

# North Springs Improvement District

Basic Financial Statements  
For the Year Ended September 30, 2021



## North Springs Improvement District

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
North Springs Improvement District

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information of North Springs Improvement District (the "District") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility 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.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standard applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

CPA's + Trusted Advisors

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the District, as of September 30, 2021, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison of the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 8, and schedules related to other post-employment benefits and pensions on page 47 through 51 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The other financial information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The other financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other financial information is fairly stated in all material respects in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 11, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulation, 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 effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 11, 2022

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

### **Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2021:

- The District's total assets and deferred outflows of resources exceeded total liabilities and deferred inflows of resources by \$ 167,635,476 (net position). Unrestricted net position (deficit) for governmental activities was (\$ 1,358,325). Unrestricted net position for business-type activities was \$ 21,093,853.
- Governmental activities revenues totaled \$ 11,467,910 while governmental activities expenses totaled \$ 14,754,170. Business-type revenues totaled \$ 19,606,745 while business-type expenses totaled \$ 19,996,073.

### **Overview of the Financial Statements**

The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. The government-wide financial statements present an overall picture of the District's financial position and results of operations. The fund financial statements present financial information for the District's major funds. The notes to basic financial statements provide additional information concerning the District's finances that are not disclosed in the government-wide or fund financial statements.

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

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

The statement of activities presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program. Revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities or business-type activities. Governmental activities financed by the District include physical environment and general government. Business-type activities financed by user charges include water and sewer services.

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

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

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing, split between governmental activities and business-type activities. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings, land, machinery and equipment, construction-in-progress and infrastructure are reported in the statement of net position. All liabilities, including principal outstanding on bonds, and future employee benefits, obligated but not paid by the District, are included. The statement of activities includes a provision for depreciation of all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The fund financial statements provide a picture of the major funds of the District. In the case of governmental activities, outlays for long-lived assets are reported as expenditures and long-term liabilities, such as general obligations bonds, are not included in the fund financial statements. To provide a link from the fund financial statements to the government-wide financial statements, reconciliations are provided from the fund financial statements to the government-wide financial statements.

**Notes to the Basic Financial Statements:** The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 20 through 46 of this report.

**Other Information:** In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the District's Other Post-Employment Benefits Plan and Pensions, which can be found on pages 47 through 51.

The combining statements of nonmajor governmental funds are presented immediately following the required supplementary information. The nonmajor governmental funds overview and combining fund statements can be found on pages 52 through 63.

**North Springs Improvement District  
Management's Discussion and Analysis  
September 30, 2021**

**Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of financial position. The following table reflects the condensed government-wide statements of net position as of September 30, 2021 and 2020:

**North Springs Improvement District  
Statements of Net Position**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
<b>Assets:</b>						
Current and other assets	\$ 2,567,600	\$ 4,517,782	\$ 38,143,936	\$ 25,616,985	\$ 40,711,536	\$ 30,134,767
Restricted assets	15,960,262	16,178,650	11,526,797	7,487,208	27,487,059	23,665,858
Capital assets (net)	<u>126,879,863</u>	<u>133,825,163</u>	<u>110,037,333</u>	<u>108,838,092</u>	<u>236,917,196</u>	<u>242,663,255</u>
Total assets	<u>145,407,725</u>	<u>154,521,595</u>	<u>159,708,066</u>	<u>141,942,285</u>	<u>305,115,791</u>	<u>296,463,880</u>
Total deferred outflows of resources	<u>717,846</u>	<u>882,921</u>	<u>905,847</u>	<u>1,587,982</u>	<u>1,623,693</u>	<u>2,470,903</u>
<b>Liabilities:</b>						
Current liabilities	5,600,258	7,506,603	5,004,112	5,873,356	10,604,370	13,379,959
Noncurrent liabilities	<u>71,567,110</u>	<u>76,117,134</u>	<u>42,195,982</u>	<u>37,630,644</u>	<u>113,763,092</u>	<u>113,747,778</u>
Total liabilities	<u>77,167,368</u>	<u>83,623,737</u>	<u>47,200,094</u>	<u>43,504,000</u>	<u>124,367,462</u>	<u>127,127,737</u>
Total deferred inflows of resources	<u>585,176</u>	<u>121,492</u>	<u>2,624,573</u>	<u>374,490</u>	<u>3,209,749</u>	<u>495,982</u>
<b>Net position:</b>						
Net investment in capital assets	68,244,707	71,856,533	71,215,359	73,533,092	139,460,066	145,389,625
Restricted	1,486,645	-	6,953,237	7,487,208	8,439,882	7,487,208
Unrestricted (deficit)	<u>(1,358,325)</u>	<u>(197,246)</u>	<u>21,093,853</u>	<u>18,631,477</u>	<u>19,735,528</u>	<u>18,434,231</u>
Total net position	<u>\$ 68,373,027</u>	<u>\$ 71,659,287</u>	<u>\$ 99,262,449</u>	<u>\$ 99,651,777</u>	<u>\$ 167,635,476</u>	<u>\$ 171,311,064</u>

**Governmental and Business-Type Activities:** Governmental activities decreased the District's net position by \$ 3,286,260, while business-type activities decreased the District's net position by \$ 389,328, as reflected in the table below:

**North Springs Improvement District  
Statements of Activities**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
<b>Revenues:</b>						
Charges for services	\$ 73,062	\$ -	\$ 19,382,829	\$ 18,204,258	\$ 19,455,891	\$ 18,204,258
Capital grants and contributions	-	-	135,341	965,965	135,341	965,965
<b>Taxes:</b>						
Assessments	11,372,090	11,371,261	-	-	11,372,090	11,371,261
Miscellaneous	<u>18,978</u>	<u>64,462</u>	<u>3,944</u>	<u>30,393</u>	<u>22,922</u>	<u>94,855</u>
Total revenues	<u>11,464,130</u>	<u>11,435,723</u>	<u>19,522,114</u>	<u>19,200,616</u>	<u>30,986,244</u>	<u>30,636,339</u>

**North Springs Improvement District  
Management's Discussion and Analysis  
September 30, 2021**

**North Springs Improvement District  
Statements of Activities  
(continued)**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Expenses:						
General government	532,220	592,496	-	-	532,220	592,496
Physical environment	8,241,921	1,404,437	-	-	8,241,921	1,404,437
Water and sewer	-	-	11,002,217	11,311,113	11,002,217	11,311,113
Provision for depreciation	3,809,147	4,317,849	4,256,680	4,469,876	8,065,827	8,787,725
Interest expense and other fiscal charges	2,170,882	4,131,273	1,416,012	1,213,197	3,586,894	5,344,470
Total expenses	<u>14,754,170</u>	<u>10,446,055</u>	<u>16,674,909</u>	<u>16,994,186</u>	<u>31,429,079</u>	<u>27,440,241</u>
Change in net position before other income (expense)	<u>(3,290,040)</u>	<u>989,668</u>	<u>2,847,205</u>	<u>2,206,430</u>	<u>(442,835)</u>	<u>3,196,098</u>
Other income (expense):						
Interest income	3,780	144,617	84,631	186,685	88,411	331,302
Loss on disposal of capital assets	-	-	(3,321,164)	(2,072,782)	(3,321,164)	(2,072,782)
Total other income (expense)	<u>3,780</u>	<u>144,617</u>	<u>(3,236,533)</u>	<u>(1,886,097)</u>	<u>(3,232,753)</u>	<u>(1,741,480)</u>
Change in net position	<u>(3,286,260)</u>	<u>1,134,285</u>	<u>(389,328)</u>	<u>320,333</u>	<u>(3,675,588)</u>	<u>1,454,618</u>
Net position, beginning of the year	<u>71,659,287</u>	<u>70,525,002</u>	<u>99,651,777</u>	<u>99,331,444</u>	<u>171,311,064</u>	<u>169,856,446</u>
Net position, end of the year	<u>\$ 68,373,027</u>	<u>\$ 71,659,287</u>	<u>\$ 99,262,449</u>	<u>\$ 99,651,777</u>	<u>\$ 167,635,476</u>	<u>\$ 171,311,064</u>

**Analysis of the Governmental Funds**

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focuses of the District's governmental funds are to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported an ending fund balance of \$ 18,346,882.

**Capital Assets and Debt Administration**

The District's capital assets less accumulated depreciation for its governmental activities and business-type activities at September 30, 2021 amounts to \$ 126,879,863 and \$ 110,037,333, respectively, and mostly consists of land, buildings and improvements, infrastructure, equipment, meters in the field and construction-in-progress.

At the end of the year, the District's governmental activities had debt outstanding of \$ 74,455,884 and the District's business activities had debt outstanding of \$ 42,835,000.

Additional information on the District's debt can be found in Note 5 on pages 27 through 32 of this report.

### **General Fund Budgetary Highlights**

An operating budget for the General Fund was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The General Fund budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The budget to actual comparisons for the General Fund, including the original and final adopted budget, is shown on page 15.

### **Economic Factors and Next Year's Utility Rates**

The 2022 General Fund's budgeted expenditures decreased by approximately \$ 1,256,000. The decrease is mainly due to decreased repair and maintenance expenses. The 2021 Water and Sewer Fund's budgeted expenses increased by approximately \$ 91,000. The increase is due to an increase in utility wastewater treatment and repair and maintenance expenses. The District did not increase the utility rates for 2022.

### **Requests for Information**

This financial report is designed to provide a general overview of North Springs Improvement District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the North Springs Improvement District, 9700 NW 52<sup>nd</sup> Street, Coral Springs, Florida 33076.

# BASIC FINANCIAL STATEMENTS

**North Springs Improvement District**  
**Statement of Net Position**  
**September 30, 2021**

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
<b>Assets:</b>			
Current assets:			
Cash and cash equivalents	\$ 3,278,505	\$ 22,420,266	\$ 25,698,771
Investments	-	292,803	292,803
Accounts receivable	-	2,693,814	2,693,814
Internal balances	(730,472)	730,472	-
Prepaid items	19,567	131,636	151,203
Restricted cash and investments	15,960,262	11,526,797	27,487,059
Noncurrent assets:			
Assets held for resale	-	348,148	348,148
Capital assets:			
Depreciable (net)	106,294,789	93,007,631	199,302,420
Nondepreciable	20,585,074	17,029,702	37,614,776
Total assets	<u>145,407,725</u>	<u>148,181,269</u>	<u>293,588,994</u>
<b>Deferred Outflows of Resources:</b>			
Deferred charge on refunding	130,063	-	130,063
Deferred outflows related to pensions	561,904	796,232	1,358,136
Deferred outflows related to OPEB	25,879	109,615	135,494
Total deferred outflows of resources	<u>717,846</u>	<u>905,847</u>	<u>1,623,693</u>
<b>Liabilities:</b>			
Current liabilities:			
Accounts payable	30,995	95,661	126,656
Accrued liabilities	14,985	155,247	170,232
Contracts payable	-	273,777	273,777
Due to developer	-	286,757	286,757
Customer deposits	135,000	1,061,544	1,196,544
Accrued interest	1,506,201	580,675	2,086,876
Compensated absences payable	3,077	15,451	18,528
Bonds payable	3,910,000	2,535,000	6,445,000
Noncurrent liabilities:			
Compensated absences payable	27,689	139,059	166,748
Other post-employment benefits (OPEB) liability	179,491	617,680	797,171
Net pension liability	814,046	1,139,243	1,953,289
Bonds payable	70,545,884	40,300,000	110,845,884
Total liabilities	<u>77,167,368</u>	<u>47,200,094</u>	<u>124,367,462</u>
<b>Deferred Inflows of Resources:</b>			
Deferred inflows related to pensions	518,378	2,330,225	2,848,603
Deferred inflows related to OPEB	66,798	294,348	361,146
Total deferred inflows of resources	<u>585,176</u>	<u>2,624,573</u>	<u>3,209,749</u>
<b>Net Position:</b>			
Net investment in capital assets	68,244,707	71,215,359	139,460,066
Restricted for:			
Renewal and replacement	-	1,365,292	1,365,292
Debt service	1,486,645	5,587,945	7,074,590
Unrestricted (deficit)	(1,358,325)	21,093,853	19,735,528
Total net position	<u>\$ 68,373,027</u>	<u>\$ 99,262,449</u>	<u>\$ 167,635,476</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District**  
**Statement of Activities**  
**For the Year Ended September 30, 2021**

