

# 2024

Rainbow Lakes Estates Municipal Service  
District

Financial Statements and  
Independent Auditor's Report

September 30, 2024

**PURVIS GRAY**  
CERTIFIED PUBLIC ACCOUNTANTS

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

**RAINBOW LAKES ESTATES  
MUNICIPAL SERVICE DISTRICT  
RAINBOW LAKES ESTATES, FLORIDA**

**SEPTEMBER 30, 2024**

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## INDEPENDENT AUDITOR'S REPORT

The Honorable Board of County Commissioners  
Marion County, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the Rainbow Lakes Estates Municipal Service District (the District) as of and for the year ended September 30, 2024, and the related notes to the 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 District as of September 30, 2024, and its changes in financial position for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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## INDEPENDENT AUDITOR'S REPORT

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, the budgetary comparison information, the schedule of changes in total OPEB liability and related ratios, the schedule of proportionate share of net pension liability, and the schedule of contributions 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

The Honorable Board of County Commissioners  
Marion County, Florida

### INDEPENDENT AUDITOR'S REPORT

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.

#### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated May 2, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Purvis Gray*

May 2, 2025  
Ocala, Florida

**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

The Rainbow Lakes Estates Municipal Service District's (the District) management discussion and analysis presents an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read in conjunction with the District's financial statements.

**Financial Highlights**

- The assets and deferred outflows of resources of the District exceeded its liabilities and deferred inflows of resources at the close of fiscal year 2024 by \$3,300,556 (net position), a decrease of \$107,728 for the year.
- During fiscal year 2024, the District's revenue decreased by 19%, while expenditures decreased by 33.6% from the prior fiscal year.
- During fiscal year 2024, governmental funds revenues exceeded governmental expenditures by \$135,198.
- During fiscal year 2024, capital assets increased by \$11,657 net of disposals, for improvements and purchases of equipment, and decreased by \$132,353 for depreciation, net of disposals.
- During fiscal year 2024, the District's revenues exceeded budgeted amounts by \$72,651, and expenditures were less than budgeted amounts by \$800,660.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of combined fund financial statements and government-wide statements and notes to the financial statements. This report also contains required supplementary information in addition to the basic financial statements.

The government-wide financial statements that consist of the following two statements are designed to provide readers with a broad overview of the District's finances.

The Statement of Net Position and Governmental Fund Balance Sheet presents information on all of the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balance presents information showing how the District's net position changed during fiscal year 2024. All changes in net position are reported as soon as the underlying event, giving rise to the change, occurs regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

**Condensed Financial Statements**

**Rainbow Lakes Estates Municipal Service District  
Net Position**

|                                  | <b>September 30,<br/>2024</b> | <b>September 30,<br/>2023</b> |
|----------------------------------|-------------------------------|-------------------------------|
| Current and Other Assets         | \$ 1,079,121                  | \$ 1,103,052                  |
| Capital Assets, Net              | <u>2,467,847</u>              | <u>2,588,543</u>              |
| <b>Total Assets</b>              | <u>3,546,968</u>              | <u>3,691,595</u>              |
| Deferred Outflows of Resources   | <u>74,498</u>                 | <u>92,377</u>                 |
| <b>Total Deferred Outflows</b>   | <u>74,498</u>                 | <u>92,377</u>                 |
| Current and Other Liabilities    | 8,329                         | 28,805                        |
| Long-Term Liabilities            | <u>221,666</u>                | <u>322,721</u>                |
| <b>Total Liabilities</b>         | <u>229,995</u>                | <u>351,526</u>                |
| Deferred Inflows of Resources    | <u>90,915</u>                 | <u>24,162</u>                 |
| <b>Total Deferred Inflows</b>    | <u>90,915</u>                 | <u>24,162</u>                 |
| <b>Net Position</b>              |                               |                               |
| Net Investment in Capital Assets | 2,463,806                     | 2,579,787                     |
| Restricted                       | <u>836,750</u>                | <u>828,497</u>                |
| <b>Total Net Position</b>        | <u>\$ 3,300,556</u>           | <u>\$ 3,408,284</u>           |

**Rainbow Lakes Estates Municipal Service District  
Change in Net Position  
For the Year Ended September 30**

|  | <b>2024</b>         | <b>2023</b>         |
|--|---------------------|---------------------|
| Revenues                               | \$ 511,047          | \$ 630,801          |
| Expenditures                           | <u>(480,171)</u>    | <u>(723,599)</u>    |
| Net Revenue (Expenditures)             | 30,876              | (92,798)            |
| Other Financing Sources                | <u>(138,604)</u>    | <u>-</u>            |
| Net Change in Net Position             | (107,728)           | (92,798)            |
| <b>Net Position, Beginning of Year</b> | <u>3,408,284</u>    | <u>3,501,082</u>    |
| <b>Net Position, End of Year</b>       | <u>\$ 3,300,556</u> | <u>\$ 3,408,284</u> |

The combined fund financial statements and government-wide financial statements can be found on pages 7-8 of this report.

**Governmental Funds**

The general fund is the District's primary operating account. All revenues and expenditures are accounted for in the fund. The focus of the fund is to provide information on *near-term* inflows, outflows, and balances of spendable resources.

**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

**Notes to the Financial Statements**

The notes to the financial statements are essential in understanding the data provided in the financial statements. The notes can be found on pages 9 through 27.

**Budgetary Comparison**

The District adopts an annual budget for its general fund. A budgetary comparison schedule has been provided to demonstrate budgetary compliance and can be found on page 28.

**Capital Assets and Debt Administration**

The District's investment in capital assets as of September 30, 2024, amounts to \$6,077,535. This investment consists of land, construction in progress, buildings, improvements, machinery and equipment, infrastructure, and right-to-use lease equipment and subscriptions. Accumulated depreciation totals \$3,609,688 (see Note 4 for further information). The District had no bonded debt outstanding at the close of the fiscal year.

**Request for Information**

This financial report is designed to provide a general overview of the finances for those with an interest in the District. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District or to the Marion County Clerk of the Circuit Court and Comptroller, Finance Department, 110 NW First Avenue, Ocala, Florida 34475.

## **FINANCIAL STATEMENTS**

**STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET**  
**SEPTEMBER 30, 2024**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

|  | <u>General<br/>Fund</u> | <u>Adjustments<br/>(Note 2)</u> | <u>Total</u>        |
|--|-------------------------|---------------------------------|---------------------|
| <b>Assets</b>                                      |                         |                                 |                     |
| Cash and Cash Equivalents                          | \$ 1,075,298            | \$ -                            | \$ 1,075,298        |
| Due from Other Funds                               | 162                     | -                               | 162                 |
| Due from Other Governmental Units                  | 3,661                   | -                               | 3,661               |
| Capital Assets:                                    |                         |                                 |                     |
| Capital Assets, Not Being Depreciated              | -                       | 188,367                         | 188,367             |
| Capital Assets, Being Depreciated, Amortized (Net) | -                       | 2,279,480                       | 2,279,480           |
| <b>Total Assets</b>                                | <u>1,079,121</u>        | <u>2,467,847</u>                | <u>3,546,968</u>    |
| <b>Deferred Outflows of Resources</b>              |                         |                                 |                     |
| Deferred Outflows on Other Postemployment Benefits |                         | 2,593                           | 2,593               |
| Deferred Outflows on Pension Liabilities           |                         | 71,905                          | 71,905              |
| <b>Total Deferred Outflows of Resources</b>        |                         | <u>74,498</u>                   | <u>74,498</u>       |
| <b>Liabilities</b>                                 |                         |                                 |                     |
| Accounts Payable                                   | 4,428                   | -                               | 4,428               |
| Accrued Liabilities                                | 3,660                   | -                               | 3,660               |
| Due to Other Governmental Units                    | 95                      | -                               | 95                  |
| Accrued Interest Payable                           | -                       | 146                             | 146                 |
| Compensated Absences                               | -                       | 8,856                           | 8,856               |
| Other Postemployment Benefits                      | -                       | 14,584                          | 14,584              |
| Net Pension Liability                              | -                       | 194,185                         | 194,185             |
| Lease Liability                                    | -                       | 2,530                           | 2,530               |
| Subscription Liability                             | -                       | 1,511                           | 1,511               |
| <b>Total Liabilities</b>                           | <u>8,183</u>            | <u>221,812</u>                  | <u>229,995</u>      |
| <b>Deferred Inflows of Resources</b>               |                         |                                 |                     |
| Deferred Inflows on Other Postemployment Benefits  |                         | 4,752                           | 4,752               |
| Deferred Inflows on Pension Liabilities            |                         | 86,163                          | 86,163              |
| <b>Total Deferred Inflows of Resources</b>         |                         | <u>90,915</u>                   | <u>90,915</u>       |
| <b>Fund Balance</b>                                |                         |                                 |                     |
| Restricted for:                                    |                         |                                 |                     |
| Transportation Maintenance                         | 1,070,938               | (1,070,938)                     | -                   |
| <b>Total Fund Balance</b>                          | <u>1,070,938</u>        | <u>(1,070,938)</u>              | <u>-</u>            |
| <b>Total Liabilities and Fund Balance</b>          | <u>\$ 1,079,121</u>     |                                 |                     |
| <b>Net Position</b>                                |                         |                                 |                     |
| Investment in Capital Assets                       |                         | 2,463,806                       | 2,463,806           |
| Restricted for:                                    |                         |                                 |                     |
| Transportation                                     |                         | 836,750                         | 836,750             |
| <b>Total Net Position</b>                          |                         | <u>\$ 3,300,556</u>             | <u>\$ 3,300,556</u> |

See accompanying notes.

