned costs as items 2024-001.

Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on the response.

Purpose of this Report

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

Warren Averett, LLC

Destin, Florida
April 21, 2025

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR THE MAJOR FEDERAL
PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED
BY THE UNIFORM GUIDANCE**

To the Honorable Mayor and
Members of the City Council

Report on Compliance for the Water and Waste Disposal Systems Program

Opinion on the Water and Waste Disposal Systems Program

We have audited the City of Freeport, Florida's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the City's Water and Waste Disposal Systems for Rural Communities Program (the Program) for the year ended September 30, 2024.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the Program for the year ended September 30, 2024.

Basis for Opinion on the Water and Waste Disposal Systems Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

Auditors' Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control Over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified. Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

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

Warren Averett, LLC

Destin, Florida
April 21, 2025

**CITY OF FREEPORT, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

I. SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued:		Unmodified
Internal control over financial reporting:		
• Material weakness(es) identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• Significant deficiency(ies) identified that is/are not considered to be material weaknesses?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Reported
Noncompliance material to financial statements noted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Federal Awards

Internal control over major program:		
• Material weakness(es) identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• Significant deficiency(ies) identified that is/are not considered to be material weaknesses?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Reported
Type of auditors' report issued on compliance for major program:		
• Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Identification of major program:

Name of Federal Program or Cluster	Assistance Listing No.
Water and Waste Disposal Systems for Rural Communities	10.760
Dollar threshold used to distinguish between type A and type B programs for federal awards?	<u>\$750,000</u>
Auditee qualified as low-risk auditee for federal awards?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**CITY OF FREEPORT, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

II. FINANCIAL STATEMENT FINDINGS

FINDING 2024-001 – DATA COLLECTION FORM SUBMISSION

Criteria

According to the Uniform Guidance (2 CFR 200.512), non-federal entities that expend \$750,000 or more in federal awards in a fiscal year are required to submit a data collection form and reporting package to the Federal Audit Clearinghouse on the earlier of 1) 30 calendar days after the reports are received from the auditor; or 2) nine months after fiscal year end.

Condition

The City did not submit the required data collection form and reporting package to the Federal Audit Clearinghouse within the timeframe specified by the Uniform Guidance for the fiscal year ended September 30, 2023.

Cause

The delay in submission was due to technical difficulties encountered while logging into the new Federal Audit Clearinghouse system.

Effect

The City was not in compliance with Uniform Guidance requirements regarding the timely filing of the data collection form and reporting package.

Recommendation

We recommend that management work to resolve any technical issues to ensure timely submission of the data collection form and reporting package in accordance with the Uniform Guidance. Additionally, management should establish written policies and procedures to set forth the roles and responsibilities of City staff in the submission of the data collection form and reporting package.

Management's Response and Planned Corrective Actions

Management concurs with the finding and has initiated corrective actions to address the issue. These actions include implementing policies and procedures to ensure timely filing of the data collection form and reporting package.

III. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

There were no such findings or questioned costs which were required to be reported in accordance with the Uniform Guidance.

MANAGEMENT LETTER

To the Honorable Mayor and
Members of the City Council

Report on the Financial Statements

We have audited the financial statements of the City of Freeport, Florida (the City), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated April 21, 2025.

Auditors' Responsibility

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

Other Reporting Requirements

We have also issued our Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors' Report on Compliance of a Federal Program and Report on Internal Control over Compliance Required by the Uniform Guidance; Schedule of Findings and Questioned Costs; and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Florida Auditor General*. Disclosures in those reports and schedule, which are dated April 21, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Florida Auditor General*, requires that we determine whether corrective actions have been taken to address findings and recommendations made in the preceding annual financial report. There were no findings or recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Florida 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. The official title and legal authority have been disclosed in Note 1 to the financial statements, and there were no component units related to the City.

Financial Condition and Management

Sections 10.554(1)(i)5.a., and 10.556(7), *Rules of the Florida Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City 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 City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c., and 10.556(8), *Rules of the Florida Auditor General*, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Florida Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we identified no recommendations to improve financial management other than those discussed in the schedule of findings and questioned costs.

Property Assessed Clean Energy (PACE) Programs

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

As required by Section 10.554(1)(i)6.b., *Rules of the Florida Auditor General*, there were no program administrators or third-party administrators for a PACE program operating within the City's geographical boundaries. Therefore, no contact information has been provided for each such program administrator or third-party administrator, as there were no applicable PACE programs.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Florida Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

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

Warren Averett, LLC

Destin, Florida
April 21, 2025