	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
<b>Functions/Programs:</b>							
Governmental activities:							
General government	\$ 532,220	\$ -	\$ -	\$ -	\$ (532,220)	\$ -	\$ (532,220)
Physical environment	8,241,921	73,062	-	-	(8,168,859)	-	(8,168,859)
Provision for depreciation	3,809,147	-	-	-	(3,809,147)	-	(3,809,147)
Interest expense and other fiscal charges	<u>2,170,882</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,170,882)</u>	<u>-</u>	<u>(2,170,882)</u>
Total governmental activities	<u>14,754,170</u>	<u>73,062</u>	<u>-</u>	<u>-</u>	<u>(14,681,108)</u>	<u>-</u>	<u>(14,681,108)</u>
Business-type activities:							
Personnel services	4,677,086	-	-	-	-	(4,677,086)	(4,677,086)
Materials, supplies and services	6,325,131	19,382,829	-	135,341	-	13,193,039	13,193,039
Loss on disposal of capital assets	3,321,164	-	-	-	-	(3,321,164)	(3,321,164)
Provision for depreciation	4,256,680	-	-	-	-	(4,256,680)	(4,256,680)
Interest expense and other fiscal charges	<u>1,416,012</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,416,012)</u>	<u>(1,416,012)</u>
Total business-type activities	<u>19,996,073</u>	<u>19,382,829</u>	<u>-</u>	<u>135,341</u>	<u>-</u>	<u>(477,903)</u>	<u>(477,903)</u>
Total primary government	<u>\$ 34,750,243</u>	<u>\$ 19,455,891</u>	<u>\$ -</u>	<u>\$ 135,341</u>	<u>(14,681,108)</u>	<u>(477,903)</u>	<u>(15,159,011)</u>
General revenues:							
Special assessments					11,372,090	-	11,372,090
Investment earnings					3,780	84,631	88,411
Miscellaneous					<u>18,978</u>	<u>3,944</u>	<u>22,922</u>
Total general revenues					<u>11,394,848</u>	<u>88,575</u>	<u>11,483,423</u>
Change in net position					<u>(3,286,260)</u>	<u>(389,328)</u>	<u>(3,675,588)</u>
Net position, October 1, 2020					<u>71,659,287</u>	<u>99,651,777</u>	<u>171,311,064</u>
Net position, September 30, 2021					<u>\$ 68,373,027</u>	<u>\$ 99,262,449</u>	<u>\$ 167,635,476</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District  
Balance Sheet - Governmental Funds  
September 30, 2021**

	<u>General</u>	<u>219 Debt Service</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash and cash equivalents	\$ 2,264,470	\$ -	\$ 1,014,035	\$ 3,278,505
Due from other funds	977,960	-	269,597	1,247,557
Prepaid items	19,567	-	-	19,567
Restricted cash and investments	<u>269,597</u>	<u>1,490,049</u>	<u>14,200,616</u>	<u>15,960,262</u>
Total assets	<u>\$ 3,531,594</u>	<u>\$ 1,490,049</u>	<u>\$ 15,484,248</u>	<u>\$ 20,505,891</u>
<b>Liabilities:</b>				
Accounts payable	\$ 30,830	\$ -	\$ 165	\$ 30,995
Accrued liabilities	14,985	-	-	14,985
Customer deposits	135,000	-	-	135,000
Due to other funds	269,597	-	708,432	978,029
Advance from other fund	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>1,000,000</u>
Total liabilities	<u>450,412</u>	<u>-</u>	<u>1,708,597</u>	<u>2,159,009</u>
<b>Fund Balances (Deficit):</b>				
Nonspendable	19,567	-		19,567
Restricted for:				
Debt service	-	1,490,049	5,231,797	6,721,846
Capital projects	-	-	9,244,738	9,244,738
Assigned to:				
Parkland Isles operating reserve	50,000	-	-	50,000
First quarter operating reserves	174,761	-	-	174,761
Unassigned	<u>2,836,854</u>	<u>-</u>	<u>(700,884)</u>	<u>2,135,970</u>
Total fund balances (deficit)	<u>3,081,182</u>	<u>1,490,049</u>	<u>13,775,651</u>	<u>18,346,882</u>
Total liabilities and fund balances	<u>\$ 3,531,594</u>	<u>\$ 1,490,049</u>	<u>\$ 15,484,248</u>	<u>\$ 20,505,891</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District  
Reconciliation of the Balance Sheet - Governmental Funds  
to the Statement of Net Position  
September 30, 2021**

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**Fund Balances - Total Governmental Funds** \$ 18,346,882

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

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

Cost of capital assets	\$	190,982,399	
Accumulated depreciation		<u>(64,102,536)</u>	126,879,863

The net pension liability and related deferred inflows and outflows are not an available resource and, therefore, are not report in the funds.

Net pension liability	\$	(814,046)	
Deferred inflows related to pensions		(518,378)	
Deferred outflows related to pensions		<u>561,904</u>	(770,520)

The other post-employment benefits (OPEB) liability and related deferred inflows and outflows are not an available resource and, therefore, are not report in the funds.

Other post-employment benefits liability	\$	(179,491)	
Deferred inflows related to OPEB		(66,798)	
Deferred outflows related to OPEB		<u>25,879</u>	(220,410)

Certain assets and liabilities are not due and payable in the current period and, therefore, are not reported in the funds:

Bonds payable	\$	(74,455,884)	
Deferred charge on refunding		130,063	
Accrued interest payable on long term debt		(1,506,201)	
Compensated absences		<u>(30,766)</u>	<u>(75,862,788)</u>

**Net Position of Governmental Activities** \$ 68,373,027

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds**  
**For the Year Ended September 30, 2021**

	<u>General</u>	<u>219 Debt Service</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>				
Special assessments	\$ 3,655,936	\$ 1,748,319	\$ 5,967,835	\$ 11,372,090
Permit fees	73,062	-	-	73,062
Investment earnings	146	1,776	1,858	3,780
Miscellaneous revenues	18,978	-	-	18,978
	<u>3,748,122</u>	<u>1,750,095</u>	<u>5,969,693</u>	<u>11,467,910</u>
<b>Expenditures:</b>				
Current:				
General government:				
Personnel services	333,377	-	-	333,377
Operating	190,084	-	-	190,084
Physical environment:				
Personnel services	533,494	-	-	533,494
Operating	857,797	-	-	857,797
Capital outlay	2,875,000	-	832,407	3,707,407
Debt service:				
Principal	-	1,445,000	2,375,000	3,820,000
Interest	-	309,708	3,441,574	3,751,282
Other fiscal charges	-	4,670	222,225	226,895
	<u>4,789,752</u>	<u>1,759,378</u>	<u>6,871,206</u>	<u>13,420,336</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,041,630)</u>	<u>(9,283)</u>	<u>(901,513)</u>	<u>(1,952,426)</u>
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	247	247
Transfers out	-	-	(247)	(247)
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(1,041,630)	(9,283)	(901,513)	(1,952,426)
<b>Fund Balances, October 1, 2020</b>	<u>4,122,812</u>	<u>1,499,332</u>	<u>14,677,164</u>	<u>20,299,308</u>
<b>Fund Balances, September 30, 2021</b>	<u>\$ 3,081,182</u>	<u>\$ 1,490,049</u>	<u>\$ 13,775,651</u>	<u>\$ 18,346,882</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District  
 Reconciliation of the Statement of Revenues, Expenditures and Changes  
 in Fund Balances - Governmental Funds to the Statement of Activities  
 For the Year Ended September 30, 2021**

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**Net Change in Fund Balances - Total Governmental Funds** \$ (1,952,426)

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.

Expenditures for capital assets	\$ 3,707,407	
Less: net book value of disposed capital assets	(6,843,560)	
Less: current year depreciation	<u>(3,809,147)</u>	(6,945,300)

The issuance of long-term debt (e.g. bonds and notes payable) provides current financial resources to governmental funds, while repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position.

Principal payments		3,820,000
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Some expenses reported in the statement of activities are not reported in the governmental funds because they have no effect on current financial resources.

Amortization of premium	\$ 29,521	
Amortization of deferred charge	(28,062)	
Change in accrued interest payable	1,805,836	
Change in compensated absences	(6,348)	
Change in net pension liability	606,137	
Change in deferred outflows related to pensions	(155,325)	
Change in deferred inflows related to pensions	(444,533)	
Change in OPEB obligation	(14,921)	
Change in deferred outflows related to OPEB	18,312	
Change in deferred inflows related to OPEB	<u>(19,151)</u>	<u>1,791,466</u>

**Change in Net Position of Governmental Activities** \$ (3,286,260)

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District  
Statement of Revenues, Expenditures and Change  
in Fund Balance - Budget and Actual - General Fund  
For the Year Ended September 30, 2021**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues:</b>				
Special assessments	\$ 3,583,940	\$ 3,583,940	\$ 3,655,936	\$ 71,996
Permit fees	15,000	15,000	73,062	58,062
Investment earnings	600	600	146	(454)
Miscellaneous revenues	11,000	11,000	18,978	7,978
Allocation of fund balance	-	1,097,022	-	(1,097,022)
Total revenues	<u>3,610,540</u>	<u>4,707,562</u>	<u>3,748,122</u>	<u>(959,440)</u>
<b>Expenditures:</b>				
Current:				
General government:				
Personnel	470,700	470,700	333,377	137,323
Operating	359,440	359,440	190,084	169,356
Physical environment:				
Personnel	613,500	613,500	533,494	80,006
Operating	1,507,500	1,507,500	857,797	649,703
Capital outlay	<u>500,422</u>	<u>1,756,422</u>	<u>2,875,000</u>	<u>(1,118,578)</u>
Total expenditures	<u>3,451,562</u>	<u>4,707,562</u>	<u>4,789,752</u>	<u>(82,190)</u>
Excess (deficiency) of revenues over (under) expenditures	158,978	-	(1,041,630)	(1,041,630)
<b>Other Financing Uses:</b>				
Reserved for first quarter operating reserve	<u>(158,978)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	\$ <u>-</u>	\$ <u>-</u>	<u>(1,041,630)</u>	\$ <u>(1,041,630)</u>
<b>Fund Balance, October 1, 2020</b>			<u>4,122,812</u>	
<b>Fund Balance, September 30, 2021</b>			\$ <u><u>3,081,182</u></u>	

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District**  
**Statement of Net Position - Proprietary Fund**  
**September 30, 2021**

	<u>Water and Sewer Fund</u>
<b>Assets:</b>	
Current assets:	
Cash and cash equivalents	\$ 22,420,266
Investments	292,803
Accounts receivable	2,693,814
Due from other funds	69,848
Prepaid items	131,636
Restricted investments	11,526,797
Noncurrent assets:	
Advance to other fund	1,000,000
Assets held for resale	348,148
Capital assets:	
Depreciable (net)	93,007,631
Nondepreciable	17,029,702
	<u>148,520,645</u>
Total assets	
<b>Deferred Outflows of Resources:</b>	
Deferred outflows related to pensions	796,232
Deferred outflows related to OPEB	109,615
	<u>905,847</u>
Total deferred outflows of resources	
<b>Liabilities:</b>	
Current liabilities:	
Accounts payable	95,661
Accrued liabilities	155,247
Due to other funds	339,376
Contracts payable	273,777
Due to developer	286,757
Customer deposits	1,061,544
Accrued interest	580,675
Compensated absences payable	15,451
Bonds payable	2,535,000
Noncurrent liabilities:	
Compensated absences payable	139,059
Other post-employment benefits (OPEB) liability	617,680
Net pension liability	1,139,243
Bonds payable	40,300,000
	<u>47,539,470</u>
Total liabilities	
<b>Deferred Inflows of Resources:</b>	
Deferred inflows related to pensions	2,330,225
Deferred inflows related to OPEB	294,348
	<u>2,624,573</u>
Total deferred inflows of resources	
<b>Net Position:</b>	
Net investment in capital assets	71,215,359
Restricted for:	
Renewal and replacement	1,365,292
Debt service	5,587,945
Unrestricted	21,093,853
	<u>99,262,449</u>
Total net position	\$ <u><u>99,262,449</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District**  
**Statement of Revenues, Expenses and Change in Net Position - Proprietary Fund**  
**For the Year Ended September 30, 2021**

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	<u>Water and Sewer Fund</u>
<b>Operating Revenues:</b>	
Charges for services:	
Water	\$ 9,897,934
Sewer	8,503,605
Other utility fees	981,290
	<u>19,382,829</u>
Total operating revenues	<u>19,382,829</u>
<b>Operating Expenses:</b>	
Personnel services	4,677,086
Materials, supplies and services	6,325,131
Provision for depreciation	4,256,680
	<u>15,258,897</u>
Total operating expenses	<u>15,258,897</u>
Operating income	<u>4,123,932</u>
<b>Nonoperating Revenues (Expenses):</b>	
Other revenues	84,631
Interest earnings	3,944
Interest expense and other fiscal charges	(1,416,012)
Loss on disposal of capital assets	(3,321,164)
	<u>(4,648,601)</u>
Total nonoperating revenue (expenses)	<u>(4,648,601)</u>
Income (loss) before capital contributions	(524,669)
<b>Contributions:</b>	
Capital contributions	<u>135,341</u>
Change in net position	(389,328)
<b>Net Position, October 1, 2020</b>	<u>99,651,777</u>
<b>Net Position, September 30, 2021</b>	<u>\$ 99,262,449</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District  
Statement of Cash Flows - Proprietary Fund  
For the Year Ended September 30, 2021**