**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND  
REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
RAINBOW LAKES ESTATES, FLORIDA**

|   | <u>General<br/>Fund</u> | <u>Adjustments<br/>(Note 2)</u> | <u>Total</u>        |
|---|-------------------------|---------------------------------|---------------------|
| <b>Revenues</b>                                     |                         |                                 |                     |
| Taxes   | \$ 263,870              | \$ -                            | \$ 263,870          |
| Permits and Fees                                    | 181,538                 | -                               | 181,538             |
| Charges for Services                                | 80                      | -                               | 80                  |
| Investment Income                                   | 63,183                  | -                               | 63,183              |
| Miscellaneous Revenues                              | 2,376                   | -                               | 2,376               |
| <b>Total Revenues</b>                               | <u>511,047</u>          | <u>-</u>                        | <u>511,047</u>      |
| <b>Expenditures</b>                                 |                         |                                 |                     |
| Current:  |                         |                                 |                     |
| General Government                                  | 336,480                 | 1,641                           | 338,121             |
| Transportation                                      | 22,797                  | (13,349)                        | 9,448               |
| Depreciation  | -                       | 132,353                         | 132,353             |
| Debt Service:                                       |                         |                                 |                     |
| Principal   | 4,715                   | (4,715)                         | -                   |
| Interest  | 200                     | 49                              | 249                 |
| Capital Outlay                                      | 11,657                  | (11,657)                        | -                   |
| <b>Total Expenditures</b>                           | <u>375,849</u>          | <u>104,322</u>                  | <u>480,171</u>      |
| <b>Net Revenue (Expenditures)</b>                   | <u>135,198</u>          | <u>(104,322)</u>                | <u>30,876</u>       |
| <b>Other Financing Sources (Uses)</b>               |                         |                                 |                     |
| Transfers Out                                       | (138,604)               | -                               | (138,604)           |
| <b>Total Other Financing Sources (Uses)</b>         | <u>(138,604)</u>        | <u>-</u>                        | <u>(138,604)</u>    |
| <b>Net Change in Fund Balance/Net Position</b>      | (3,406)                 | (104,322)                       | (107,728)           |
| <b>Fund Balance/Net Position, Beginning of Year</b> | <u>1,074,344</u>        | <u>2,333,940</u>                | <u>3,408,284</u>    |
| <b>Fund Balance/Net Position, End of Year</b>       | <u>\$ 1,070,938</u>     | <u>\$ 2,229,618</u>             | <u>\$ 3,300,556</u> |

See accompanying notes.

**NOTES TO FINANCIAL STATEMENTS**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

**Note 1 - Summary of Significant Accounting Policies**

The accounting policies of the Marion County, Florida Board of County Commissioners (the Board) conform to generally accepted accounting principles, as applicable to governments. The following is a summary of the more significant policies:

**Reporting Entity**

The Rainbow Lakes Estates Municipal Service District (the District) was created under the Laws of Florida, Chapter 69-1298, and Marion County Code Sections A5-1 through A5-7. The Board acts as the governing authority of the District, thus having significant influence over its operations and fiscal management. The District is reported as a special revenue fund within Marion County, Florida's (the County) overall basic financial statements.

**Financial Statements**

These financial statements are presented for the purpose of complying with state law, which requires separate financial reporting for Special Districts overlapping two or more counties and, accordingly, does not present entity-wide financial statements in accordance with the Governmental Accounting Standards Board (GASB) Statement No. 34. All other relevant aspects of GASB Statement No. 34 have been incorporated into this report.

**Basis of Presentation – Government-Wide Financial Statements**

While separate government-wide and fund financial statements are presented, they are inter-related. The governmental activities column incorporates data from the governmental fund.

**Basis of Presentation – Fund Financial Statements**

The financial transactions of the District are recorded in the general fund.

■ **Description of Funds and Account Groups**

- **Governmental Fund Type**—Governmental funds are those through which most governmental functions are financed. The acquisition, use, and balances of the District's expendable financial resources and the related liabilities are accounted for through a special revenue fund. The measurement focus is upon determination of changes in financial position rather than upon net income determination.
- **Special Revenue Funds**—Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than the debt service or capital projects.
- **Restricted Fund Balance**—Fund Balance should be reported as restricted when constraints are placed on the use of resources, such as enabling legislation, which authorizes the government to assess, levy, charge, or otherwise mandate payment of resources.

**NOTES TO FINANCIAL STATEMENTS**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

**Measurement Focus**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. 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. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Governmental fund types are accounted for on a spending or financial flow measurement focus. This means that only current assets and current liabilities are generally included on the balance sheet. Reported fund balance (net current assets) is considered a measure of “available, spendable, or appropriable resources”. Governmental fund type operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. 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 District considers revenues to be available if they are collected within the 60 days of the end of the current fiscal period. Receivables collected after 60 days are reported as deferred inflows of resources until the revenue becomes available. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditure, as well as expenditures related to compensated absences and claims and judgements, are recorded only when the payment is due.

**Basis of Accounting**

Governmental fund type revenues and expenditures are recognized on the modified accrual basis. This method recognizes revenues in the accounting period in which they become available and measurable. Expenditures are recognized in the period in which the fund liability is incurred (except unmatured interest on general long-term debt, which is recognized when due). Property taxes levied for the 2023 calendar year are not considered available at September 30, 2024, since a legally enforceable claim did not exist as of that date, and those revenues are not collected in sufficient time thereafter to be used for fiscal 2024 expenditures.

**Budgetary Requirements**

The following procedures are utilized by the County in establishing and/or amending the budgetary information contained in the financial statements (the District’s budget is included in the County’s budget):

- On or before June 1 of each year, the Clerk of the Circuit Court, Sheriff, Supervisor of Elections, and Tax Collector each submit a proposed operating budget for the ensuing fiscal year to the Board.
- The proposed operating budget of the Property Appraiser must be presented to the Board on or before June 1 of each year and is simultaneously submitted by the Property Appraiser to the State of Florida, Department of Revenue, from which the final approval of the budget of the Property Appraiser must emanate.

**NOTES TO FINANCIAL STATEMENTS**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

On or before July 15 of each year, or within 15 days after the receipt of the certified taxable property values from the Property Appraiser, whichever occurs last, the Clerk of the Circuit Court, as Clerk to the Board (and budget officer), presents to the Board a proposed budget for the fiscal year commencing the following October 1. Pursuant to the provisions of Section 129.01, Florida Statutes, the proposed budgets as submitted contain balanced statements of estimated revenues (including unexpended fund balances to be carried forward) and proposed appropriations for each fund required to be presented by laws or by sound financial practices, including the general, special revenue, debt service, and capital projects funds.

- Following is a preliminary review of the proposed budgets by the Board, whose members make such changes as are deemed necessary (provided that the proposed budget for each fund remains balanced), the Board causes a notice of proposed property taxes to be mailed to each County property taxpayer. Included in the notice is a statement of the Board's intent to hold a public hearing to consider adoption of the tentative millage rates and budgets, as well as a comparison of the taxpayer's proposed property tax bill with the actual tax bill of the preceding year.
- Following successful completion of the above-referenced public hearings, the Board advertises, and subsequently conducts, a second public hearing to finally adopt a millage rate and budget for each of the taxing entities under their jurisdiction. These public hearings are ordinarily held prior to October 1 of each year. If, however, for some reason the Board is unable to finally adopt a budget prior to October 1, state law permits the re-adoption by resolution of the budget of the preceding year as an interim measure.
- Pursuant to the provisions of Section 129.07, Florida Statutes, the Board is prohibited from expending or contracting for the expenditure of any amount in excess of the total amount budgeted in any fund. It is, however, legally permissible at the present time for the budgets of individual departments included within a particular fund to be over expended in total without requiring mandatory action by either the Board, the Clerk of the Circuit Court, as Clerk to the Board (the budget officer), or the County Administrator. Transfers of appropriate amounts between funds require approval of the Board.
- Subsequent to final adoption of the budget by the Board, changes to the budget, as enacted, are only required (by either statutory law or current management practices) when revenues not anticipated in the original budget document are received, which management wishes to have appropriated during the current year, resulting in an increase to the total appropriations of a fund. Such increases can only be incorporated into the budget document following approval by the Board at a duly advertised public hearing held to consider the adoption of the supplemental budgets.
- Adoption and execution of the budgets are governed in accordance with applicable provisions of the Florida Statutes.
- Formal budgetary integration at the object level is used as a management control device for all governmental funds of the Board for which annual budgets are adopted, including the general, special revenue, debt service, and capital projects funds. The level at which expenditures may not legally exceed appropriations is the fund level.
- Budgets for the general fund, special revenue, debt service, and capital projects funds are adopted on a basis consistent with generally accepted accounting principles.

**NOTES TO FINANCIAL STATEMENTS  
RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
RAINBOW LAKES ESTATES, FLORIDA**

- All appropriations lapse at the end of each fiscal year, although the Board expects to honor purchase orders and contracts in process, subject to authority provided in the subsequent year’s budgets.

**Property Taxes**

Under Florida law, the assessment of all properties and the collection of all county, municipal, and school board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the State of Florida regulating tax assessment are also designed to assure a consistent property valuation method state-wide. Florida Statutes permit counties to levy property taxes at a rate of up to 10 mills.

The tax levy of the County is established by the Board prior to October 1 of each year and the Tax Collector incorporates the millages into the total tax levy, which includes the municipalities, the independent districts, and the County school board tax requirements, and produces the tax bill.

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

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

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

Delinquent taxes on personal property bear interest at 18% per year until the tax is satisfied, either by seizure and sale of the property or by the seven-year statute of limitations.

The Board does not accrue its portion of the County-held tax sale certificates or personal property tax warrants because such amounts are not measurable and available as of the balance sheet date.

Key dates in the property tax cycle for the fiscal year ended September 30, 2024, were as follows:

|  |                            |
|--|----------------------------|
| Assessment Roll Certified                                    | June 2023                  |
| Beginning of Fiscal Year for Which Taxes<br>Have Been Levied | October 2023               |
| Property Taxes Levied  | October 2023               |
| Tax Bills Issued   | November 1, 2023           |
| Property Taxes Due by:                                       |                            |
| For Maximum Discount   | November 30, 2023          |
| Delinquent After   | March 31, 2024             |
| Tax Certificates (Liens) Sold on Unpaid<br>Property Taxes    | No later than June 1, 2024 |

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**Equity in Pooled Cash and Investments**

The Board maintains a pooled cash fund, which allows the various funds of the Board to pool monies for investment purposes. The Board maintains records to identify the equity of each fund investing in the pool as well as amounts borrowed from the pool. Investment earnings of the pool are recorded as earned and are allocated to the participating funds based on the respective funds average daily balance. The equity in pooled cash consists of cash, U.S. treasuries, federal instrumentalities, corporate notes/obligations, money market funds, and municipal bonds.

**Capital Assets**

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the statement of net position and governmental fund balance sheet of the County. Property and equipment with initial individual costs that equal or exceed \$5,000 and estimated useful lives of over one year are recorded as capital assets. Buildings and improvements with initial individual costs that equal or exceed \$50,000 are recorded as capital assets. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Attractive items are tangible personal property with cost under the capitalization threshold that require special attention to ensure legal compliance, protect public safety, and/or have a heightened risk of theft. These attractive items are recorded as property for inventory purposes in the District’s internal records and are evaluated annually in accordance with Florida Administrative Code 69I-73.

The District capitalizes major expenditures for additions and improvements. Expenditures for maintenance and repairs are charged to operating expenses.