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	<u>Water and Sewer Fund</u>
<b>Cash Flows from Operating Activities:</b>	
Receipts from customers	\$ 19,788,553
Payments to suppliers for goods and services	(5,874,924)
Payments to employees for services	<u>(4,602,216)</u>
Net cash provided by operating activities	<u>9,311,413</u>
<b>Cash Flows from Noncapital Financing Activities:</b>	
Cash received from other miscellaneous activities	<u>84,631</u>
Net cash provided by noncapital financing activities	<u>84,631</u>
<b>Cash Flows from Capital and Related Financing Activities:</b>	
Proceeds from bond issuance	9,985,000
Capital contributions	135,341
Proceeds from sale of capital assets	1,500
Interest and other charges	(1,441,932)
Bond principal payments	(2,455,000)
Purchase of capital assets	<u>(9,917,897)</u>
Net cash used in capital and related financing activities	<u>(3,692,988)</u>
<b>Cash Flows from Investing Activities:</b>	
Interest received	3,944
Purchase of assets held for resale	(348,148)
Purchases and sales of investments, net	<u>(4,040,044)</u>
Net cash used in investing activities	<u>(4,384,248)</u>
Net increase in cash and cash equivalents	1,318,808
<b>Cash and Cash Equivalents, October 1, 2020</b>	<u>21,101,458</u>
<b>Cash and Cash Equivalents, September 30, 2021</b>	<u>\$ 22,420,266</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**North Springs Improvement District**  
**Statement of Cash Flows - Proprietary Fund**  
**(continued)**  
**For the Year Ended September 30, 2021**

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**Reconciliation of Operating Income to Net Cash**

**Provided by Operating Activities:**

Operating income	\$ 4,123,932
Adjustments to reconcile operating income to net cash provided by (used in) operating activities:	
Charge-off of prior year construction expenses to operating expense	74,200
Provision for depreciation	4,256,680
(Increase) decrease in assets:	
Accounts receivable	324,355
Due from other funds	(27,054)
Prepaid items	30,580
Deferred outflows related to pensions	758,354
Deferred outflows related to OPEB	(76,219)
Increase (decrease) in liabilities:	
Accounts payable	33,105
Accrued liabilities	25,913
Due to other funds	339,376
Customer deposits	81,369
Compensated absences	14,012
Other post-employment benefits (OPEB) liability	62,102
Net pension liability	(2,959,375)
Deferred inflows related to pensions	2,170,369
Deferred inflows related to OPEB	79,714
	<u>5,187,481</u>
Total adjustments	<u>5,187,481</u>
Net cash provided by operating activities	<u>\$ 9,311,413</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Note 1 - Organization and Operations**

North Springs Improvement District (the "District") was established pursuant to Chapter 71-580, Laws of Florida, as amended, and Chapter 298, Florida Statutes, in 1971. Chapter 71-580 was replaced by Chapter 2005-341, Laws of Florida, which has been amended by Chapter 2007-285, Laws of Supplement No. 2, Supplement No. 3, a revised Supplement No. 3 and other lands, respectively. The District was created to undertake a variety of improvements, including the reclamation and drainage of land, to establish roads and highways, to provide access thereto and to provide water and sewage facilities to promote and create favorable conditions for the development of land within the District.

**Note 2 - Summary of Significant Accounting Policies**

The basic financial statements of the District have been prepared in conformity with generally accepted accounting principles as applied to governmental units. The District's more significant accounting policies are described below.

**Reporting entity:** The criteria used for including component units consist of the identification of legally separate organizations for which the Board of Supervisors of the District are financially accountable. This criteria, also includes the identification of organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's basic financial statements to be misleading or incomplete. Based upon this review, there were no potential component units of the District.

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The District has both governmental and business-type activities.

In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full-accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations. The effect of inter-fund activity has been eliminated from the government-wide financial statements.

The government-wide statement of activities reports both the gross and net cost of each of the District's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants.

This government-wide focus is more on the ability to sustain the District as an entity and the change in the District's net position resulting from the current year's activities.

The accounts of the District are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, net position, revenues and expenditures (expenses). Major individual governmental funds and the major individual proprietary fund are reported as separate columns in the fund financial statements.

**Note 2 - Summary of Significant Accounting Policies (continued)**

The District reports the following major governmental funds:

**General Fund** - The General Fund is established to account for all financial transactions not properly accounted for in another fund.

**Parkland Golf & Country Club Debt Service Fund (219 Debt Service)** - The Parkland Golf and Country Club Debt Service Fund accounts for debt service requirements for the District's Special Assessment Refunding Bond, Series 2016.

The District reports the following major proprietary fund:

**Water and Sewer Fund** - The Water and Sewer Fund is a proprietary fund established to account for operations that are to be financed and operated in a manner similar to private business enterprises. The costs of providing services to customers are to be recovered primarily through user charges.

**Measurement focus, basis of accounting, and presentation:** Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the basic financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied. Governmental funds use the current financial resources measurement focus and the government-wide statements use the economic resources measurement focus.

Governmental activity in the government-wide financial statements is presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

The governmental funds are accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available for use. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The District considers revenues available if they are collected within sixty days after year end. Expenditures are generally recognized when the liability is incurred, except that interest payable on debt is recognized only when due.

The Proprietary Fund uses the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when incurred.

**Budgets and budgetary accounting:** The District's annual budgets are adopted for the General Fund and Water and Sewer Fund and approved by the Board of Supervisors. The budget amounts presented in the accompanying basic financial statements are as originally adopted by the District's Board of Supervisors. Any amendments to the budget are reflected in the amended budget.

The General Fund budget is prepared on a basis consistent with generally accepted accounting principles (GAAP). The budget is a financial plan approved in the manner authorized by law, but not subject to appropriation.

**Encumbrances:** The District does not utilize encumbrance accounting.

**Note 2 - Summary of Significant Accounting Policies (continued)**

**Cash and cash equivalents:** The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less when purchased to be cash equivalents.

**Investments:** Investments are stated at their fair value, which is based on quoted market prices. Unrealized gains and losses in fair value are recognized. Certain money market investments are stated at amortized cost if they have a remaining maturity of one year or less when purchased. Investments consist of State Board of Administration (SBA) Funds and money market mutual funds.

**Accounts receivable:** Accounts receivable reflected in the Water and Sewer Fund consist of charges to customers for service including sewer revenues on services which have been rendered whether billed or not. No allowance for doubtful accounts is considered necessary.

**Prepaid items:** Certain payments reflect costs applicable to a future accounting period and are recorded as prepaid items in both the government-wide and fund financial statements.

**Interfund receivables and payable:** Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds (i.e., amounts owed for goods/services rendered to a particular fund by another fund in the reporting entity) are reported as "due to/from other funds" (current portion). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in the applicable governmental funds to indicate that they are not available for appropriation and are not expendable financial resources.

**Assets held for resale:** The assets held for resale represent land purchased by the District to promote development objectives of the District. This land is reported at the lower of cost or net realizable value.

**Capital assets:** Capital assets, which include land, buildings and improvements, infrastructure, machinery and equipment and construction-in-progress, are reported in the governmental or business-type activities columns in the government-wide financial statements. All capital assets are valued at historical cost or estimated cost when actual historical cost is not available. Donated capital assets are valued at their estimated fair value on the date donated. The District defines capital assets as assets with an initial individual cost of more than \$ 5,000 and an estimated useful life in excess of one year. Depreciation on all capital assets is charged to operations using the straight-line method over the assets' estimated service lives, ranging from 5 to 50 years.

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

**Deferred outflows/inflows of resources:** In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then.

**Note 2 - Summary of Significant Accounting Policies (continued)**

The District has three items that qualify for reporting in this category. The first is a deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The second item is deferred outflows related to pensions and is discussed in further detail in Note 8. The third item is the deferred outflows related to OPEB and is discussed in further detail in Note 10.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has two items that qualify for reporting in this category. The first item is deferred inflows related to pensions and is discussed in further detail in Note 8. The second item is deferred inflows related to OPEB and is discussed in further detail in Note 10.

**Net position:** Net position is classified in three categories. The general meaning of each is as follows:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted - consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted - all other net position that does not meet the definition of "restricted" or "net investment in capital assets."

**Fund Balance:** The District follows GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This statement requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. Debt service resources are to be used for future servicing of the revenue note and are restricted through debt covenants.

**Note 2 - Summary of Significant Accounting Policies (continued)**

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District Board of Supervisors (the “Board”). These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned: This classification includes amounts that are constrained by the District’s intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District manager through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund.

Unassigned: This classification includes the residual fund balance for the General Fund.

When the District has expenditures for which committed, assigned or unassigned fund balance is available, the District would consider committed funds to be spent first, then assigned funds and lastly unassigned funds.

**Property tax calendar (assessments)**: District assessments are certified with the Broward County Property Appraiser and collected by the Broward County Tax Collector. The key dates in the property tax cycle are as follows:

Preceding Fiscal Year:

Enforceable lien date	January 1
Tax roll validated	June 1 and July 1
Taxes levied	November 1

Current Fiscal Year:

Beginning of fiscal year for which Assessments have been levied	October 1
Property tax bills rendered	Prior to November 1
Property tax bill due date	March 31
Delinquent tax lien	April 30
Tax certificates sold	On or before June 1

**Use of estimates**: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Date of management review**: Subsequent events were evaluated by management through March 11, 2022, which is the date the financial statements were available for issuance.

**Note 3 - Deposits and Investments**

**Deposits:** The District’s deposits must be placed with banks and savings and loans which are qualified as public depositories prior to receipt of public monies under Chapter 280, Florida Statutes. As of September 30, 2021, all deposits are insured by the FDIC up to \$ 250,000. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool.

At year end, the carrying amount of the District’s bank deposits was \$ 25,967,068 and the bank balance was \$ 26,121,160. In addition, the District had \$ 1,300 in petty cash.

**Investments:** The investment of funds is authorized by Florida Statutes, which allows the District to invest in the Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, SEC registered money market funds with the highest credit quality rating, interest-bearing time deposits or savings accounts in qualified public depositories and direct obligations of the United States Treasury. Certain investments of are governed by Bond Indentures.

Investments as of September 30, 2021 were as follows:

<u>Investment</u>	<u>Reported Amount - Fair Value or Amortized Cost</u>	<u>Maturity</u>
Money Market Mutual Funds	\$ 27,217,462	N/A
State Board of Administration: Florida Prime	<u>292,803</u>	Weighted average days to maturity is 49 days
Total	<u>\$ 27,510,265</u>	

**Credit risk:** Florida Statutes require the money market mutual funds held by the District to have the highest credit quality rating from a nationally recognized rating agency. The money market mutual funds held by the District are rated “AAAm” by Standard and Poor's and “Aaa-mf” by Moody's Investors Service. The Florida Prime is rated AAAM by Standard and Poor’s.

**Interest rate risk:** Florida Statutes state that the investment portfolio be structured in such a manner as to provide sufficient liquidity to pay obligations as they come due. The District’s investments are not subject to interest rate risk.

**Custodial credit risk:** For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. None of the District’s investments are subject to custodial credit risk.

**Restricted cash and investments:** The governmental funds maintain cash and investments restricted for the following purposes:

Capital outlay	\$ 9,247,107
Future debt service	<u>6,713,155</u>
Total restricted cash, cash equivalents and investments	<u>\$ 15,960,262</u>

**North Springs Improvement District**  
**Notes to Basic Financial Statements**  
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**Note 3 - Deposits and Investments (continued)**

The proprietary fund maintains investments restricted for the following purposes:

Future debt service	\$	6,153,607
Construction		4,007,898
Renewal and replacement of capital assets		<u>1,365,292</u>
 Total restricted cash, cash equivalents and investments	 \$	 <u><u>11,526,797</u></u>

**Note 4 - Capital Assets**

The following is a schedule of changes in capital assets during the year ended September 30, 2021:

	Balance October 1, 2020	Additions	Deletions	Transfers	Balance September 30, 2021
<b>Governmental activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 12,121,112	\$ -	\$ -	\$ -	\$ 12,121,112
Construction in progress	<u>23,861,124</u>	<u>832,407</u>	<u>-</u>	<u>(16,229,569)</u>	<u>8,463,962</u>
Total capital assets, not depreciated	<u>35,982,236</u>	<u>832,407</u>	<u>-</u>	<u>(16,229,569)</u>	<u>20,585,074</u>
Capital assets, being depreciated:					
Infrastructure	167,306,770	2,875,000	17,367,765	16,229,569	169,043,574
Buildings and improvements	3,611,631	-	2,973,308	-	638,323
Machinery and equipment	<u>1,105,317</u>	<u>-</u>	<u>389,889</u>	<u>-</u>	<u>715,428</u>
Total capital assets, being depreciated	<u>172,023,718</u>	<u>2,875,000</u>	<u>20,730,962</u>	<u>16,229,569</u>	<u>170,397,325</u>
Less accumulated depreciation for:					
Infrastructure	70,983,519	3,683,102	11,436,677	-	63,229,944
Buildings and improvements	2,295,258	26,862	2,061,913	-	260,207
Machinery and equipment	<u>902,014</u>	<u>99,183</u>	<u>388,812</u>	<u>-</u>	<u>612,385</u>
Total accumulated depreciation	<u>74,180,791</u>	<u>3,809,147</u>	<u>13,887,402</u>	<u>-</u>	<u>64,102,536</u>
Total capital assets depreciated, net	<u>97,842,927</u>	<u>(934,147)</u>	<u>6,843,560</u>	<u>16,229,569</u>	<u>106,294,789</u>
Governmental activities capital assets, net	<u>\$ 133,825,163</u>	<u>\$ (101,740)</u>	<u>\$ 6,843,560</u>	<u>\$ -</u>	<u>\$ 126,879,863</u>
<b>Business-Type Activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 181,585	\$ -	\$ -	\$ -	\$ 181,585
Easements	82,785	-	-	-	82,785
Construction in progress	<u>9,272,007</u>	<u>8,364,425</u>	<u>74,200</u>	<u>(796,900)</u>	<u>16,765,332</u>
Total capital assets, not depreciated	<u>9,536,377</u>	<u>8,364,425</u>	<u>74,200</u>	<u>(796,900)</u>	<u>17,029,702</u>

**North Springs Improvement District  
Notes to Basic Financial Statements  
September 30, 2021**

**Note 4 - Capital Assets (continued)**

	Balance October 1, 2020	Additions	Deletions	Transfers	Balance September 30, 2021
Capital assets, being depreciated:					
Buildings and improvements	6,174,424	227,029	8,748	-	6,392,705
Infrastructure	131,376,335	66,938	5,181,259	796,900	127,058,914
Equipment	2,510,754	194,393	588,014	-	2,117,133
Meters in the field	6,797,250	-	14,268	-	6,782,982
<b>Total capital assets, being depreciated</b>	<b>146,858,763</b>	<b>488,360</b>	<b>5,792,289</b>	<b>796,900</b>	<b>142,351,734</b>
Less accumulated depreciation for:					
Buildings and improvements	946,750	366,419	3,751	-	1,309,418
Infrastructure	44,123,844	3,214,990	1,944,859	-	45,393,975
Equipment	1,735,034	223,072	510,078	-	1,448,028
Meters in the field	751,420	452,199	10,937	-	1,192,682
<b>Total accumulated depreciation</b>	<b>47,557,048</b>	<b>4,256,680</b>	<b>2,469,625</b>	<b>-</b>	<b>49,344,103</b>
<b>Total capital assets depreciated, net</b>	<b>99,301,715</b>	<b>(3,768,320)</b>	<b>3,322,664</b>	<b>796,900</b>	<b>93,007,631</b>
Business-type activities capital assets	\$ 108,838,092	\$ 4,596,105	\$ 3,396,864	\$ -	\$ 110,037,333

Depreciation expense is charged to the following functions:

Governmental activities	\$ <u>3,809,147</u>
Business-type activities	\$ <u>4,256,680</u>

The District has awarded various construction contracts. As of September 30, 2021, commitments on uncompleted construction contracts totaled approximately \$ 4,435,000.

**Note 5 - Long-Term Debt**

The following is a summary of the long-term debt activity of the governmental activities for the year ended September 30, 2021:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021	Due Within One Year
Water management bonds	\$ 39,315,000	\$ -	\$ 990,000	\$ 38,325,000	\$ 1,020,000
Water management premium	431,273	-	15,403	415,870	-
Special assessment' bonds	38,305,000	-	2,830,000	35,475,000	2,890,000
Special assessment premium	254,132	-	14,118	240,014	-
	<b>\$ 78,305,405</b>	<b>\$ -</b>	<b>\$ 3,849,521</b>	<b>\$ 74,455,884</b>	<b>\$ 3,910,000</b>

**Note 5 - Long-Term Debt (continued)**

Water Management Bonds payable at September 30, 2021 are comprised of the following:

\$ 7,770,000 Series 2014A-2 Water Management Bonds, principal is due annually beginning May 2035 through May 2044. Interest at 6.50% is due each year in May and November through May 2044. Current portion is \$ 0. The bonds are secured primarily from special assessments levied by the District.	\$ 7,710,000
\$ 6,010,000 Series 2014B-2 Water Management Bonds, principal is due annually beginning May 2035 through May 2044. Interest at 6.625% is due each year in May and November through May 2044. Current portion is \$ 0. The bonds are secured primarily from special assessments levied by the District.	6,010,000
\$ 6,415,000 Series 2014 Water Management Bonds, principal is due annually through May 2024. Interest at 2.95% is due in May and November each year. Current portion is \$ 690,000. The bonds are secured primarily from special assessments levied by the District.	2,130,000
\$ 7,495,000 Series 2015 Water Management Bonds, principal is due annually through May 2035. Interest at 3.10% is due in May and November each year. Current portion is \$ 330,000. The bonds are secured primarily from special assessments levied by the District.	5,710,000
\$ 8,710,000 Series 2017 Water Management Bonds, principal is due annually beginning May 2039 through May 2048. Interest at 5.00% is due in May and November each year. Current portion is \$ 0. The bonds are secured primarily from special assessments levied by the District.	8,710,000
\$ 8,065,000 Series 2018 Water management Bonds, principal is due annually beginning May 2039 through May 2048. Interest at 5.00% is due in May and November each year. Current portion is \$ 0. The bonds are secured primarily from special assessments levied by the District.	<u>8,055,000</u>
	<u>\$ 38,325,000</u>

**North Springs Improvement District**  
**Notes to Basic Financial Statements**  
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**Note 5 - Long-Term Debt (continued)**

The annual requirements to amortize the principal and interest of the Water Management Bonds for the next five years and thereafter are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 1,020,000	\$ 1,978,280	\$ 2,998,280
2023	1,050,000	1,947,412	2,997,412
2024	1,080,000	1,915,696	2,995,696
2025	365,000	1,882,952	2,247,952
2026	375,000	1,871,637	2,246,637
2027-2031	2,060,000	9,176,525	11,236,525
2032-2036	3,975,000	8,770,410	12,745,410
2037-2041	10,745,000	6,943,487	17,688,487
2042-2046	13,600,000	2,903,938	16,503,938
2047-2048	4,055,000	254,125	4,309,125
Total	\$ <u>38,325,000</u>	\$ <u>37,644,462</u>	\$ <u>75,969,462</u>

Special Assessment Bonds payable at September 30, 2021 are comprised of the following:

<p>\$ 6,330,000 Series 2014A-1 Special Assessment Bonds, principal is due annually through May 2034. Interest ranging from 6.00% to 6.25% is due in May and November. Current portion is \$ 255,000. The bonds are secured primarily from special assessments levied by the District.</p>	\$ 4,850,000
<p>\$ 4,765,000 Series 2014B-1 Special Assessment Bonds, principal is due annually through May 2034. Interest ranging from 6.125% to 6.375% is due in May and November. Current portion is \$ 190,000. The bonds are secured primarily from special assessments levied by the District.</p>	3,645,000
<p>\$ 15,460,000 Series 2016 Special Assessment Bonds, principal is due annually through May 2026. Interest at 3.35% is due in May and November. Current portion is \$ 1,440,000. The bonds are secured primarily from special assessments levied by the District.</p>	7,815,000
<p>\$ 4,165,000 Series 2016 Special Assessment Bonds, principal is due in annually through May 2027. Interest at 2.71% is due in May and November. Current portion is \$ 325,000. The bonds are secured primarily from special assessments levied by the District.</p>	2,100,000
<p>\$ 8,650,000 Series 2017 Special Assessment Bonds, principal is due annually through May 2038. Interest ranging from 3.50% to 5.00% is due in May and November. Current portion is \$ 315,000. The bonds are secured primarily from special assessments levied by the District.</p>	7,765,000

**North Springs Improvement District**  
**Notes to Basic Financial Statements**  
**September 30, 2021**

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**Note 5 - Long-Term Debt (continued)**

\$ 3,180,000 Series 2018 Special Assessment Bonds, principal is due annually through May 2038. Interest ranging from 3.75% to 4.85% is due in May and November. Current portion is \$ 115,000. The bonds are secured primarily from special assessments levied by the District. 2,850,000

\$ 7,145,000 Series 2018 Special Assessment Bonds, principal is due annually through May 2038. Interest ranging from 3.875% to 4.875% is due in May and November. Current portion is \$ 250,000. The bonds are secured primarily from special assessments levied by the District. 6,450,000

\$ 35,475,000

The annual requirements to amortize the principal and interest of the Special Assessment Bonds outstanding for the next five years and thereafter are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 2,890,000	\$ 1,638,218	\$ 4,528,218
2023	3,020,000	1,528,371	4,548,371
2024	3,140,000	1,414,332	4,554,332
2025	3,270,000	1,292,082	4,562,082
2026	3,395,000	1,169,166	4,564,166
2027-2031	8,315,000	4,346,358	12,661,358
2032-2036	8,405,000	1,967,990	10,372,990
2037-2038	<u>3,040,000</u>	<u>233,556</u>	<u>3,273,556</u>
Total	<u>\$ 35,475,000</u>	<u>\$ 13,590,073</u>	<u>\$ 49,065,073</u>

**Summary of significant bond covenants:** The following is a schedule of required reserve deposits as of September 30, 2021:

	<u>Reserve Requirement</u>	<u>Reserve Balance</u>
* Series 2014A-1 Special Assessment Bond	\$ 276,484	\$ 184,932
* Series 2014A-2 Water Management Bond	\$ 529,156	\$ 321,510
* Series 2014B-1 Special Assessment Bond	\$ 210,483	\$ 137,061
* Series 2014B-2 Water Management Bond	\$ 411,794	\$ 239,492
Series 2014 Water Management Bond	\$ 74,367	\$ 74,367
Series 2015 Water Management Bond	\$ 252,706	\$ 252,707
Series 2016 Special Assessment Bond	\$ 854,191	\$ 854,191
Series 2016 Special Assessment Bond	\$ 220,135	\$ 220,136
* Series 2017 Water Management Bond	\$ 554,125	\$ 244,564
Series 2017 Special Assessment Bond	\$ 336,275	\$ 336,275
Series 2018 Water Management Bond	\$ 513,125	\$ 516,658
Series 2018 Special Assessment Bond	\$ 285,369	\$ 285,369
Series 2018 Special Assessment Bond	\$ 61,738	\$ 61,738

\* As per bond indenture, reserve requirement was not expected to be met.

**North Springs Improvement District  
Notes to Basic Financial Statements  
September 30, 2021**

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**Note 5 - Long-Term Debt (continued)**

The following is a summary of the long-term debt activity of the business-type activities for the year ended September 30, 2021:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021	Due Within One Year
Water and sewer revenue and refunding bonds	\$ 35,305,000	\$ 9,985,000	\$ 2,455,000	\$ 42,835,000	\$ 2,535,000
Total bonds payable	<u>\$ 35,305,000</u>	<u>\$ 9,985,000</u>	<u>\$ 2,455,000</u>	<u>\$ 42,835,000</u>	<u>\$ 2,535,000</u>

Water and Sewer Revenue Bonds payable at September 30, 2021 are comprised of the following:

\$ 50,065,000 Series 2011 Water and Sewer Refunding Revenue Bonds, due in annual principal installments beginning in October 2012 through October 2031. Interest at 3.38% is due in April and October. Current portion is \$ 2,535,000. The bonds are secured by a pledge of net revenues under the indenture, which are defined as all income and monies received by the District from the rates, fees, rentals, charges and other income collected by the District for the use of the products, services and facilities to be provided by the system.	\$ 32,850,000
\$ 9,985,000 Series 2021 Water and Sewer Revenue Bond, due in annual principal installments beginning in October 2022 through October 2031. Interest at 1.90% is due in April and October. Current portion is \$ 0. The bond is secured by a pledge of net revenues under the indenture, which are defined as all income and monies received by the District from the rates, fees, rentals, charges and other income collected by the District for the use of the products, services and facilities to be provided by the system.	<u>9,985,000</u>
	<u>\$ 42,835,000</u>

The annual requirements to amortize the principal and interest of Water and Sewer Revenue Bonds payable as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 2,535,000	\$ 1,149,605	\$ 3,684,605
2023	3,515,000	1,175,359	4,690,359
2024	3,635,000	1,069,206	4,704,206
2025	3,745,000	954,839	4,699,839
2026	3,850,000	839,402	4,689,402
2027-2031	24,470,000	682,862	25,152,862
2032	<u>1,085,000</u>	<u>10,308</u>	<u>1,095,308</u>
Total	<u>\$ 42,835,000</u>	<u>\$ 5,881,581</u>	<u>\$ 48,716,581</u>

**North Springs Improvement District  
Notes to Basic Financial Statements  
September 30, 2021**

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**Note 5 - Long-Term Debt (continued)**