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

| <b>Assets</b>                      | <b>Years</b> |
|------------------------------------|--------------|
| Buildings and Improvements         | 10-50        |
| Machinery, Equipment, and Vehicles | 3-10         |
| Infrastructure                     | 15-50        |
| Right-to-Use Intangible Assets     | 3-20         |

**Compensated Absences**

The District’s reporting of accumulated unused compensated absences has been recorded in accordance with GASB Statement No. 16. A liability is accrued for an employee’s right to receive compensation for future absences when certain conditions are met. In general, it is the County’s policy to grant all permanent full-time and part-time employees leave based upon the number of years of employment. Employees are encouraged to use their annual leave in the year that it is earned. All vacation pay is accrued and incurred in the government-wide statement.

**Lease and Subscription-Based Information Technology Arrangements (SBITA) Liability**

The District enters into non-cancelable leases for the right-to-use equipment in its operations. When the District is the lessee, the contracts result in recognition of a right-to-use intangible asset that is offset by a corresponding lease liability. The District is the user of subscription-based software throughout its

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operations. A SBITA results in recognition of a right-to-use intangible asset that is offset by a corresponding SBITA liability. Lease and SBITA intangible assets are reported with the capital assets and lease and SBITA liabilities are reported with long-term liabilities on the government-wide financial statements.

At commencement of the lease with the District as the lessee, the District initially measures the lease liability at the present value of the total payments over the lease term. The lease asset is measured as the value of the lease liability, adjusted for any prepayments, plus certain initial direct costs.

Similarly, at commencement of a SBITA, the District initially measures the SBITA liability at present value of total payments over the subscription term. The SBITA asset is measured as the value of the SBITA liability plus certain development costs.

Estimates and judgements are sometimes made when determining the discount rate and overall term leases and SBITAs. The District monitors its leases for significant changes in circumstances that warrant a remeasurement of the lease and/or SBITA liability and associated intangible asset.

**Deferred Outflows and Deferred Inflows of Resources**

In addition to assets and liabilities, the District reports the financial statement elements of deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expenditure or expense) until that applicable time. Deferred inflows of resources represent an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that applicable time.

The District reports two items that qualify as deferred outflows of resources on its government-wide statement of net position and governmental fund balance sheet, the deferred outflows for other postemployment benefits (OPEB) and deferred outflows for pensions. The deferred amounts for OPEB are an aggregate of items related to OPEB as calculated in accordance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pension*. The deferred outflows for pensions are an aggregate of items related to pensions and are calculated in accordance with GASB Statements No. 68, *Accounting and Financial Reporting for Pensions* and No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*. The deferred outflows for OPEB and pensions will be recognized as pension expense or a reduction of net OPEB or pension liabilities in future reporting years.

The District reports two items that qualify as deferred inflows of resources on its government-wide statement of net position and governmental fund balance sheet, the deferred inflows for OPEB and deferred inflows for pensions. The deferred inflows for OPEB are an aggregate of items related to OPEB as calculated under the same principles as the deferred outflows for OPEB. The deferred inflows for pensions are an aggregate of items related to pensions as calculated under the same principles as the deferred outflows for pensions. Both will be recognized as a reduction to OPEB or pension expenses in future reporting years.

**NOTES TO FINANCIAL STATEMENTS**  
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**Fund Balance Reporting and Governmental Fund-Type Definitions**

Governmental fund balances are classified as either non-spendable or spendable. Spendable fund balances are further classified below non-spendable in a hierarchy based on the extent to which there are external and internal constraints on the spending of these fund balances. These classifications are described as follows:

*Non-Spendable Fund Balance* – includes amounts that cannot be spent because they are not in spendable form or are legally or contractually required to be maintained intact. Non-spendable governmental fund balances at September 30, 2024, are for inventories and prepaid items.

*Restricted Fund Balance* – includes amounts that can be spent only for the specific purposes stipulated by external resources providers either constitutionally or through enabling legislation. Examples include grants and impact fees.

*Committed Fund Balance* – includes amounts that can only be used for the specific purpose determined by a formal action of the District’s highest level of decision-making authority. Commitments may be changed or lifted only by the District taking the same formal action of an ordinance approved by the Board at a regular meeting that imposed the constraint originally.

*Assigned Fund Balance* – includes amounts intended to be used by the District for specific purposes. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that the resources in other governmental funds are, at a minimum, intended to be used for that purpose of that fund.

*Unassigned Fund Balance* – is the residual classification of a general fund only. Unassigned amounts are technically available for any purpose in the general fund. Deficit fund balances in other governmental funds are also classified as unassigned.

When multiple categories are available for expenditures, the District will start with the most restricted category in its order of use (restricted resources are used first, followed by committed resources, followed by assigned resources). Unassigned fund balance is used when expenditures are incurred for purposes which amounts in any classification could be used.

**Note 2 - Explanation of Differences Between the Government-Wide Financial Statements and the Governmental Fund Financial Statements**

When capital assets that are to be used in governmental activities are purchased, the cost of those assets are reported as expenditures in governmental funds. However, the statement of net position and governmental fund balance sheet includes those capital assets among the assets of the District as a whole.

|                          |                            |
|--------------------------|----------------------------|
| Cost of Capital Assets   | \$ 6,077,535               |
| Accumulated Depreciation | (3,609,688)                |
| <b>Difference</b>        | <b><u>\$ 2,467,847</u></b> |

In the statement of activities the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balance decreases by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year.

|                      |                            |
|----------------------|----------------------------|
| Capital Outlay       | \$ 11,657                  |
| Depreciation Expense | (132,353)                  |
| <b>Difference</b>    | <b><u>\$ (120,696)</u></b> |

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Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities are reported on the statement of net position and governmental fund balance sheet. Long-term liabilities at the end of the year consist of:

|                          |                          |
|--------------------------|--------------------------|
| Accrued Interest Payable | \$ 146                   |
| Compensated Absences     | 8,856                    |
| Total OPEB Liability     | 14,584                   |
| Net Pension Liabilities  | 194,185                  |
| Lease Liability          | 2,530                    |
| Subscription Liability   | 1,511                    |
| <b>Difference</b>        | <u><u>\$ 221,812</u></u> |

Deferred outflows and inflows of resources related to pensions and OPEB are applicable for future periods and are not reported in governmental funds.

|   |                           |
|---|---------------------------|
| Deferred Outflows of Resources for OPEB     | \$ 2,593                  |
| Deferred Outflows of Resources for Pensions | 71,905                    |
| Deferred Inflows of Resources for OPEB      | (4,752)                   |
| Deferred Inflows of Resources for Pensions  | (86,163)                  |
| <b>Difference</b>                           | <u><u>\$ (16,417)</u></u> |

Governmental funds report District pension contributions and OPEB benefit payments as expenditures. In the statement of activities, the cost of pension benefits and OPEB benefits earned net of contributions and benefit payments is reported as pension and OPEB expense.

|  |                          |
|--|--------------------------|
| Difference Between OPEB Benefit Payments and Net OPEB Expense    | \$ (198)                 |
| Difference Between Pension Contributions and Net Pension Expense | (9,523)                  |
| <b>Difference</b>  | <u><u>\$ (9,721)</u></u> |

Using the modified accrual basis of accounting used in governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, which is presented on the accrual basis, expenses and liabilities are reported regardless of the financial resources available. These adjustments include:

|   |                          |
|---|--------------------------|
| Changes in Compensated Absences               | \$ (1,987)               |
| Changes in Accrued Interest on Long-Term Debt | 49                       |
| <b>Difference</b>                             | <u><u>\$ (1,938)</u></u> |

Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Similarly, repayment of debt principal is an expenditure in governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

|                      |                          |
|----------------------|--------------------------|
| Issuance of SBITAs   | \$ -                     |
| Principal Repayments | (4,715)                  |
| <b>Difference</b>    | <u><u>\$ (4,715)</u></u> |

**Note 3 - Cash and Equity in Pooled Cash and Investments**

**Cash and Investments**

At September 30, 2024, the District's carrying amount of cash deposits accounts was \$1,075,298. These funds are pooled as part of the County pooled cash funds. The pooled cash and investments of the County consist of cash, U.S. treasuries, federal instrumentalities, corporate notes/obligations, money market funds, and municipal bonds. The County's cash deposits are held by a bank that qualifies as a public

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depository under the *Florida Security for Public Deposits Act*, as required by Chapter 280, Florida Statutes. The County maintains an investment policy managing pooled cash and investments. Further information on the County's pooled cash and investments can be found in the notes to the annual financial statements of the County.

**Note 4 - Capital Assets**

Land, buildings and improvements, and tangible personal property of the District are reported as capital assets in the statement of net position and governmental fund balance sheet.

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

|  | <u>Beginning<br/>Balance</u> | <u>Increases</u>    | <u>(Decreases)</u> | <u>Ending<br/>Balance</u> |
|--|------------------------------|---------------------|--------------------|---------------------------|
| <b>Capital Assets, Not Being Depreciated</b>       |                              |                     |                    |                           |
| Land   | \$ 188,367                   | \$ -                | \$ -               | \$ 188,367                |
| Construction in Progress                           | 13,400                       | -                   | (13,400)           | -                         |
| <b>Total Capital Assets, Not Being Depreciated</b> | <u>201,767</u>               | <u>-</u>            | <u>(13,400)</u>    | <u>188,367</u>            |
| <b>Capital Assets, Being Depreciated</b>           |                              |                     |                    |                           |
| Buildings  | 974,053                      | -                   | -                  | 974,053                   |
| Improvements                                       | 1,319,531                    | 13,400              | -                  | 1,332,931                 |
| Machinery, Equipment, and Vehicles                 | 727,625                      | 11,657              | -                  | 739,282                   |
| Infrastructure                                     | 2,827,795                    | -                   | -                  | 2,827,795                 |
| Right to Use Equipment                             | 12,622                       | -                   | -                  | 12,622                    |
| Right to Use SBITA                                 | 2,485                        | -                   | -                  | 2,485                     |
| <b>Total Capital Assets, Being Depreciated</b>     | <u>5,864,111</u>             | <u>25,057</u>       | <u>-</u>           | <u>5,889,168</u>          |
| <b>Less Accumulated Depreciation</b>               |                              |                     |                    |                           |
| Buildings  | (821,783)                    | (22,449)            | -                  | (844,232)                 |
| Improvements                                       | (1,126,309)                  | (37,301)            | -                  | (1,163,610)               |
| Machinery, Equipment, and Vehicles                 | (710,855)                    | (8,002)             | -                  | (718,857)                 |
| Infrastructure                                     | (812,015)                    | (59,896)            | -                  | (871,911)                 |
| Right to Use Equipment                             | (5,960)                      | (4,208)             | -                  | (10,168)                  |
| Right to Use SBITA                                 | (413)                        | (497)               | -                  | (910)                     |
| <b>Total Accumulated Depreciation</b>              | <u>(3,477,335)</u>           | <u>(132,353)</u>    | <u>-</u>           | <u>(3,609,688)</u>        |
| <b>Total Capital Assets Being Depreciated, Net</b> | <u>2,386,776</u>             | <u>(107,296)</u>    | <u>-</u>           | <u>2,279,480</u>          |
| <b>Total Capital Assets, Net</b>                   | <u>\$ 2,588,543</u>          | <u>\$ (107,296)</u> | <u>\$ (13,400)</u> | <u>\$ 2,467,847</u>       |

**NOTES TO FINANCIAL STATEMENTS  
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**Note 5 - Changes in Compensated Absences**

The amount of vested accumulated compensated absences payable based upon the County’s annual leave and sick leave policy is reported as a liability in the statement of net position and governmental fund balance sheet for the District. The change in accumulated compensated absences during the year is as follows:

| <u>Balance</u>         |                  | <u>Balance</u>    |                           |  | <u>Balance</u> |
|------------------------|------------------|-------------------|---------------------------|--|----------------|
| <u>October 1, 2023</u> | <u>Additions</u> | <u>Reductions</u> | <u>September 30, 2024</u> |  |                |
| \$ 10,843              | \$ 8,463         | \$ (10,450)       | \$ 8,856                  |  |                |

**Note 6 - Retirement System**

**The Florida Retirement System (FRS)**

1. Plan Description, Membership and Plan Benefits, and Contribution Requirements

*Plan Description*

The FRS is a cost-sharing, multiple-employer, contributory retirement system administered by the State of Florida (State). The FRS was created by Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution plan is the FRS Investment Plan (INV). Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan to assist retired members of any state-administered retirement system in paying the costs of health insurance.

The FRS and HIS are administered by the Florida Department of Management Services, Division of Retirement. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and Florida Retirement System Rules, Chapter 60S, Florida Administrative Code. The Florida Legislature has the authority to establish and amend retirement legislation and related bills of significance to members of the FRS and HIS plans (including benefit terms and contribution rates). Passed bills are presented to the Governor of Florida and approved before they may be enacted into law.

The FRS and HIS financial information is included in the Florida Retirement System (the System) Pension Plan and Other State-Administered Systems’ Annual Comprehensive Financial Report (ACFR). Reporting of the FRS and HIS are on the accrual basis of accounting. Employer contributions are recognized when due and payable in accordance with the terms of each plan. The fiduciary net positions of the FRS and HIS were determined on the same basis used by the pension plans. The State Board of Administration invests the assets of the pension plans held in the FRS Trust. Investments are reported at fair value which are obtained from an independent pricing service provider using quoted market prices. The System ACFR, including audited financial information to support the Schedules of Employer Allocations and Schedules of Pension Amounts by Employer, are available online at:

[https://www.dms.myflorida.com/workforce\\_operations/retirement/publications](https://www.dms.myflorida.com/workforce_operations/retirement/publications).

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The System ACFR and actuarial reports may also be obtained by contacting the Division of Retirement by mail or phone at:

Department of Management Services  
Division of Retirement  
Bureau of Research and Member Contributions  
P.O. Box 9000  
Tallahassee, Florida 32315-9000  
850-907-6500 or toll free 844-377-1888

*Membership and Plan Benefits - FRS*

The FRS has one class of membership applicable to the District, regular class. The FRS pension plan provides for the vesting of benefits after six years of creditable service or after eight years of creditable service for members first enrolled after July 1, 2011. Members are eligible for normal retirement when they have met the minimum requirements listed below. Early retirement may be taken any time after vesting; however, there is a 5% benefit reduction for each year prior to normal retirement age. Members are also eligible for regular disability benefits if permanently disabled and unable to work. Benefits are computed on the basis of age, average final compensation, creditable years of service, and accrual value by membership class.

A DROP was established effective July 1, 1998, subject to provisions of Section 121.091, Florida Statutes. It permits employees eligible for normal retirement under the FRS to defer receipt of monthly benefit payment while continuing employment with a System employer. An employee may participate in the DROP for a period not to exceed 96 months after electing to participate. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest.

Regular Class: Six years of service and age 62, or the age after 62 the member becomes vested, or thirty years of service, regardless of age, whichever comes first.

After eight years of service for members first enrolled after July 1, 2011, and age 65 the member becomes vested, or the age after 65 the member becomes vested, or thirty-three years of service regardless of the age before 65.

*Membership and Plan Benefits - HIS*

HIS membership is available to all members within the FRS and INV plans. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. Eligible retirees and beneficiaries receive a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$7.50. The minimum payment is \$45, and the maximum payment is \$225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under one of the state-administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

*Contribution Requirements*

The contribution rates for FRS and HIS members are established, and may be amended, by the State of Florida. Employer contributions rates are actuarially recommended but set by the Legislature. These rates are a percentage of covered payroll. The FRS and HIS contribution rates were as follows:

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Regular Class: Members not qualifying for other classes.

|                                |                                |
|--------------------------------|--------------------------------|
| <b>10/01/2023 – 06/30/2024</b> | <b>07/01/2024 – 09/30/2024</b> |
| 13.57%                         | 13.63%                         |

Employer rates include 2.00% from October 1, 2023 to September 30, 2024, for the HIS program. In addition, other than for the DROP, rates include .06% from October 1, 2023 to September 30, 2024, for administrative costs.

The District’s contributions recognized during the fiscal year ended September 30, 2024, by the FRS and HIS were \$20,314 and \$5,226, respectively.

As of July 1, 2011, members contribute 3% of their salary as retirement contributions. Members participating in DROP are not required to make 3% contributions.

2. FRS and HIS Rate of Return, Discount Rate Sensitivity, and Significant Actuarial Assumptions

Long-Term Rate of Return

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in October 2024 the FRS Actuarial Assumption Conference reviewed assumptions by Milliman’s Capital Markets Assumption team. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

| <b>Asset Class</b>     | <b>Target Allocation</b> | <b>Annual Arithmetic Return</b> |
|------------------------|--------------------------|---------------------------------|
| Cash                   | 1.0%                     | 3.3%                            |
| Fixed Income           | 29.0%                    | 5.7%                            |
| Global Equity          | 45.0%                    | 8.6%                            |
| Real Estate (Property) | 12.0%                    | 8.1%                            |
| Private Equity         | 11.0%                    | 12.4%                           |
| Strategic Investments  | 2.0%                     | 6.6%                            |
|                        | 100.0%                   |                                 |

The HIS is essentially funded on a pay-as-you-go basis and depletion date is considered to be immediate. As such, there is no assumption for a long-term expected rate of return on a portfolio, no assumptions for cash flows into and out of the plan or assumed asset allocation.

Discount Rate Sensitivity Analysis

The following tables demonstrate the sensitivity of the District’s proportionate share of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact if the discount rate was 1.0% higher or 1.0% lower than the current discount rate at June 30, 2024.

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Long-Term Rate of Return

| FRS Net Pension Liability (Asset) |            |             | HIS Net Pension Liability (Asset) |           |             |
|-----------------------------------|------------|-------------|-----------------------------------|-----------|-------------|
| Current Discount                  |            |             | Current Discount                  |           |             |
| 1% Decrease                       | Rate       | 1% Increase | 1% Decrease                       | Rate      | 1% Increase |
| 5.70%                             | 6.70%      | 7.70%       | 2.93%                             | 3.93%     | 4.93%       |
| \$ 203,142                        | \$ 115,489 | \$ 42,062   | \$ 89,586                         | \$ 78,696 | \$ 69,657   |

Actuarial Methods and Assumptions

Actuarial assumptions for both the FRS and HIS are reviewed annually by the System Actuarial Assumptions Conference. The FRS has a valuation performed annually and the HIS has a valuation performed biennially that is updated for GASB reporting in the year a valuation is not performed. The most recent experience study for the FRS was for the period July 1, 2018 through June 30, 2023.

The total pension liability for the FRS and HIS was determined by an actuarial valuation as of July 1, 2024, using the individual entry age normal actuarial cost method. Inflation increases for both plans is assumed at 2.40%. Payroll growth for both plans is assumed at 3.50%. Benefits received by retirees and beneficiaries of the FRS plan are increased by a cost-of-living adjustment (COLA) each year based on their previous year benefit amount. Retirements prior to August 2011 receive a 3% COLA adjustment, and retirees after August 2011 received a formula-structured COLA. Mortality assumptions for the FRS were based on the PUB2010 base table varied by member category and sex, projected generationally with scale MP-2021; and on the Generational RP-2000 with projection scale MP-2021 for the HIS. Both the discount rate and long-term expected rate of return used for FRS investments is 6.70%, no change from the prior year. The FRS fiduciary net position was projected to be available to make all projected future benefit payments of active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. Because the HIS uses pay-as-you-go funding structure, a municipal bond rate of 3.93% was used to determine its total pension liability. In October 2023, the Actuarial Assumptions Conference adopted the Bond Buyer General Obligation 20-Bond Municipal Bond Index as the applicable municipal bond index. As of June 30, 2024, the municipal rate used by HIS increased from 3.65% to 3.93%.

**Net Pension Liability, Deferred Outflows/Inflows of Resources, and Pension Expense for District Defined Benefit Pension Plans**

1. Proportionate Share of FRS and HIS Plans

Employers participating in the FRS and HIS were provided pension allocation schedules for use in recording their proportionate share of the FRS and HIS collective net pension liability, deferred outflows of resources, deferred inflows of resources, and pensions expense at measurement date June 30, 2024, in accordance with GASB Statements No. 68, *Accounting and Financial Reporting for Pensions* and No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date - An Amendment of Statement No. 68*. The underlying financial information used to prepare the pension allocation schedules was based on the same basis as mentioned previously, and on the actuarial valuation as of July 1, 2024, for FRS and the HIS. The District's proportionate share was calculated using the retirement contributions for employees that were members of the FRS and HIS during the measurement year ended June 30, 2024. The aggregate employer contribution amounts in the pension allocation schedules agree to the total employer contribution amounts reported in the System ACFR.