**Summary of significant bond covenants:** The following is a schedule of required reserve deposits as of September 30, 2021:

	<u>Reserve Requirement</u>	<u>Reserve Balance</u>
Series 2011 Water and Sewer Refunding Revenue Bonds	\$ 1,799,353	\$ 1,799,454
Series 2021 Water and Sewer Revenue Bond	\$ 550,389	\$ 555,138

**Note 6 - Interfund Transactions**

Interfund activity balances for the District as of and for the fiscal year ended September 30, 2021 are summarized as follows:

**Due to/from Other Funds:**

	<u>Interfund Receivables</u>	<u>Interfund Payables</u>
Governmental funds:		
General Fund	\$ 977,960	\$ 269,597
213 Debt Service	-	67
214 Debt Service	-	67
215 Debt Service	-	67
216 Debt Service	-	134
217 Debt Service	-	67
220 Debt Service	200,683	-
222 Debt Service	41,238	-
223 Debt Service	-	736
224 Debt Service	-	4,041
225 Debt Service	27,676	-
324 Capital Projects	-	2,369
326 Capital Projects	-	460,895
327 Capital Projects	-	239,989
Governmental totals	\$ <u>1,247,557</u>	\$ <u>978,029</u>
Enterprise funds:		
Water and Sewer Fund	\$ <u>69,848</u>	\$ <u>339,376</u>
Enterprise totals	\$ <u>69,848</u>	\$ <u>339,376</u>
Totals	\$ <u><u>1,317,405</u></u>	\$ <u><u>1,317,405</u></u>

**Note 6 - Interfund Transactions (continued)**

Amounts due to the General Fund represent reimbursements from the Capital Projects Funds and Water and Sewer Fund for various project costs paid by the General Fund. Amounts due from the General Fund to the Debt Service Funds represent monies held for future bond payments. Amounts due from the Debt Service and Capital Projects Funds represent monies owed for fees paid by the Water and Sewer Fund.

**Advances to/from Other Funds:**

	<u>Advance From</u>	<u>Advance To</u>
Governmental funds:		
220 Debt Service	\$ -	\$ 1,000,000
Governmental totals	\$ -	\$ 1,000,000
Enterprise funds:		
Water and Sewer Fund	\$ 1,000,000	\$ -
Enterprise totals	\$ 1,000,000	\$ -
Total long term balances	\$ 1,000,000	\$ 1,000,000

Advances from the Water and Sewer Fund to the 220 Debt Service Fund represent deposits made for bond compliance. This amount is not expected to be repaid within one year.

**Interfund Transfers:**

	<u>Transfer In</u>	<u>Transfer Out</u>
Governmental funds:		
213 Debt Service Fund	\$ 9	\$ -
214 Debt Service Fund	51	-
215 Debt Service Fund	48	-
216 Debt Service Fund	102	-
221 Debt Service Fund	4	-
222 Debt Service Fund	1	-
223 Debt Service Fund	32	-
313 Capital Project Fund	-	9
314 Capital Project Fund	-	51
315 Capital Project Fund	-	48
316 Capital Project Fund	-	102
321 Capital Project Fund	-	4
322 Capital Project Fund	-	1
323 Capital Project Fund	-	32
Totals	\$ 247	\$ 247

The amounts transferred into the Debt Service Funds and out of the Capital Project Funds are to reallocate excess investment funds. There were no transfers in or out of the General Fund or the Water and Sewer Fund for the year ending September 30, 2021.

**North Springs Improvement District  
Notes to Basic Financial Statements  
September 30, 2021**

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**Note 7 - Compensated Absences Payable**

Employees of the District accumulate unused vacation time up to a specified number of hours depending on the employee’s length of employment. Accumulated vacation time can be redeemed in cash at retirement.

The following is a schedule of the changes in compensated absences of the Governmental Funds:

	Balance October 1, 2020	Increase	(Decrease)	Balance September 30, 2021	Due Within One Year
Compensated absences	\$ <u>24,418</u>	\$ <u>6,890</u>	\$ <u>(542)</u>	\$ <u>30,766</u>	\$ <u>3,077</u>
Total	\$ <u><u>24,418</u></u>	\$ <u><u>6,890</u></u>	\$ <u><u>(542)</u></u>	\$ <u><u>30,766</u></u>	\$ <u><u>3,077</u></u>

The following is a schedule of the changes in compensated absences of the Water and Sewer Fund:

	Balance October 1, 2020	Increase	(Decrease)	Balance September 30, 2021	Due Within One Year
Compensated absences	\$ <u>140,498</u>	\$ <u>16,252</u>	\$ <u>(2,240)</u>	\$ <u>154,510</u>	\$ <u>15,451</u>
Total	\$ <u><u>140,498</u></u>	\$ <u><u>16,252</u></u>	\$ <u><u>(2,240)</u></u>	\$ <u><u>154,510</u></u>	\$ <u><u>15,451</u></u>

**Note 8 - Florida Retirement System**

As provided by Chapters 121 and 112, Florida Statutes, the Florida Retirement System (“FRS”) provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan (“Pension Plan”) and the Retiree Health Insurance Subsidy (“HIS Plan”) and a defined contribution pension plan (“Investment Plan”) (see Note 9). As a general rule, membership in the FRS is compulsory for all employees working in a regularly established position for a state agency, county government, district school board, state university, community college, or a participating city or special district within the State of Florida. The FRS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, Florida Statutes, and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for the FRS. The latest available report may be obtained by writing to the State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida 32315-9000, or by calling (877) 377-1737 or by visiting the Web site: [www.dms.myflorida.com/workforce\\_operations/retirement/publications](http://www.dms.myflorida.com/workforce_operations/retirement/publications).

**Note 8 - Florida Retirement System (continued)**

**Pension Plan**

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

Benefits Provided - Benefits under the Pension Plan are computed on the basis of age, average final compensation, and service credit. For Pension Plan members enrolled before July 1, 2011, Regular class members who retire at or after age 62 with at least six years of creditable service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% times years of service times final average compensation based on the five highest years of salary. Vested members with less than 30 years of service may retire before age 62 and receive reduced retirement benefits. Special Risk Administrative Support class members who retire at or after age 55 with at least six years of creditable service or 25 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% times years of service times final average compensation based on the five highest years of salary.

Special Risk class members (sworn law enforcement officers, firefighters, and correctional officers) who retire at or after age 55 with at least six years of credited service, or with 25 years of service regardless of age, are entitled to a retirement benefit payable monthly for life, equal to 3.0% times the years of service times their final average compensation based on the five highest years of salary for each year of creditable service. Senior Management Service class members who retire at or after age 62 with at least six years of creditable service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 2.0% times the years of service times their final average compensation based on the five highest years of salary for each year of creditable service. Elected Officers' class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 3.0% times the years of service (3.33% for judges and justices) times their final average compensation based on the five highest years of salary for each year of creditable service.

For Plan members enrolled on or after July 1, 2011, the vesting requirement is extended to eight years of creditable service for all these members and increasing normal retirement to age 65 or 33 years of service regardless of age for Regular, Senior Management Service, and Elected Officers' class members, and to age 60 or 30 years of service regardless of age for Special Risk and Special Risk Administrative Support class members. Also, the final average compensation for all these members will be based on the eight highest years of salary.

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the Pension Plan before August 1, 2011, the annual cost-of living adjustment is three percent per year. The COLA formula for retirees with an effective retirement date or DROP begin date on or after August 1, 2011, will be the sum of the pre-July 2011 service credit divided by the total service credit at retirement multiplied by 3 percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

In addition to the above benefits, the DROP program allows eligible members to defer receipt of monthly retirement benefit payments while continuing employment with a FRS employer for a period not to exceed 60 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants.

**Note 8 - Florida Retirement System (continued)**

Contributions - Effective July 1, 2011, all enrolled members of the FRS, other than DROP participants, are required to contribute three percent of their salary to the FRS. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year. The employer contribution rates by job class for the periods from October 1, 2020 through June 30, 2021 and from July 1, 2021 through September 30, 2021, respectively, were as follows: Regular - 10.00% and 10.82%; Special Risk Administrative Support - 35.84% and 37.76%; Special Risk - 24.45% and 25.89%; Senior Management Service - 27.29% and 29.01%; Elected Officers' - 49.18% and 51.42%; and DROP participants - 16.98% and 18.34%. These employer contribution rates include 1.66% HIS Plan subsidy for both the periods October 1, 2020 through June 30, 2021 and from July 1, 2021 through September 30, 2021.

**HIS Plan:**

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

Benefits Provided - For the fiscal year ended September 30, 2021, eligible retirees and beneficiaries received a monthly HIS payment of \$ 5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$ 30 and a maximum HIS payment of \$ 150 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions - The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2021, the HIS contribution was 1.66%. The District contributed 100% of its statutorily required contributions for the current and preceding five years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions** - At September 30, 2021, the District reported liabilities of \$ 757,260 for its proportionate share of the Pension Plan's net pension liability and \$ 1,196,029 for the HIS Plan's net pension liability for a total pension liability of \$ 1,953,289. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2021. At June 30, 2021, the District's proportionate share was .01002481 percent for the Pension Plan and .00975036 percent for the HIS Plan, which was an increase of .00012005 percent and a decrease of .00029018 percent respectively, from the proportionate share measured as of June 30, 2021.

**North Springs Improvement District**  
**Notes to Basic Financial Statements**  
**September 30, 2021**

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**Note 8 - Florida Retirement System (continued)**

For the year ended September 30, 2021, the District recognized pension expense of \$ 225,625 for the Pension plan and \$ 210,740 for the HIS plan for a total pension expense of \$ 436,365. At September 30, 2021, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources		
	Pension Plan	HIS Plan	Total
Difference between expected and actual experience	\$ 129,796	\$ 40,022	\$ 169,818
Changes of assumptions	518,155	93,981	612,136
Net difference between project and actual earnings on pension plan investments	-	1,247	1,247
Changes in proportion and differences between District contributions and proportionate share of contributions	255,231	187,922	443,153
District contributions subsequent to the measurement date	<u>115,992</u>	<u>15,790</u>	<u>131,782</u>
Total	\$ <u>1,019,174</u>	\$ <u>338,962</u>	\$ <u>1,358,136</u>

Description	Deferred Inflows of Resources		
	Pension Plan	HIS Plan	Total
Difference between expected and actual experience	\$ -	\$ 501	\$ 501
Changes of assumptions	-	49,279	49,279
Net difference between project and actual earnings on pension plan investments	2,641,890	-	2,641,890
Changes in proportion and differences between District contributions and proportionate share of contributions	<u>88,872</u>	<u>68,061</u>	<u>156,933</u>
Total	\$ <u>2,730,762</u>	\$ <u>117,841</u>	\$ <u>2,848,603</u>

**Note 8 - Florida Retirement System (continued)**

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date and prior to the employer’s fiscal year end will be recognized as a reduction of the net pension liability in the subsequent reporting period ending September 30, 2022. The amounts reported as deferred outflows of resources and deferred inflows of resources related to the FRS Plan will be recognized in pension expense as follows:

Year Ended September 30,	Pension Plan	HIS Plan	Total
2022	\$ (217,617)	\$ 149,392	\$ (68,225)
2023	\$ (372,021)	\$ 34,975	\$ (337,046)
2024	\$ (541,248)	\$ 7,474	\$ (533,774)
2025	\$ (705,608)	\$ 7,208	\$ (698,400)
2026	\$ 8,914	\$ 5,899	\$ 14,813
Thereafter	\$ -	\$ 383	\$ 383

**Actuarial Assumptions** - The Florida Retirement System Actuarial Assumption Conference is responsible for setting the assumptions used in the funding valuations of both pension plans pursuant to section 216.136 (10), Florida Statutes. The Pension Plan’s valuation is performed annually. The HIS Plan 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 Pension Plan was completed in 2019 for the period July 1, 2013, through June 30, 2018. Because the HIS Plan is funded on a pay-as-you-go basis, no experience study has been completed for that program. The actuarial assumptions that determined the total pension liability for the HIS Plan were based on certain results of the most recent experience study for the Pension Plan. The total pension liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	Pension Plan	HIS Plan
Inflation	2.40%	2.40%
Salary Increase	3.25%, average, including inflation	3.25%, average, including inflation
Investment rate of return	6.80%, net of pension plan investment expense, including inflation	N/A
Actuarial cost method	Individual entry age	Individual entry age
Mortality table	PUB-2010 with Projection Scale MP-2018	PUB-2010 with Projection Scale MP-2018

**Note 8 - Florida Retirement System (continued)**

**Long-term Expected Rate of Return** - The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy’s description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption.