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**RAINBOW LAKES ESTATES, FLORIDA**

At September 30, 2024, the District reported a net pension liability of \$194,185 for its proportionate share of the collective net pension liability of the FRS and HIS. The following table presents information on the District's proportionate share of the FRS and HIS:

|  | <u>FRS</u>     | <u>HIS</u>     | <u>District Total</u> |
|--|----------------|----------------|-----------------------|
| Proportionate Share of Net Pension Liability as of June 30, 2024 | \$ 115,489     | \$ 78,696      | \$ 194,185            |
| District's Proportion at June 30, 2024                           | 0.000298540%   | 0.000524609%   |                       |
| District's Proportion at June 30, 2023                           | 0.000445756%   | 0.000706713%   |                       |
| Change on Proportion During Current Year                         | (0.000147216%) | (0.000182104%) |                       |

**2. Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions**

For the year ended September 30, 2024, the District recognized a pension expense of \$20,035 related to FRS, and pension expense of \$5,354 related to the HIS. At September 30, 2024, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

|   | <u>FRS</u>              |                        | <u>HIS</u>              |                        | <u>District Total</u>                     |
|---|-------------------------|------------------------|-------------------------|------------------------|---|
|   | <u>Deferred Outflow</u> | <u>Deferred Inflow</u> | <u>Deferred Outflow</u> | <u>Deferred Inflow</u> | <u>Deferred Outflow Deferred (Inflow)</u> |
| Differences Between Expected and Actual Experience              | \$ 11,668               | \$ -                   | \$ 760                  | \$ (151)               | \$ 12,428<br>(151)                        |
| Changes of Assumptions  | 15,829                  | -                      | 1,393                   | (9,317)                | 17,222<br>(9,317)                         |
| Net Difference Between Projected and Actual Investment Earnings | -                       | (7,676)                | -                       | (28)                   | -<br>(7,704)                              |
| Changes in Proportion   | 17,329                  | (40,139)               | 15,815                  | (28,852)               | 33,144<br>(68,991)                        |
| District Contributions Subsequent to the Measurement Date       | 7,305                   | -                      | 1,806                   | -                      | 9,111                                     |
| <b>Total Deferred Outflows</b>                                  | <u>\$ 52,131</u>        |                        | <u>\$ 19,774</u>        |                        | <u>\$ 71,905</u>                          |
| <b>Total Deferred (Inflows)</b>                                 |                         | <u>\$ (47,815)</u>     |                         | <u>\$ (38,348)</u>     | <u>\$ (86,163)</u>                        |

**NOTES TO FINANCIAL STATEMENTS**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

Deferred outflows of resources of \$9,111 are reported by the District for employer contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the fiscal year ending September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Reporting Year<br>Ending June 30, | FRS               | HIS                | District Total     |
|-----------------------------------|-------------------|--------------------|--------------------|
| 2025                              | \$ (4,056)        | \$ (2,638)         | \$ (6,694)         |
| 2026                              | 15,323            | (2,849)            | 12,474             |
| 2027                              | (4,771)           | (4,596)            | (9,367)            |
| 2028                              | (7,878)           | (3,853)            | (11,731)           |
| 2029                              | (1,607)           | (4,774)            | (6,381)            |
| Thereafter                        | -                 | (1,670)            | (1,670)            |
| <b>Total</b>                      | <b>\$ (2,989)</b> | <b>\$ (20,380)</b> | <b>\$ (23,369)</b> |

**Note 7 - OPEB Liability**

The District implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, for accounting and financial reporting for its OPEB plan.

**Plan Description, Benefit Terms, and Contribution Requirements**

The OPEB plan is a single-employer benefit plan administered by the District. Retirees are charged whatever the insurance company charges for the type of coverage elected. However, the premiums charged by the insurance company are based on a blending of the experience among younger active employees and older retired employees. The older retirees usually have higher costs, which means that the District is actually subsidizing the cost of the retiree coverage because it pays all or a significant portion of that premium on behalf of the active employees.

Retirees and their dependents are permitted to remain covered under the District’s respective medical and insurance plans as long as they pay a full premium applicable to coverage elected. This conforms to the minimum required of Florida governmental employees per Chapter 112.08, Florida Statutes. Benefits that exceed this minimum are established and may be amended through action from the Board. The OPEB plan does not issue a stand-alone report and is not included in the report of any other entity. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

As of September 30, 2024, the following employees were covered by the benefit terms:

|   |                 |
|---|-----------------|
| Retirees and Beneficiaries Currently Receiving Benefits | 0               |
| Active Employees  | <u>3</u>        |
| <b>Total</b>  | <u><u>3</u></u> |

Contributions (benefit payment reductions) to the OPEB plan are shared by the retiree and the District. OPEB plan participants must reimburse the District for the District’s average blended cost. Contributions requirements of the District are established and may be amended through action by the Board.

**NOTES TO FINANCIAL STATEMENTS**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

**Total OPEB Liability and Changes in Total OPEB Liability**

The measurement date for the District's total/net OPEB liability was September 30, 2023, one year prior to the District's fiscal reporting date as of September 30, 2024. The measurement period for OPEB cost was October 1, 2022 to September 30, 2023. The components of the District's net OPEB liability reported at September 30, 2024, are as follows:

|  |                  |
|--|------------------|
| Total OPEB Liability   | \$ 14,584        |
| OPEB Plan Fiduciary Net Position                                       | <u>-</u>         |
| District's Net OPEB Liability  | <u>\$ 14,584</u> |
| <br>   |                  |
| OPEB Plan Fiduciary Net Position as Percentage of Total OPEB Liability | 0.00%            |

The components of the changes in the total OPEB liability are as follows:

|   | <b>Fiscal Year<br/>2024</b> |
|---|-----------------------------|
| <b>Total OPEB Liability</b>                       |                             |
| Service Cost                                      | \$ 388                      |
| Interest  | 412                         |
| Difference Between Expected and Actual Experience | (198)                       |
| Changes of Assumption and Other Inputs            | 817                         |
| Benefit Payments                                  | (501)                       |
| Other Changes                                     | <u>399</u>                  |
| <b>Net Change in Total OPEB Liability</b>         | 1,317                       |
| <b>Total OPEB Liability, Beginning</b>            | <u>13,267</u>               |
| <b>Total OPEB Liability, Ending</b>               | <u>\$ 14,584</u>            |
| <br>  |                             |
| Covered-Employee Payroll                          | \$ 101,729                  |

Changes of assumptions and other inputs reflect a change in the discount rate from 4.40% at the beginning of the measurement period to 4.63% as of September 30, 2023.

**Actuarial Assumptions and OPEB Liability Sensitivity to Healthcare Trend Rate**

The total OPEB liability reported at September 30, 2024, was based on actuarial data dated September 30, 2023, using the following actuarial assumptions:

|                   |   |
|-------------------|---|
| Inflation:        | 2.50% per annum   |
| Discount Rate:    | 4.63%   |
| Salary Increases: | Rates used in July 1, 2023, actuarial valuation of the FRS; 3.4% - 8.2%.  |
| Mortality Rates:  | Mortality tables used for regular class members in the July 1, 2023, actuarial valuation of the FRS. Taken from adjusted Pub-2010 mortality tables using scale MP-2018. |
| Healthcare Trend: | Based on the Getzen model, with trend starting at 6.25% and gradually decreasing to ultimate trend rate of 4.00%  |

**NOTES TO FINANCIAL STATEMENTS**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

The development of per capita costs included aging factors based on the 2013 Society of Actuaries Study “Healthcare Costs - from Birth to Death”. There have been no significant changes (other than the premium rate increases) in any health benefits or life insurance benefits between September 30, 2023 and September 30, 2024.

**Sensitivity of OPEB Liability to Healthcare Trend Rate**

The following table presents the total OPEB liability of the District, as well as what the District’s total OPEB liability would be if it were calculated using a healthcare trend rate that is 1% lower or 1% higher than the current rate:

|                      | <u>1% Decrease</u> | <u>Current Trend Rate</u> | <u>1% Increase</u> |
|----------------------|--------------------|---------------------------|--------------------|
| Total OPEB Liability | \$ 12,806          | \$ 14,584                 | \$ 16,849          |

**Sensitivity of OPEB Liability to Discount Rate**

|                      | <u>1% Decrease</u> | <u>Current Discount Rate</u> | <u>1% Increase</u> |
|----------------------|--------------------|------------------------------|--------------------|
|                      | 3.63%              | 4.63%                        | 5.63%              |
| Total OPEB Liability | \$ 16,156          | \$ 14,584                    | \$ 13,206          |

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

For the year ended September 30, 2024, the District recognized OPEB expense of \$487. At September 30, 2024, the District had deferred outflows of resources and deferred inflows of resources to OPEB from the following sources:

|  | <u>Deferred<br/>Outflows of<br/>Resources</u> | <u>Deferred<br/>Inflows of<br/>Resources</u> |
|--|---|--|
| Differences Between Expected and Actual Experience | \$ 565  | \$ 951                                       |
| Changes in Assumptions                             | 1,249   | 3,801  |
| Transactions after Measurement Date                | 779   | -  |
|  | \$ 2,593                                      | \$ 4,752                                     |

Deferred outflows of resources of \$779 are reported by the District for the employer benefit payments subsequent to the measurement date and will be recognized as a reduction of the total OPEB liability in the year ending September 30, 2025. Deferred inflows of resources shown above will be recognized in OPEB expense in the following years:

| <u>Fiscal Year Ending<br/>September 30</u> | <u>Net Inflows</u> | <u>Net Outflows</u> |
|--|--------------------|---------------------|
| 2025                                       | \$ 595             | \$ 162              |
| 2026                                       | 595                | 162                 |
| 2027                                       | 595                | 162                 |
| 2028                                       | 595                | 162                 |
| 2029                                       | 595                | 162                 |
| Thereafter                                 | 1,777              | 1,004               |
|  | \$ 4,752           | \$ 1,814            |

**NOTES TO FINANCIAL STATEMENTS**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

**Note 8 - Risk Management**

The District participates in the County risk management program. The Board maintains an Insurance Risk Management Internal Service Fund for health and long-term disability insurance, workers' compensation, general property, and casualty and automobile claims. Payments to the Board for coverage are based on past experience of the amounts needed to pay current year claims. During the current year, the District remitted \$72,682 for insurance coverage. Information regarding the program's coverage, self-insurance reserves, and program administration can be found in the County ACFR for the year ended September 30, 2024.

**Note 9 - Leases**

On May 1, 2022, the District entered into a 36-month lease as a lessee for the use of a Copystar copier. An initial lease liability was recorded in the amount of \$12,622. As of September 30, 2024, the value of the lease liability is \$2,530. The District is required to make monthly fixed payments of \$365. The lease has an interest rate of 2.7410%. The equipment estimated useful life was 0 months as of the contract commencement. The value of the right-to-use asset as of September 30, 2024, of \$12,622 with an accumulated amortization of \$10,168 is included with equipment of the Capital Assets table in Note 4.

| <u>Balance</u><br><u>October 1, 2023</u> | <u>Additions</u> | <u>Reductions</u> | <u>Balance</u><br><u>September 30, 2024</u> |
|--|------------------|-------------------|---|
| \$ 6,775                                 | \$ -             | \$ 4,245          | \$ 2,530                                    |

Principal and interest requirements for the lease liability as of September 30, 2024, are as follows:

| <u>Fiscal Year Ending September 30,</u> | <u>Total</u>    | <u>Principal</u> | <u>Interest</u> |
|---|-----------------|------------------|-----------------|
| 2025                                    | \$ 2,553        | \$ 2,530         | \$ 23           |
| <b>Total</b>                            | <u>\$ 2,553</u> | <u>\$ 2,530</u>  | <u>\$ 23</u>    |

**Note 10 – Subscription-Based Information Technology Arrangements**

On December 29, 2022, the District entered into a 60-month subscription for the use of Platform-SMG and MG Cloud MT. An initial subscription liability was recorded in the amount of \$1,198. As of September 30, 2024, the value of the subscription liability is \$715. The District is required to make annual fixed payments of \$256. The subscription has an interest rate of 3.4450%. The value of the right-to-use asset as of September 30, 2024, of \$1,198 with accumulated amortization of \$420 is included with Software on the Capital Assets table in Note 4.

On November 6, 2022, the District entered into a 60-month subscription for the use of Workforce and UKG Telestaff. An initial subscription liability was recorded in the amount of \$1,286. As of September 30, 2024, the value of the subscription liability is \$796. The District is required to make annual fixed payments of \$283. The subscription has an interest rate of 3.4500%. The value of the right-to-use asset as of September 30, 2024, of \$1,286 with accumulated amortization of \$490 is included with Software on the Capital Assets table in Note 4.

**The Changes in the Subscription Liability**

| <u>Balance</u><br><u>October 1, 2023</u> | <u>Additions</u> | <u>Reductions</u> | <u>Balance</u><br><u>September 30, 2024</u> |
|--|------------------|-------------------|---|
| \$ 1,981                                 | \$ -             | \$ 470            | \$ 1,511                                    |

**NOTES TO FINANCIAL STATEMENTS**  
**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT**  
**RAINBOW LAKES ESTATES, FLORIDA**

The principal and interest requirements for the lease liability as September 30, 2024, are as follows:

| <b>Fiscal Year</b><br><b>Ending September 30,</b> | <b>Total</b>    | <b>Principal</b> | <b>Interest</b> |
|---|-----------------|------------------|-----------------|
| 2025  | \$ 539          | \$ 487           | \$ 52           |
| 2026  | 539             | 504              | 35              |
| 2027  | <u>539</u>      | <u>520</u>       | <u>19</u>       |
| <b>Total</b>                                      | <u>\$ 1,617</u> | <u>\$ 1,511</u>  | <u>\$ 106</u>   |

**REQUIRED SUPPLEMENTARY INFORMATION**

**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

|   | Budgeted Amounts |             | Actual<br>Amounts | Variance<br>With Final<br>Budget |
|---|------------------|-------------|-------------------|----------------------------------|
|   | Original         | Final       |                   |                                  |
| <b>Revenues</b>                             |                  |             |                   |                                  |
| Taxes                                       | \$ 234,621       | \$ 234,621  | \$ 263,870        | \$ 29,249                        |
| Permits and Fees                            | 179,550          | 179,550     | 181,538           | 1,988                            |
| Charges for Services                        | -                | -           | 80                | 80                               |
| Investment Income                           | 21,375           | 21,375      | 63,183            | 41,808                           |
| Miscellaneous Revenues                      | 2,850            | 2,850       | 2,376             | (474)                            |
| <b>Total Revenues</b>                       | 438,396          | 438,396     | 511,047           | 72,651                           |
| <b>Expenditures</b>                         |                  |             |                   |                                  |
| Current:                                    |                  |             |                   |                                  |
| General Government                          | 572,806          | 572,806     | 336,480           | 236,326                          |
| Transportation                              | 90,571           | 90,571      | 22,797            | 67,774                           |
| Debt Service:                               |                  |             |                   |                                  |
| Principal                                   | -                | -           | 4,715             | (4,715)                          |
| Interest                                    | -                | -           | 200               | (200)                            |
| Capital Outlay                              | 651,677          | 513,132     | 11,657            | 501,475                          |
| <b>(Total Expenditures)</b>                 | (1,315,054)      | (1,176,509) | (375,849)         | 800,660                          |
| <b>Other Financing Source</b>               |                  |             |                   |                                  |
| Transfers Out                               | -                | (138,604)   | (138,604)         | -                                |
| <b>Total Other Financing Sources (Uses)</b> | -                | (138,604)   | (138,604)         | -                                |
| <b>Net Change in Fund Balance</b>           | (876,658)        | (876,717)   | (3,406)           | 873,311                          |
| <b>Fund Balance, Beginning of Year</b>      | 876,658          | 876,717     | 1,074,344         | 197,627                          |
| <b>Fund Balance, End of Year</b>            | \$ -             | \$ -        | \$ 1,070,938      | \$ 1,070,938                     |

**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY  
LAST 10 FISCAL YEARS**

| <b>Florida Retirement System (FRS):</b>   | <b>2024</b>    | <b>2023</b>    | <b>2022</b>    | <b>2021</b>    | <b>2020</b>    | <b>2019</b>    | <b>2018</b>    | <b>2017</b>    | <b>2016</b>    | <b>2015</b>     |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| District's Proportion of the Net Pension Liability (Asset)  | 0.00029854032% | 0.00044575591% | 0.00038972790% | 0.00040248631% | 0.00033139200% | 0.00031096800% | 0.00035179000% | 0.00035573600% | 0.00031359700% | 0.000393148000% |
| District's Proportionate Share of the Net Pension Liability (Asset)   | \$ 115,489     | \$ 177,620     | \$ 145,010     | \$ 30,403      | \$ 143,630     | \$ 107,093     | \$ 105,939     | \$ 105,260     | \$ 79,183      | \$ 50,780       |
| District's Covered-Employee Payroll   | 117,774        | 209,738        | 152,219        | 145,763        | 147,551        | 159,304        | 164,656        | 172,165        | 145,181        | 158,773         |
| District's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered-Employee Payroll | 98.06%         | 84.69%         | 95.26%         | 20.86%         | 97.34%         | 67.23%         | 64.34%         | 61.14%         | 54.54%         | 31.98%          |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Note 2)                                 | 83.70%         | 82.38%         | 82.89%         | 96.40%         | 78.85%         | 82.61%         | 84.26%         | 83.89%         | 84.88%         | 92.00%          |
| <b>Health Insurance Subsidy (HIS):</b>  | <b>2024</b>    | <b>2023</b>    | <b>2022</b>    | <b>2021</b>    | <b>2020</b>    | <b>2019</b>    | <b>2018</b>    | <b>2017</b>    | <b>2016</b>    | <b>2015</b>     |
| District's Proportion of the Net Pension Liability (Asset)  | 0.00052460884% | 0.00070671326% | 0.00054901160% | 0.00060294380% | 0.00055459000% | 0.00050702700% | 0.00050411700% | 0.00054012200% | 0.00047257500% | 0.000526168000% |
| District's Proportionate Share of the Net Pension Liability (Asset)   | \$ 78,696      | \$ 112,235     | \$ 58,149      | \$ 73,960      | \$ 67,715      | \$ 56,731      | \$ 53,356      | \$ 57,752      | \$ 55,077      | \$ 53,661       |
| District's Covered-Employee Payroll   | 222,019        | 279,983        | 200,074        | 213,459        | 192,484        | 169,574        | 164,656        | 172,165        | 145,890        | 159,629         |
| District's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered-Employee Payroll | 35.45%         | 40.09%         | 29.06%         | 34.65%         | 35.18%         | 33.46%         | 32.40%         | 33.54%         | 37.75%         | 33.62%          |
| Plan Fiduciary Net Position as Percentage of the Total Pension Liability (Note 2)                                   | 4.80%          | 4.12%          | 4.81%          | 3.56%          | 3.00%          | 2.63%          | 2.15%          | 1.64%          | 0.97%          | 0.50%           |

\* The amounts presented for each measurement year were determined as of June 30.

**Note:** The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 4 of the Plan's Annual Comprehensive Financial Report.

**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF CONTRIBUTIONS  
LAST 10 FISCAL YEARS**

| <b>Florida Retirement System (FRS):</b>                                 | <b>2024</b> | <b>2023</b> | <b>2022</b> | <b>2021</b> | <b>2020</b> | <b>2019</b> | <b>2018</b> | <b>2017</b> | <b>2016</b> | <b>2015</b> |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Contractually Required Contribution                                     | \$ 20,314   | \$ 18,347   | \$ 19,502   | \$ 16,432   | \$ 11,976   | \$ 9,343    | \$ 10,000   | \$ 9,557    | \$ 7,749    | \$ 9,111    |
| Contributions in Relation to the Contractually<br>Required Contribution | (20,314)    | (18,347)    | (19,502)    | (16,432)    | (11,976)    | (9,343)     | (10,000)    | (9,557)     | (7,749)     | (9,111)     |
| Contribution Deficiency (Excess)  | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| District's Covered-Employee Payroll                                     | \$ 143,029  | \$ 170,813  | \$ 182,688  | \$ 151,977  | \$ 148,674  | \$ 150,219  | \$ 159,212  | \$ 174,337  | \$ 148,862  | \$ 153,801  |
| Contributions as a Percentage of<br>Covered-Employee Payroll            | 14.20%      | 10.74%      | 10.68%      | 10.75%      | 8.06%       | 6.22%       | 6.28%       | 5.48%       | 5.21%       | 5.92%       |
| <b>Health Insurance Subsidy (HIS):</b>                                  | <b>2024</b> | <b>2023</b> | <b>2022</b> | <b>2021</b> | <b>2020</b> | <b>2019</b> | <b>2018</b> | <b>2017</b> | <b>2016</b> | <b>2015</b> |
| Contractually Required Contribution                                     | \$ 5,226    | \$ 4,339    | \$ 3,810    | \$ 3,637    | \$ 3,362    | \$ 2,778    | \$ 2,644    | \$ 2,894    | \$ 2,471    | \$ 2,108    |
| Contributions in Relation to the Contractually<br>Required Contribution | (5,226)     | (4,339)     | (3,810)     | (3,637)     | (3,362)     | (2,778)     | (2,644)     | (2,894)     | (2,471)     | (2,108)     |
| Contribution Deficiency (Excess)  | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        |
| District's Covered-Employee Payroll                                     | \$ 255,696  | \$ 250,913  | \$ 229,444  | \$ 219,033  | \$ 202,517  | \$ 167,337  | \$ 159,212  | \$ 174,337  | \$ 148,862  | \$ 155,367  |
| Contributions as a Percentage of<br>Covered-Employee Payroll            | 2.04%       | 1.73%       | 1.66%       | 1.66%       | 1.66%       | 1.66%       | 1.66%       | 1.66%       | 1.66%       | 1.36%       |

\* The amounts presented for each fiscal year-end were determined as of September 30.