The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation (1)	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	2.1%	2.1%	1.1%
Fixed income	20.0%	3.8%	3.7%	3.3%
Global equity	54.2%	8.2%	6.7%	17.8%
Real estate property	10.3%	7.1%	6.2%	13.8%
Private equity	10.8%	11.7%	8.5%	26.4%
Strategic investments	3.7%	5.7%	5.4%	8.4%
Total	100%			
Assumed Inflation - Mean			2.4%	1.2%

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

**Discount Rate** - The discount rate used to measure the total pension liability was 6.80% for the pension plan. The pension Plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

The discount rate used to measure the total pension liability was 2.16% for the HIS Plan. In general, the discount rate for calculating the HIS Plan’s total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS Plan benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the municipal bond rate of 2.16% was used to determine the total pension liability. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

**Note 8 - Florida Retirement System (continued)**

**Sensitivity of the District's Proportionate Share of the Net Position Liability to Changes in the Discount Rate** - The following table presents the sensitivity of the District's proportionate share of the net pension liability (asset) to changes in the discount rate. The sensitivity analysis, below, shows the impact to the District's proportionate share of the net pension liability if the discount rate was 1.00% lower or 1.00% higher than the current discount rate at June 30, 2021:

	<u>1% Decrease (5.80%)</u>	<u>Current Discount Rate (6.80%)</u>	<u>1% Increase (7.80%)</u>
District's proportionate share of the net pension liability (asset) for Pension Plan	\$ <u>3,386,518</u>	\$ <u>757,260</u>	\$ <u>(1,440,505)</u>
	<u>1% Decrease (1.16%)</u>	<u>Current Discount Rate (2.16%)</u>	<u>1% Increase (3.16%)</u>
District's proportionate share of the net pension liability for HIS Plan	\$ <u>1,382,725</u>	\$ <u>1,196,029</u>	\$ <u>1,043,073</u>

**Note 9 - Defined Contribution Plans**

**Section 457(b) Plan**

The District has a money purchase contribution plan qualified under Section 457(b) of the Internal Revenue Code. The plan is administered by an independent trustee. No contributions are made by the District to this plan.

**Investment Plan**

The District offers to its employees a defined contribution pension plan, as a part of the Florida Retirement System (Note 8). The SBA (State Board Administration) administered the defined contribution plan officially titled the FRS Investment Plan. The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Comprehensive Annual Financial Report.

**Note 9 - Defined Contribution Plans (continued)**

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS Defined Benefit Plan. District employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual members' accounts, are defined by law, but the ultimate benefit depends, in part, on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class, as the Pension Plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06 percent of payroll and by forfeited benefits of plan members. Allocations to the investment members' accounts during the 2020-2021 fiscal year, as established by Section 121.72, Florida Statutes, are based on percentage of gross compensation, by class, as follows:

<u>Class</u>	<u>Allocated Rate</u>
Elected Officials	11.34%
Senior Management	7.67%
Special Risk	14.00%
Regular Employees	6.30%

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the Pension Plan vesting is transferred to the Investment Plan, the member must have the years of service required for Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on these funds. Non-vested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over his or her account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2021, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the District.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

The District's pension expense for the Investment Plan totaled \$ 106,533 for the year ended September 30, 2021.

**Note 10 - Post-Employment Benefits**

**Plan Description** - The District provides post-employment health insurance benefits, also known as other post-employment benefits (“OPEB”) to its retired employees through a single-employer plan administered by the District. Pursuant to the provisions of Section 112.0801, Florida Statutes, former employees who retire from the District or its major component unit and eligible dependents may continue to participate in the District’s fully-insured benefit plan for medical insurance coverage. The District subsidizes the premium rates paid by retirees by allowing them to participate in the plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the plan on average than those of active employees. The benefits provided under this defined benefit plan are provided until the retiree’s attainment of age 62 (or until such time at which retiree discontinues coverage under the District sponsored plans, if earlier). There are no plan assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 and as a result, there is no separate financial report issued.

**Funding Policy:** Currently, the District’s OPEB benefits are unfunded. That is, the District has not determined if a separate Trust Fund or equivalent arrangement will be established into which the District would make contributions to advance-fund the obligation. Current and future retirees will be required to pay 100% of the blended premium to continue coverage under the District’s group health insurance program.

The following table provides a summary of the number of participants in the plan as of the measurement date:

Inactive plan members or beneficiaries currently receiving benefits	3
Inactive plan members entitled to but not yet receiving benefits	-
Active plan members	<u>46</u>
Total plan members	<u><u>49</u></u>

**Actuarial Methods and Assumptions:** The actuarial valuation of the calculation of OPEB involves estimates of the value of reported amounts and assumptions about the probability of events in the future. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the District and plan members) and include the types of benefits in force at the valuation date. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

**Note 10 - Post-Employment Benefits (continued)**

The total OPEB liability at September 30, 2021 was based on an actuarial valuation dated October 1, 2019 with a measurement date of September 30, 2020 using the following actuarial assumptions:

Discount Rate	2.14%
Salary Increases	3.00%
Retirement Age	Earlier of any age with at least 30 years of service or age 62 with at least 6 years of service
Mortality	Sex-distinct rates set forth in the PUB-2010 Mortality Table (without income adjustments) for general employees with full generational improvements in mortality using Scale MP-2018
Healthcare Cost Trend Rates	Trend rates for 2020 assumed to be 7.00%, graded down by 0.50% per year, decreasing to an ultimate trend rate of 5.00%
Aging Factors	Healthcare costs are assumed to increase at the rate of 3.50% for each year of age

**Discount Rate:** The discount rate used to measure the total OPEB liability at September 30, 2020 was 2.14%. Because the District’s OPEB costs are funded on a pay-as-you-go funding structure, the discount rate was based on the S&P Municipal Bond 20-year High Grade Index as of the measurement date.

**Total OPEB Liability of the District:** The components of the District’s net OPEB liability at September 30, 2021, are as follows:

Total OPEB liability	\$	797,171
OPEB Plan fiduciary net position		<u>-</u>
District's net OPEB liability	\$	<u><u>797,171</u></u>
OPEB Plan fiduciary net position as a percentage of total OPEB liability		<u><u>0.00%</u></u>

**Changes in Total OPEB Liability**

Measurement year ended September 30, 2020

Total OPEB liability:		
Service cost	\$	94,028
Interest on total OPEB liability		17,335
Demographic experience		(133,309)
Benefit payments		(8,348)
Assumption changes		<u>107,317</u>
Net change in total OPEB liability		77,023
Total OPEB liability, beginning		<u>720,148</u>
Total OPEB liability, ending	\$	<u><u>797,171</u></u>

**Note 10 - Post-Employment Benefits (continued)**

**Sensitivity of Net OPEB Liability to Changes in the Discount Rate:** The following table presents the total OPEB liability, calculated using a discount rate of 2.14%, as well as what the District's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current discount rate:

	1% Decrease (1.14%)	Current Discount Rate (2.14%)	1% Increase (3.14%)
Total OPEB Liability	\$ <u>882,795</u>	\$ <u>797,171</u>	\$ <u>720,414</u>

**Sensitivity of Net OPEB Liability to Changes in the Healthcare Cost Trends 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 cost trend rate that is one percentage-point lower or one percentage-point higher than the current trend rate:

	1% Trend Decrease 6.00% Decreasing to 4.00%	Trend Rate Assumption 7.00% Decreasing to 5.00%	1% Trend Increase 8.00% Decreasing to 6.00%
Total OPEB Liability	\$ <u>681,708</u>	\$ <u>797,171</u>	\$ <u>937,405</u>

**OPEB Expense and Deferred Outflows and Deferred Inflows of Resources Related to OPEB:** For the year ended September 30, 2021, the District recognized OPEB expense of \$ 81,357. At September 30, 2021, the District has deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Assumption changes	\$ 135,494	\$ 49,038
Demographic experience	-	312,108
Total	\$ <u>135,494</u>	\$ <u>361,146</u>

**Note 10 - Post-Employment Benefits (continued)**

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

Fiscal Year Ending September 30,	
2022	\$ (21,658)
2023	(21,658)
2024	(21,658)
2025	(21,658)
2026	(21,658)
Thereafter	<u>(117,362)</u>
	<u>\$ (225,652)</u>

**Note 11 - Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance.

Claims, expenditures and liabilities would have been reported if it were probable that a loss in excess of policy limits had occurred and the amount of that loss could be reasonably estimated.

**Note 12 - Individual Fund Disclosures**

At September 30, 2021, the 326 Capital Projects Fund and 327 Capital Projects Fund had deficit fund balances of \$ 460,895 and \$ 239,989, respectively. The District expects to reduce this deficit through issuance of bonds to finance budgeted capital projects (Note 15).

**Note 13 - Related Party Transactions**

The District entered into various design, engineering, and construction activities. The company handling the transactions owned by an employee of the District, which was allowed by Florida statute. The fees charged were deemed normal and customary by the Board.

**Note 14 - Risks and Uncertainties**

The coronavirus (COVID-19) outbreak has caused disruption in international and U.S. economies and markets. The coronavirus and fear further spread has caused quarantines, cancellation of events, overall reduction in business and economic activity. On March 11, 2020, the *World Health Organization* designated the coronavirus outbreak a pandemic. Management and the Board of Supervisors continue to evaluate and monitor the potential adverse effect, if any, that this event may have on the District's financial position, operations, and cash flows. The full impact of COVID-19 is unknown at this time cannot be reasonably estimated as these events are still developing.

**Note 15 - Subsequent Events**

In October 2021, the District issued \$ 18,665,000 in Water Management Bonds, Series 2021-1 and \$ 10,210,000 in Water Management Bonds, Series 2021-2 for the purpose of the Heron Bay water management improvement project. These bonds bear interest at rates ranging from 2.00% to 4.00% for the Series 2021-1 and 1.00% to 3.70% for the Series 2021-2. Principal payments are due annually in May and interest payments are due semi-annually in May and November through May 2052.

# REQUIRED SUPPLEMENTARY INFORMATION



**North Springs Improvement District  
Required Supplementary Information  
Schedule of Changes in Total OPEB Liability and Related Ratios  
(Unaudited)**

<b>Fiscal Year:</b>	9/30/2021	9/30/2020	9/30/2019	9/30/2018
<b>Measurement Date:</b>	<u>9/30/2020</u>	<u>9/30/2019</u>	<u>9/30/2018</u>	<u>9/30/2017</u>
<b>Total OPEB liability</b>				
Service cost	\$ 94,028	\$ 92,582	\$ 98,252	\$ 72,330
Interest	17,335	29,166	30,051	23,889
Demographic experience	(133,309)	(69,402)	(176,505)	-
Benefit payments and refunds	(8,348)	(2,197)	(8,639)	(10,691)
Assumption changes	<u>107,317</u>	<u>(53,197)</u>	<u>48,437</u>	<u>-</u>
<b>Net change in total OPEB liability</b>	77,023	(3,048)	(8,404)	85,528
<b>Total OPEB liability - beginning</b>	<u>720,148</u>	<u>723,196</u>	<u>731,600</u>	<u>646,072</u>
<b>Total OPEB liability - ending</b>	<u>\$ <u>797,171</u></u>	<u>\$ <u>720,148</u></u>	<u>\$ <u>723,196</u></u>	<u>\$ <u>731,600</u></u>
<b>Covered-employee payroll</b>	\$ 2,905,811	\$ 3,246,531	\$ 3,310,583	\$ 2,929,916
<b>Total OPEB liability as a percentage of covered-employee payroll</b>	27.4%	22.2%	21.8%	25.0%

**Notes to Schedule:**

\* Schedule is intended to show information for ten years. Additional years will be displayed as they become available.

*Plan Assets.* No assets are accumulated in a trust that meets all of the criteria of GASB No. 75, paragraph 4, to pay benefits.

**North Springs Improvement District  
Schedule of the District's Proportionate Share of  
Net Pension Liability  
Florida Retirement System  
Last 10 Fiscal Years \*  
(Unaudited)**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
The District's proportion of the net pension liability	0.01002481%	0.00990476%	0.01043249%	0.01016063%	0.00936699%	0.00698971%
The District's proportionate share of the net pension liability	\$ 757,260	\$ 4,292,868	\$ 3,592,804	\$ 3,060,436	\$ 2,770,692	\$ 1,764,907
The District's covered payroll	\$ 2,749,087	\$ 2,883,887	\$ 2,938,618	\$ 3,041,839	\$ 2,828,795	\$ 2,511,615
The District's proportionate share of the net pension liability as a percentage of its covered payroll	27.55%	148.86%	122.26%	100.61%	97.95%	70.27%
Plan fiduciary net position as a percentage of total pension liability	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%

\* This schedule is intended to present information for ten years. However, until a full ten-year trend is compiled, the pension plan will present information for those years for which the information is available.