**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The following changes in actuarial assumptions occurred in 2024:

**Note 1:** HIS: The municipal rate used to determine total pension liability was increased from 3.65% to 3.93%.

The following changes in actuarial assumptions occurred in 2023:

**Note 1:** FRS: The long-term expected rate of return remained the same at 6.70%.

**Note 2:** HIS: The municipal rate used to determine total pension liability was increased from 3.54% to 3.65%.

The following changes in actuarial assumptions occurred in 2022:

**Note 1:** FRS: The long-term expected rate of return decreased from 6.80% to 6.70%.

**Note 2:** HIS: The municipal rate used to determine total pension liability was increased from 2.16% to 3.54%.

The following changes in actuarial assumptions occurred in 2021:

**Note 1:** HIS: The municipal rate used to determine total pension liability was decreased from 2.21% to 2.16%.

The following changes in actuarial assumptions occurred in 2020:

**Note 1:** FRS: The long-term expected rate of return decreased from 6.90% to 6.80%.

**Note 2:** HIS: The municipal rate used to determine total pension liability was decreased from 3.50% to 2.21%.

The following changes in actuarial assumptions occurred in 2019:

**Note 1:** FRS: The long-term expected rate of return decreased from 7.00% to 6.90%.

**Note 2:** HIS: The municipal rate used to determine total pension liability was decreased from 3.87% to 3.50%.

The following changes in actuarial assumptions occurred in 2018:

**Note 1:** FRS: The long-term expected rate of return decreased from 7.10% to 7.00%.

**Note 2:** HIS: The municipal rate used to determine total pension liability was increased from 3.58% to 3.87%.

The following changes in actuarial assumptions occurred in 2017:

**Note 1:** FRS: The long-term expected rate of return decreased from 7.60% to 7.10%.

**Note 2:** HIS: The municipal rate used to determine total pension liability was increased from 2.85% to 3.58%.

The following changes in actuarial assumptions occurred in 2016:

**Note 1:** FRS: There were no significant changes in actuarial assumptions. The inflation rate assumption remained at 2.60%, the real payroll growth rate assumption remained at .65%, and the overall payroll growth rate assumption remained at 3.25%.

The long-term expected rate of return decreased from 7.65% to 7.60%.

**Note 2:** HIS: The municipal rate used to determine total pension liability was decreased from 3.80% to 2.85%.

The following changes in actuarial assumptions occurred in 2015:

**Note 1:** HIS: The municipal rate used to determine total pension liability was decreased from 4.29% to 3.80%.

**RAINBOW LAKES ESTATES MUNICIPAL SERVICE DISTRICT  
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS  
LAST 10 MEASUREMENT YEARS**

|   | <u>2024</u>      | <u>2023</u>      | <u>2022</u>      | <u>2021</u>      | <u>2020</u>      | <u>2019</u>      | <u>2018</u>      |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Total OPEB Liability</b>   |                  |                  |                  |                  |                  |                  |                  |
| Service Cost  | \$ 388           | \$ 1,917         | \$ 2,690         | \$ 1,130         | \$ 1,330         | \$ 826           | \$ 858           |
| Interest  | 412              | 790              | 1,140            | 548              | 1,134            | 625              | 557              |
| Difference Between Expected<br>and Actual Experience                | (198)            | -                | 2,366            | -                | (2,436)          | -                | -                |
| Change of Assumptions and Other Inputs                              | 817              | (7,167)          | 11               | 424              | (2,185)          | (662)            | (804)            |
| Other Changes   | 399              |                  |                  |                  |                  |                  |                  |
| Benefit Payments  | (501)            | (1,512)          | (1,996)          | (880)            | (1,307)          | (774)            | (918)            |
| Net Change in Total OPEB Liability                                  | <u>1,317</u>     | <u>(5,972)</u>   | <u>4,211</u>     | <u>1,222</u>     | <u>(3,464)</u>   | <u>15</u>        | <u>(307)</u>     |
| <b>Total OPEB Liability - Beginning</b>                             | <u>13,267</u>    | <u>19,239</u>    | <u>15,028</u>    | <u>13,806</u>    | <u>17,270</u>    | <u>17,255</u>    | <u>17,562</u>    |
| <b>Total OPEB Liability - Ending</b>                                | <u>\$ 14,584</u> | <u>\$ 13,267</u> | <u>\$ 19,239</u> | <u>\$ 15,028</u> | <u>\$ 13,806</u> | <u>\$ 17,270</u> | <u>\$ 17,255</u> |
| Covered-Employee Payroll  | \$ 101,729       | \$ 102,094       | \$ 105,308       | \$ 91,315        | \$ 75,734        | \$ 84,792        | \$ 64,913        |
| Total OPEB Liability as a Percentage of<br>Covered-Employee Payroll | 14.34%           | 12.99%           | 18.27%           | 16.46%           | 18.23%           | 20.37%           | 26.58%           |

Fiscal Year 2018 presents information on the Plan's measurement year ended September 30, 2017.

**Notes to the Schedule:**

**Note 1:** Governmental Accounting Standards Board (GASB) Statement No. 75 requires information for 10 years. However, until a 10-year trend is compiled, the District is presenting information for only those years for which information is available.

**Note 2:** No assets were accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

**Note 3:** Significant assumptions changes 2024 discount rate increased to 4.63% from 4.40%.

## **OTHER REPORTS**

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

The Honorable Board of County Commissioners  
Marion County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Rainbow Lakes Estates Municipal Service District (the District) as of and for the year ended September 30, 2024, and the related notes to the financial statements, and have issued our report thereon dated May 2, 2025.

**Report on Internal Control Over Financial Reporting**

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

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement on the District'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 deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on

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The Honorable Board of County Commissioners  
Marion County, Florida

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

the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

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

*Purvis Gray*

May 2, 2025  
Ocala, Florida

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

The Honorable Board of County Commissioners  
Marion County, Florida

We have examined the Rainbow Lakes Estates Municipal Service District's (the District) compliance with the requirements of Section 218.415, Florida Statutes, as of and for the year ended September 30, 2024, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

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

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

The report 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, the District, its management, and the Board of County Commissioners of Marion County, Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Purvis Gray*

May 2, 2025  
Ocala, Florida

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## MANAGEMENT LETTER

The Honorable Board of County Commissioners  
Marion County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Rainbow Lakes Estates Municipal Service District (the District), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 2, 2025.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*, and Independent Accountant's Report on examination conducted in accordance with the American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in these reports, which are dated May 2, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title and Legal Authority

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

### Financial Condition and Management

Sections 10.554(1)(i)5.a., and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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**MANAGEMENT LETTER**

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

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

**Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the County confirms that a PACE program, authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, operated within the County’s geographical boundaries during the fiscal year under audit.

As required by Sections 10.554(1)(i)6.b. and 10.554(1)(i)6.c., *Rules of the Auditor General*, the following are the program administrators and their contact information:

| <b>Program Administrator</b>           | <b>Address/Contact</b>   | <b>Third-Party Administrators &amp; Contact</b>   |
|--|--|---|
| <b>Florida Green Finance Authority</b> | 2501A Burns Rd., Palm Beach Gardens, FL 33410<br>Phone: 561-630-4922<br>Attn: Todd Wodraska, Manager and Secretary | <b>Petros Pace Finance, LLC</b> (Commercial)<br>300 Colorado St., Ste 2000, Austin, TX 78701<br>Attn: Tommie Deavenport, COO<br>Phone: 512-599-9037   |
|  |  | <b>Renew Financial Group LLC</b> (Residential)<br>555 12th St., Ste 1650, Oakland, CA 94607<br>Attn: David Crichton, COO<br>Phone: 844-736-3934   |
| <b>Green Corridor PACE District</b>    | 5385 North Nob Hill Rd., Sunrise, FL 33351<br>Phone: 786-271-9208  | <b>Ygrene Energy Fund</b><br>6303 Blue Lagoon Dr., Ste 400, Miami, FL 33126<br>Phone: 866-634-1358<br><br><b>Willdan Financial Services</b><br>2401 E Katella Ave., Ste 300, Anaheim, CA 92806<br>Phone: 866-807-6864   |
| <b>Florida PACE Funding Agency</b>     | 6650 Professional Parkway, Suite 102, Sarasota, FL 34240   | <b>Residential Third-Party Administrators:</b><br><b>FortiFi</b> - <a href="http://www.Fortifi.com">www.Fortifi.com</a> , Phone: 858-345-2000<br><b>Home Run</b> - <a href="http://www.homerunfinancing.com">www.homerunfinancing.com</a> ,<br>Phone: 800-231-6991<br><br><b>Commercial Third-Party Administrators:</b><br><b>Bayview</b> - <a href="http://www.bayviewpace.com">www.bayviewpace.com</a> ,<br>Phone: 844-518-2343<br><b>NorthBridge</b> (active until July 2024) -<br><a href="http://www.northbridgeops.com">www.northbridgeops.com</a> ,<br>Phone: 212-946-6897 |

**MANAGEMENT LETTER**

| Program Administrator                          | Address/Contact   | Third-Party Administrators & Contact  |
|--|---|---|
| <b>Florida Development Finance Corporation</b> | Contacts:<br>Ryan Bartkus, Sr. Director, Phone: 407-712-6353, Email: <a href="mailto:rbartkus@fdcbonds.com">rbartkus@fdcbonds.com</a><br>Ahisha Rodriguez, Programs Manager, Phone: 407-712-6352, Email: <a href="mailto:arodriguez@fdcbonds.com">arodriguez@fdcbonds.com</a> | <b>Allectrify</b><br>Colin Bishopp, CEO,<br>Phone: 202-550-7570, Email: <a href="mailto:colin@allectrify.com">colin@allectrify.com</a><br>Fran Faulknor, Chief Investment Officer, Phone: 240-393-5569, Email: <a href="mailto:fran@allectrify.com">fran@allectrify.com</a><br>Aaron Jordan, Director of Portfolio Management and Compliance,<br>Phone: 202-550-7570, Email: <a href="mailto:aaron@allectrify.com">aaron@allectrify.com</a><br><br><b>Bayview PACE</b><br>Victoria DaSilva, Investment Associate,<br>Email: <a href="mailto:victoriadasilva@bayview.com">victoriadasilva@bayview.com</a><br>Danny Roberts, Assistant Vice President,<br>Phone: 844-518-2343, Email: <a href="mailto:dannyroberts@bayview.com">dannyroberts@bayview.com</a><br>Joseph Zanzuri, CRE Analyst,<br>Phone: 844-518-2343; Email: <a href="mailto:josephzanzuri@bayview.com">josephzanzuri@bayview.com</a><br>Anne Hill, Senior Vice President;<br>Phone: 844-518-2343;<br>Email: <a href="mailto:annehill@bayview.com">annehill@bayview.com</a><br><br><b>Ebee Management Group</b><br>Teresa Smith, Strategic Growth & Development,<br>Phone: 419-340-0420,<br>Email: <a href="mailto:tsmith@ebeeco.com">tsmith@ebeeco.com</a><br><br><b>Enhanced Capital</b><br>Ian McCulley, Email: <a href="mailto:imcculley@enhancedcapital.com">imcculley@enhancedcapital.com</a><br><br><b>FBRT Green Capital, LLC</b><br>Lain Gutierrez, Managing Director,<br>Phone: 212-588-1420,<br>Email: <a href="mailto:l.gutierrez@benefitstreetpartners.com">l.gutierrez@benefitstreetpartners.com</a><br><br><b>Forbright Bank</b><br>Martin Gitlin, Attorney,<br>Phone: 203-557-3894,<br>Email: <a href="mailto:martin@cleanenergycounsel.com">martin@cleanenergycounsel.com</a><br>Omayra Rodriguez, Director of Compliance & Process,<br>Phone: 301-299-8810,<br>Email: <a href="mailto:orodriguez@forbrightbank.com">orodriguez@forbrightbank.com</a><br><br><b>Imperial Ridge</b><br>Joel Poppert, Managing Director,<br>Phone: 303-390-1655, Email: <a href="mailto:jpoppert@imperialridgecap.com">jpoppert@imperialridgecap.com</a><br>Kevin Morse, Managing Director,<br>Phone: 303-390-1655, Email: <a href="mailto:kmorse@imperialridgecap.com">kmorse@imperialridgecap.com</a> |

**MANAGEMENT LETTER**

| Program Administrator | Address/Contact | Third-Party Administrators & Contact   |
|-----------------------|-----------------|--|
|                       |                 | <p><b>Lord Capital LLC</b><br/>                     Stephen Ceurvorst,<br/>                     Phone: 212-400-7150,<br/>                     Email: <a href="mailto:sceurvorst@lordcap.com">sceurvorst@lordcap.com</a><br/>                     Joseph Lau, President,<br/>                     Phone: 212-400-7150,<br/>                     Email: <a href="mailto:jlau@lordcap.com">jlau@lordcap.com</a><br/>                     Jessica Collins,<br/>                     Phone: 212-400-7150,<br/>                     Email: <a href="mailto:jcollins@lordcap.com">jcollins@lordcap.com</a></p> <p><b>Nuveen Green Capital</b><br/>                     Robert Dimatteo,<br/>                     Phone: 917-968-0948, Email:<br/> <a href="mailto:robert.dimatteo@nuveen.com">robert.dimatteo@nuveen.com</a><br/>                     Alicia Helgans, Manager, C-PACE Asset Management,<br/>                     Phone: 203-875-9501,<br/>                     Email: <a href="mailto:alicia.helgans@nuveen.com">alicia.helgans@nuveen.com</a></p> <p><b>PACE Equity</b><br/>                     Shay Harold,<br/>                     Phone: 407-227-4275,<br/>                     Email: <a href="mailto:sharold@pace-equity.com">sharold@pace-equity.com</a><br/>                     Beau Engman, Founder &amp; President,<br/>                     Phone: 414-301-2328,<br/>                     Email: <a href="mailto:beau@pace-equity.com">beau@pace-equity.com</a><br/>                     Kevin Moyer, Chief Investment Officer,<br/>                     Phone: 567-686-7636,<br/>                     Email: <a href="mailto:kmoyer@pace-equity.com">kmoyer@pace-equity.com</a><br/>                     Ryan Van Spankeren, Director Transaction<br/>                     Management,<br/>                     Phone: 855-378-0858,<br/>                     Email: <a href="mailto:ryanvs@pace-equity.com">ryanvs@pace-equity.com</a><br/>                     Ethan L. Elser, Sr., Executive Vice President,<br/>                     Phone: 414-446-3645;<br/>                     Email: <a href="mailto:ethan@pace-equity.com">ethan@pace-equity.com</a><br/>                     Aysha Cox, Transaction Analyst,<br/>                     Phone: 855-378-0858;<br/>                     Email: <a href="mailto:acox@pace-equity.com">acox@pace-equity.com</a><br/>                     Pam Haack, Director Asset Management,<br/>                     Phone: 855-378-0858;<br/>                     Email: <a href="mailto:phaac@pace-equity.com">phaac@pace-equity.com</a></p> <p><b>PACE Loan Group</b><br/>                     Rafi Golberstein, Chief Executive Officer,<br/>                     Phone: 612-355-2606,<br/>                     Email: <a href="mailto:rafi@paceloangroup.com">rafi@paceloangroup.com</a><br/>                     Matthew McCormack, Junior Originator / Analyst,<br/>                     Phone: 612-355-2630,<br/>                     Email: <a href="mailto:matthew@paceloangroup.com">matthew@paceloangroup.com</a><br/>                     Angela Ledding, Managing Director,<br/>                     Phone: 218-966-8418;<br/>                     Email: <a href="mailto:angela@paceloangroup.com">angela@paceloangroup.com</a></p> |

**MANAGEMENT LETTER**

| Program Administrator | Address/Contact | Third-Party Administrators & Contact   |
|-----------------------|-----------------|--|
|                       |                 | <p>Kris Jones; Vice President Originations,<br/>                     Phone: 619-723-1778;<br/>                     Email: <a href="mailto:kris@paceloangroup.com">kris@paceloangroup.com</a></p> <p>Bali Kumar, Chief Operating Officer,<br/>                     Phone: 612-355-2990; Email:<br/> <a href="mailto:bali@paceloangroup.com">bali@paceloangroup.com</a></p> <p><b>Peachtree Group</b><br/>                     Robert Loeb,<br/>                     Phone: 770-299-2516,<br/>                     Email: <a href="mailto:rloeb@stonehillsc.com">rloeb@stonehillsc.com</a></p> <p>Allison Neary,<br/>                     Phone: 470-298-3715,<br/>                     Email: <a href="mailto:aneary@stonehillsc.com">aneary@stonehillsc.com</a></p> <p>Jared Schlosser, Senior Vice President,<br/>                     Phone: 678-823-9313; Email:<br/> <a href="mailto:jschlosser@stonehillsc.com">jschlosser@stonehillsc.com</a></p> <p>Lexi Glunn, PACE Investment Analyst,<br/>                     Phone 678-823-9313;<br/>                     Email: <a href="mailto:lglunn@stonehillsc.com">lglunn@stonehillsc.com</a></p> <p><b>Petros PACE Finance</b><br/>                     John Gamm, Vice President - Legal,<br/>                     Phone: 512-599-9027,<br/>                     Email: <a href="mailto:john@petrospartners.com">john@petrospartners.com</a></p> <p>Andy Meyer, Senior Vice President,<br/>                     Phone: 636-577-0378,<br/>                     Email: <a href="mailto:andy@petrospartners.com">andy@petrospartners.com</a></p> <p>Tasha Hernandez, Transaction Manager,<br/>                     Phone 512-256-9771;<br/>                     Email: <a href="mailto:tasha@petrospartners.com">tasha@petrospartners.com</a></p> <p>Justin White, Vice President – Transactions,<br/>                     Phone 512-599-9047; Email:<br/> <a href="mailto:justin@petrospartners.com">justin@petrospartners.com</a></p> <p><b>Poppy Bank</b><br/>                     Andrew Fuller,<br/>                     Phone: 888-636-9994,<br/>                     Email: <a href="mailto:afuller@poppy.bank">afuller@poppy.bank</a></p> <p><b>Rockwood</b><br/>                     Todd Velnosky, Principal,<br/>                     Phone: 314-380-5999,<br/>                     Email: <a href="mailto:tvelnosky@rockwoodam.com">tvelnosky@rockwoodam.com</a></p> <p><b>Sustainable Equity, LLC</b><br/>                     Byron DeLear,<br/>                     Phone: 314-445-7911,<br/>                     Email: <a href="mailto:byron@sustainableequity.org">byron@sustainableequity.org</a></p> <p>Abraham Rezez,<br/>                     Email: <a href="mailto:abraham@sustainableequity.org">abraham@sustainableequity.org</a></p> |

**MANAGEMENT LETTER**

| Program Administrator | Address/Contact | Third-Party Administrators & Contact  |
|-----------------------|-----------------|---|
|                       |                 | <p><b>Twain Financial Partners</b><br/>                     Ammie Minton, Assistant Director of Asset Management,<br/>                     Phone: 314-300-4202,<br/>                     Email: ammie.minton@twainfinancial.com<br/>                     Jela Dilber, Director of Asset Management, Managing Director,<br/>                     Phone: 314-300-4183,<br/>                     Email: jela.dilber@twainfinancial.com</p> |

**Special District Component Units**

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

**Specific Information**

As required by Section 218.39 (3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the District reported:

- a. The total number of District employees compensated in the last pay period of the District’s fiscal year as 4.
- b. The total number of independent contractors to whom non-employee compensation was paid in the last month of the District’s fiscal year as 3.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless as contingency as \$137,266.
- d. All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$36,159.
- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as – none noted.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes as \$59 increase.

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

- a. The millage rate or rates imposed by the District as 1.2500.
- b. The total amount of ad valorem taxes collected by or on behalf of the District as \$263,870.
- c. The total amount of outstanding bonds issued by the District and terms of such bonds as: not applicable for this District.

The Honorable Board of County Commissioners  
Marion County, Florida

## MANAGEMENT LETTER

### **Additional Matters**

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

### **Purpose of this Letter**

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

*Purvis Gray*

May 2, 2025  
Ocala, Florida

# PURVIS GRAY

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