**North Springs Improvement District  
Schedule of the District's Proportionate Share of  
Net Pension Liability  
Health Insurance Subsidy Program  
Last 10 Fiscal Years \*  
(Unaudited)**

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	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
The District's proportion of the net pension liability	0.00975036%	0.01004054%	0.01026268%	0.01065483%	0.01042309%	0.00942846%
The District's proportionate share of the net pension liability	\$ 1,196,029	\$ 1,225,933	\$ 1,148,291	\$ 1,127,719	\$ 1,114,485	\$ 1,098,848
The District's covered payroll	\$ 3,451,848	\$ 3,470,776	\$ 3,442,235	\$ 3,459,191	\$ 3,322,331	\$ 2,910,629
The District's proportionate share of the net pension liability as a percentage of its covered payroll	34.65%	35.32%	33.36%	32.60%	33.55%	37.75%
Plan fiduciary net position as a percentage of total pension liability	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%

\* This schedule is intended to present information for ten years. However, until a full ten-year trend is compiled, the pension plan will present information for those years for which the information is available.

**North Springs Improvement District  
Schedule of the District's Contributions  
Florida Retirement System  
Last 10 Fiscal Years \*  
(Unaudited)**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$ 353,575	\$ 297,041	\$ 291,939	\$ 262,736	\$ 230,724	\$ 181,314
Contributions in related to the contractually required contribution	<u>(353,575)</u>	<u>(297,041)</u>	<u>(291,939)</u>	<u>(262,736)</u>	<u>(230,724)</u>	<u>(181,314)</u>
Contribution deficiency (excess)	<u>\$ -</u>					
The District's covered payroll	\$ 2,864,656	\$ 2,883,887	\$ 2,938,618	\$ 3,041,839	\$ 2,934,026	\$ 2,726,099
Contributions as a percentage of covered payroll	12.34%	10.30%	9.93%	8.64%	7.86%	6.65%

\* This schedule is intended to present information for ten years. However, until a full ten-year trend is compiled, the pension plan will present information for those years for which the information is available.

**North Springs Improvement District  
Schedule of the District's Contributions  
Health Insurance Subsidy Program  
Last 10 Fiscal Years \*  
(Unaudited)**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$ 60,223	\$ 57,615	\$ 57,141	\$ 57,423	\$ 56,791	\$ 52,491
Contributions in related to the contractually required contribution	<u>(60,223)</u>	<u>(57,615)</u>	<u>(57,141)</u>	<u>(57,423)</u>	<u>(56,791)</u>	<u>(52,491)</u>
Contribution deficiency (excess)	<u>\$ -</u>					
The District's covered payroll	\$ 3,627,875	\$ 3,470,776	\$ 3,442,235	\$ 3,459,191	\$ 3,421,121	\$ 3,161,389
Contributions as a percentage of covered payroll	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%

\* This schedule is intended to present information for ten years. However, until a full ten-year trend is compiled, the pension plan will present information for those years for which the information is available.

# OTHER FINANCIAL INFORMATION

## North Springs Improvement District

### Nonmajor Governmental Funds Overview

#### Debt Service Funds:

**2014A-1 Debt Service Fund (213 Debt Service)** - The 2014A-1 Debt Service Fund accounted for debt service requirements for the District's Outstanding Special Assessment Bonds, Series 2014A-1.

**2014A-2 Debt Service Fund (214 Debt Service)** - The 2014A-2 Debt Service Fund accounted for debt service requirements for the District's Outstanding Water Management Bonds, Series 2014A-2.

**2014B-1 Debt Service Fund (215 Debt Service)** - The 2014B-1 Debt Service Fund accounted for debt service requirements for the District's Outstanding Special Assessment Bonds, Series 2014B-1.

**2014B-2 Debt Service Fund (216 Debt Service)** - The 2014B-2 Debt Service Fund accounted for debt service requirements for the District's Outstanding Water Management Bonds, Series 2014B-2.

**2014 Debt Service Fund (217 Debt Service)** - The 2014 Debt Service Fund accounts for debt service requirements for the District's outstanding Water Management Bond, Series 2014.

**2015 Debt Service Fund (218 Debt Service)** - The 2015 Debt Service Fund accounts for debt service requirements for the District's outstanding Water Management Bond, Series 2015.

**2016 Debt Service Fund (220 Debt Service)** - The 2016 Debt Service Fund accounts for debt service requirements for the District's outstanding Special Assessment Bond, Series 2016.

**2017 Debt Service Fund (221 Debt Service)** - The 2017 Debt Service Fund accounts for debt service requirements for the District's outstanding Water Management Bond, Series 2017.

**2017 Debt Service Fund (222 Debt Service)** - The 2017 Debt Service Fund accounts for debt service requirements for the District's outstanding Special Assessment Bond, Series 2017.

**2018 Debt Service Fund (223 Debt Service)** - The 2018 Debt Service Fund accounts for debt service requirements for the District's outstanding Special Assessment Bond, Series 2018.

**2018 Debt Service Fund (224 Debt Service)** - The 2018 Debt Service Fund accounts for debt service requirements for the District's outstanding Water Management Bond, Series 2018.

**Parkland Bay Area Debt Service Fund (225 Debt Service)** - The Parkland Bay Area Debt Service Fund accounts for debt service requirements for the District's Special Assessment Bond, Series 2018.

**North Springs Improvement District**  
**Nonmajor Governmental Funds Overview**  
**(Continued)**

**Capital Projects Funds:**

**2014A-1 Capital Projects Fund (313 Capital Projects)** - The 2014A-1 Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Assessment Area A.

**2014A-2 Capital Projects Fund (314 Capital Projects)** - The 2014A-2 Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Unit Area A.

**2014B-1 Capital Projects Fund (315 Capital Projects)** - The 2014B-1 Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Assessment Area B.

**2014B-2 Capital Projects Fund (316 Capital Projects)** - The 2014B-2 Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Unit Area B.

**2016 Parkland Golf and Country Club Capital Projects Fund (317 Capital Projects)** - The 2016 Parkland Golf and Country Club Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Parkland Golf and Country Club.

**2016 Parkland Golf and Country Club Renewal and Replacement Capital Projects Fund (318 Capital Projects)** - 2016 Parkland Golf and Country Club Renewal and Replacement Capital Projects Fund accounts for the renewal and replacement of infrastructure improvements within the boundaries of Parkland Golf and Country Club.

**2017 Capital Projects Fund (321 Capital Projects)** - The 2017 Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Unit Area C.

**2017-2 Capital Projects Fund (322 Capital Projects)** - The 2017 Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Unit Area C.

**2018 Capital Projects Fund (323 Capital Projects)** - The 2018 Capital projects Fund accounts for the construction of infrastructure improvements for Pump Station #3.

**2018-1 Capital Projects Fund (324 Capital Projects)** - The 2018-1 Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Parkland Bay Area.

**2018-2 Capital Projects Fund (325 Capital projects)** - The 2018-2 Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of Parkland Bay Area.

**2021-1 Capital Projects Fund (326 Capital projects)** - The 2021-1 Capital Projects Fund accounts for the construction of a stormwater preserve and the trail on Heron Bay golf course.

**2021-2 Capital Projects Fund (327 Capital projects)** - The 2021-2 Capital Projects Fund accounts for the construction of a stormwater preserve and the trail on Heron Bay golf course.

North Springs Improvement District  
Combining Balance Sheet - Nonmajor Governmental Funds  
September 30, 2021

	<u>Nonmajor Debt Service Funds</u>	<u>Nonmajor Capital Projects Funds</u>	<u>Total Nonmajor Governmental Funds</u>
<b>Assets:</b>			
Cash and cash equivalents	\$ 1,014,035	\$ -	\$ 1,014,035
Due from other funds	269,597	-	269,597
Restricted investments	<u>4,953,509</u>	<u>9,247,107</u>	<u>14,200,616</u>
Total assets	<u>\$ 6,237,141</u>	<u>\$ 9,247,107</u>	<u>\$ 15,484,248</u>
<b>Liabilities:</b>			
Accounts payable	\$ 165	\$ -	\$ 165
Due to other funds	5,179	703,253	708,432
Advance from other fund	<u>1,000,000</u>	<u>-</u>	<u>1,000,000</u>
Total liabilities	<u>1,005,344</u>	<u>703,253</u>	<u>1,708,597</u>
<b>Fund Balances (Deficit):</b>			
Restricted for:			
Debt service	5,231,797	-	5,231,797
Capital projects	-	9,244,738	9,244,738
Unassigned	<u>-</u>	<u>(700,884)</u>	<u>(700,884)</u>
Total fund balances (deficit)	<u>5,231,797</u>	<u>8,543,854</u>	<u>13,775,651</u>
Total liabilities and fund balances	<u>\$ 6,237,141</u>	<u>\$ 9,247,107</u>	<u>\$ 15,484,248</u>

**North Springs Improvement District**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances -**  
**Nonmajor Governmental Funds**  
**For the Year Ended September 30, 2021**

	<u>Nonmajor Debt Service Funds</u>	<u>Nonmajor Capital Projects Funds</u>	<u>Total Nonmajor Governmental Funds</u>
<b>Revenues:</b>			
Special assessments	\$ 5,967,835	\$ -	\$ 5,967,835
Investment earnings	<u>1,377</u>	<u>481</u>	<u>1,858</u>
Total revenues	<u>5,969,212</u>	<u>481</u>	<u>5,969,693</u>
<b>Expenditures:</b>			
Capital outlay	-	832,407	832,407
Debt service:			
Principal	2,375,000	-	2,375,000
Interest	3,441,574	-	3,441,574
Other fiscal charges	<u>52,779</u>	<u>169,446</u>	<u>222,225</u>
Total expenditures	<u>5,869,353</u>	<u>1,001,853</u>	<u>6,871,206</u>
Excess (deficiency) of revenues over expenditures	<u>99,859</u>	<u>(1,001,372)</u>	<u>(901,513)</u>
<b>Other Financing Sources (Uses):</b>			
Transfers from other funds	247	-	247
Transfers to other funds	<u>-</u>	<u>(247)</u>	<u>(247)</u>
Total other financing sources (uses)	<u>247</u>	<u>(247)</u>	<u>-</u>
Net change in fund balances	100,106	(1,001,619)	(901,513)
<b>Fund Balances, October 1, 2020</b>	<u>5,131,691</u>	<u>9,545,473</u>	<u>14,677,164</u>
<b>Fund Balances, September 30, 2021</b>	<u>\$ 5,231,797</u>	<u>\$ 8,543,854</u>	<u>\$ 13,775,651</u>

**North Springs Improvement District**  
**Combining Balance Sheet - Nonmajor Debt Service Funds**  
**September 30, 2021**

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	<u>213</u> <u>Debt</u> <u>Service</u>	<u>214</u> <u>Debt</u> <u>Service</u>	<u>215</u> <u>Debt</u> <u>Service</u>	<u>216</u> <u>Debt</u> <u>Service</u>	<u>217</u> <u>Debt</u> <u>Service</u>	<u>218</u> <u>Debt</u> <u>Service</u>
<b>Assets:</b>						
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due from other funds	-	-	-	-	-	-
Restricted investments	<u>344,057</u>	<u>582,924</u>	<u>267,857</u>	<u>442,946</u>	<u>288,376</u>	<u>412,438</u>
Total assets	<u>\$ 344,057</u>	<u>\$ 582,924</u>	<u>\$ 267,857</u>	<u>\$ 442,946</u>	<u>\$ 288,376</u>	<u>\$ 412,438</u>
<b>Liabilities:</b>						
Accounts payable	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ -
Due to other funds	67	67	67	134	67	-
Advance from other fund	-	-	-	-	-	-
Total liabilities	<u>100</u>	<u>100</u>	<u>100</u>	<u>167</u>	<u>100</u>	<u>-</u>
<b>Fund Balances:</b>						
Restricted for:						
Debt service	<u>343,957</u>	<u>582,824</u>	<u>267,757</u>	<u>442,779</u>	<u>288,276</u>	<u>412,438</u>
Total fund balances	<u>343,957</u>	<u>582,824</u>	<u>267,757</u>	<u>442,779</u>	<u>288,276</u>	<u>412,438</u>
Total liabilities and fund balances	<u>\$ 344,057</u>	<u>\$ 582,924</u>	<u>\$ 267,857</u>	<u>\$ 442,946</u>	<u>\$ 288,376</u>	<u>\$ 412,438</u>

<b>220 Debt Service</b>	<b>221 Debt Service</b>	<b>222 Debt Service</b>	<b>223 Debt Service</b>	<b>224 Debt Service</b>	<b>225 Debt Service</b>	<b>Total Nonmajor Debt Service Funds</b>
\$ 1,014,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,014,035
200,683	-	41,238	-	-	27,676	269,597
<u>302,580</u>	<u>466,328</u>	<u>531,433</u>	<u>132,999</u>	<u>739,494</u>	<u>442,077</u>	<u>4,953,509</u>
<u>\$ 1,517,298</u>	<u>\$ 466,328</u>	<u>\$ 572,671</u>	<u>\$ 132,999</u>	<u>\$ 739,494</u>	<u>\$ 469,753</u>	<u>\$ 6,237,141</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165
-	-	-	736	4,041	-	5,179
<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>
<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>736</u>	<u>4,041</u>	<u>-</u>	<u>1,005,344</u>
<u>517,298</u>	<u>466,328</u>	<u>572,671</u>	<u>132,263</u>	<u>735,453</u>	<u>469,753</u>	<u>5,231,797</u>
<u>517,298</u>	<u>466,328</u>	<u>572,671</u>	<u>132,263</u>	<u>735,453</u>	<u>469,753</u>	<u>5,231,797</u>
<u>\$ 1,517,298</u>	<u>\$ 466,328</u>	<u>\$ 572,671</u>	<u>\$ 132,999</u>	<u>\$ 739,494</u>	<u>\$ 469,753</u>	<u>\$ 6,237,141</u>

**North Springs Improvement District**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances -**  
**Nonmajor Debt Service Funds**  
**For the Year Ended September 30, 2021**

	<b>213 Debt Service</b>	<b>214 Debt Service</b>	<b>215 Debt Service</b>	<b>216 Debt Service</b>	<b>217 Debt Service</b>	<b>218 Debt Service</b>
<b>Revenues:</b>						
Special assessments	\$ 559,708	\$ 515,984	\$ 429,693	\$ 406,416	\$ 758,861	\$ 515,535
Interest income	28	39	22	30	33	33
Total revenues	<u>559,736</u>	<u>516,023</u>	<u>429,715</u>	<u>406,446</u>	<u>758,894</u>	<u>515,568</u>
<b>Expenditures:</b>						
Debt service:						
Principal	240,000	-	175,000	-	670,000	320,000
Interest	313,088	501,150	239,788	398,163	83,747	186,930
Other fiscal charges	4,063	4,063	4,063	4,063	5,199	4,420
Total expenditures	<u>557,151</u>	<u>505,213</u>	<u>418,851</u>	<u>402,226</u>	<u>758,946</u>	<u>511,350</u>
Excess (deficiency) of revenues over (under) expenditures	<u>2,585</u>	<u>10,810</u>	<u>10,864</u>	<u>4,220</u>	<u>(52)</u>	<u>4,218</u>
<b>Other Financing Sources:</b>						
Transfers in	<u>9</u>	<u>51</u>	<u>48</u>	<u>102</u>	<u>-</u>	<u>-</u>
Net change in fund balances	2,594	10,861	10,912	4,322	(52)	4,218
<b>Fund Balances, October 1, 2020</b>	<u>341,363</u>	<u>571,963</u>	<u>256,845</u>	<u>438,457</u>	<u>288,328</u>	<u>408,220</u>
<b>Fund Balances, September 30, 2021</b>	<u>\$ 343,957</u>	<u>\$ 582,824</u>	<u>\$ 267,757</u>	<u>\$ 442,779</u>	<u>\$ 288,276</u>	<u>\$ 412,438</u>

<b>220 Debt Service</b>	<b>221 Debt Service</b>	<b>222 Debt Service</b>	<b>223 Debt Service</b>	<b>224 Debt Service</b>	<b>225 Debt Service</b>	<b>Total Nonmajor Debt Service Funds</b>
\$ 434,077 1,040	\$ 443,913 31	\$ 685,534 42	\$ 251,920 12	\$ 410,705 39	\$ 555,489 28	\$ 5,967,835 1,377
<u>435,117</u>	<u>443,944</u>	<u>685,576</u>	<u>251,932</u>	<u>410,744</u>	<u>555,517</u>	<u>5,969,212</u>
315,000 65,447 3,951	- 435,500 4,417	305,000 370,825 4,418	110,000 134,655 4,742	- 402,750 4,690	240,000 309,531 4,690	2,375,000 3,441,574 52,779
<u>384,398</u>	<u>439,917</u>	<u>680,243</u>	<u>249,397</u>	<u>407,440</u>	<u>554,221</u>	<u>5,869,353</u>
<u>50,719</u>	<u>4,027</u>	<u>5,333</u>	<u>2,535</u>	<u>3,304</u>	<u>1,296</u>	<u>99,859</u>
<u>-</u>	<u>4</u>	<u>1</u>	<u>32</u>	<u>-</u>	<u>-</u>	<u>247</u>
50,719	4,031	5,334	2,567	3,304	1,296	100,106
<u>466,579</u>	<u>462,297</u>	<u>567,337</u>	<u>129,696</u>	<u>732,149</u>	<u>468,457</u>	<u>5,131,691</u>
\$ <u><u>517,298</u></u>	\$ <u><u>466,328</u></u>	\$ <u><u>572,671</u></u>	\$ <u><u>132,263</u></u>	\$ <u><u>735,453</u></u>	\$ <u><u>469,753</u></u>	\$ <u><u>5,231,797</u></u>

**North Springs Improvement District  
Combining Balance Sheet - Nonmajor Capital Projects Funds  
September 30, 2021**

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	<b>313 Capital Projects</b>	<b>314 Capital Projects</b>	<b>315 Capital Projects</b>	<b>316 Capital Projects</b>	<b>317 Capital Projects</b>	<b>318 Capital Projects</b>
<b>Assets:</b>						
Restricted investments	\$ -	\$ -	\$ -	\$ -	\$ 121,443	\$ 1,097,495
Total assets	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 121,443</u>	<u>\$ 1,097,495</u>
<b>Liabilities:</b>						
Due to other funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balances (Deficit):</b>						
Restricted for:						
Capital projects	-	-	-	-	121,443	1,097,495
Unassigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances (deficit)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>121,443</u>	<u>1,097,495</u>
Total liabilities and fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 121,443</u>	<u>\$ 1,097,495</u>

<u>321</u> <u>Capital</u> <u>Projects</u>	<u>322</u> <u>Capital</u> <u>Projects</u>	<u>323</u> <u>Capital</u> <u>Projects</u>	<u>324</u> <u>Capital</u> <u>Projects</u>	<u>325</u> <u>Capital</u> <u>Projects</u>	<u>326</u> <u>Capital</u> <u>Projects</u>	<u>327</u> <u>Capital</u> <u>Projects</u>	<u>Total</u> <u>Nonmajor</u> <u>Capital</u> <u>Projects</u> <u>Funds</u>
\$ -	\$ -	\$ -	\$ 1,440,540	\$ 6,587,629	\$ -	\$ -	\$ 9,247,107
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,440,540</u>	<u>\$ 6,587,629</u>	<u>-</u>	<u>-</u>	<u>\$ 9,247,107</u>
\$ -	\$ -	\$ -	\$ 2,369	\$ -	460,895	239,989	\$ 703,253
-	-	-	2,369	-	460,895	239,989	703,253
-	-	-	1,438,171	6,587,629	-	-	9,244,738
-	-	-	-	-	(460,895)	(239,989)	(700,884)
-	-	-	1,438,171	6,587,629	(460,895)	(239,989)	8,543,854
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,440,540</u>	<u>\$ 6,587,629</u>	<u>-</u>	<u>-</u>	<u>\$ 9,247,107</u>

**North Springs Improvement District**  
**Combining Statement of Revenues, Expenditures and Changes in Fund Balances -**  
**Nonmajor Capital Projects Funds**  
**For the Year Ended September 30, 2021**

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	<b>313 Capital Projects</b>	<b>314 Capital Projects</b>	<b>315 Capital Projects</b>	<b>316 Capital Projects</b>	<b>317 Capital Projects</b>	<b>318 Capital Projects</b>
<b>Revenues:</b>						
Interest income	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 66
Total revenues	-	-	-	-	8	66
<b>Expenditures:</b>						
Capital outlay	-	-	-	-	-	-
Debt Service:						
Other fiscal charges	-	-	-	-	-	-
Total expenditures	-	-	-	-	-	-
Excess (deficiency) of revenues over (under) expenditures	-	-	-	-	8	66
<b>Other Financing Uses:</b>						
Transfers out	(9)	(51)	(48)	(102)	-	-
Net change in fund balances	(9)	(51)	(48)	(102)	8	66
<b>Fund Balances, October 1, 2020</b>	<u>9</u>	<u>51</u>	<u>48</u>	<u>102</u>	<u>121,435</u>	<u>1,097,429</u>
<b>Fund Balances, September 30, 2021</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 121,443</u>	<u>\$ 1,097,495</u>

<b>321 Capital Projects</b>	<b>322 Capital Projects</b>	<b>323 Capital Projects</b>	<b>324 Capital Projects</b>	<b>325 Capital Projects</b>	<b>326 Capital Projects</b>	<b>327 Capital Projects</b>	<b>Total Nonmajor Capital Projects Funds</b>
\$ 5	\$ 1	\$ -	\$ 72	\$ 329	\$ -	\$ -	\$ 481
<u>5</u>	<u>1</u>	<u>-</u>	<u>72</u>	<u>329</u>	<u>-</u>	<u>-</u>	<u>481</u>
220,871	80,098	-	-	-	351,364	180,074	832,407
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>109,531</u>	<u>59,915</u>	<u>169,446</u>
<u>220,871</u>	<u>80,098</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>460,895</u>	<u>239,989</u>	<u>1,001,853</u>
<u>(220,866)</u>	<u>(80,097)</u>	<u>-</u>	<u>72</u>	<u>329</u>	<u>(460,895)</u>	<u>(239,989)</u>	<u>(1,001,372)</u>
<u>(4)</u>	<u>(1)</u>	<u>(32)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(247)</u>
(220,870)	(80,098)	(32)	72	329	(460,895)	(239,989)	(1,001,619)
<u>220,870</u>	<u>80,098</u>	<u>32</u>	<u>1,438,099</u>	<u>6,587,300</u>	<u>-</u>	<u>-</u>	<u>9,545,473</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,438,171</u>	<u>\$ 6,587,629</u>	<u>(460,895)</u>	<u>(239,989)</u>	<u>\$ 8,543,854</u>

# OTHER REPORTS OF INDEPENDENT AUDITORS



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 Board of Supervisors  
North Springs Improvement District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of North Springs Improvement District (the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 11, 2022.

### 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 of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

**Compliance and Other Matters**

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

**Purpose of this Report**

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 11, 2022

## INDEPENDENT AUDITOR'S REPORT TO DISTRICT MANAGEMENT

The Board of Supervisors  
North Springs Improvement District

### Report on the Financial Statements

We have audited the financial statements of North Springs Improvement District (the "District"), as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated March 11, 2022.

### 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 Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 11, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. North Springs Improvement District was established under the laws of the State of Florida in Chapter 70-617, as amended. The District does not have any component units.

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### **Financial Condition and Management**

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the 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 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.

### **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, the District reported the specific information in Exhibit 1 accompanying this report. The information for compliance with Section 218.39(3)(c), Florida Statutes and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### **Monthly Financial Statements**

Section 10.554(1)(i)6.a and 10.556(9), 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 provided monthly financial statement(s) to its governing board and made such monthly statement(s) available for public access on its Web site. In connection with our audit, we determined that the District provided monthly financial statement(s) to its governing board and made such monthly statement(s) available for public access on its Web site.

### **Transparency**

Section 10.554(1)(i)6.b. and 10.556(9), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the District provided a link on its Web site to the Florida Department of Financial Service's Web site to view the District's annual financial report submitted to the Department. In connection with our audit, we determined that the District provided a link on its Web site to the Florida Department of Financial Service's Web site.

Section 10.554(1)(i)6.c. and 10.556(9), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the District posted its tentative and final budgets on its Web site. In connection with our audit, we determined that the District posted its tentative and final budgets on its Web site.

**Additional Matters**

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

**Purpose of this Letter**

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 11, 2022

**North Springs Improvement District**

**Exhibit 1**

**Data Elements Required By Section 218.39(3)(c), Florida Statutes and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General (Unaudited)**

Data Element	Comments
Number of district employees compensated at 9/30/2021	54
Number of independent contractors compensated in September 2021	41
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$3,473,346
Independent contractor compensation for FYE 9/30/2021 (paid/accrued)	\$2,284,451
Each construction project to begin on or after October 1; (>\$65K)	5
SCADA Upgrade	\$178,240
RO Train No. 4 WTP	\$2,455,000
SKID Addition 2011-03	\$142,540
West Perimeter Wall and Landscape Project	\$253,980
Reconstruct Existing Biscayne Aquifer Well #1	\$237,500
Budget variance report	Page 15
Ad valorem taxes:	
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Non ad valorem special assessments:	
Special assessment rate FYE 9/30/2021	Operations - \$47 to \$260
	Debt Service - \$269 to \$402
Special assessments collected FYE 9/30/2021	\$11,372,090
Outstanding Bonds:	
Water management bonds, maturity ranging from May 2024 - May 2048	\$38,325,000
Special assessment bonds, maturity ranging from May 2026 - May 2038	\$35,475,000
Water and sewer revenue and refunding bonds, maturing October 2031	\$42,835,000

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

The Board of Supervisors  
North Springs Improvement District

We have examined North Springs Improvement District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021. Management is responsible for the District's compliance with the specific requirements. Our responsibility is to express an opinion on the District's compliance with the specific requirements 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 specified 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 the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 11, 2022

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