



TOWN OF GULF STREAM, FLORIDA



**FINANCIAL STATEMENTS WITH INDEPENDENT
AUDITOR'S REPORT THEREON**

FISCAL YEAR ENDED SEPTEMBER 30, 2019

TOWN OF GULF STREAM, FLORIDA
SEPTEMBER 30, 2019
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NOWLEN, HOLT & MINER, P.A.

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members of the Town Commission
Town of Gulf Stream, Florida

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Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Gulf Stream, Florida, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Town'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 standards 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.

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 Town of Gulf Stream, Florida, as of September 30, 2019, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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 3 through 12, the budgetary comparison information on pages 53 through 55, and the Schedule of Changes in Total OPEB Liability on page 56 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 Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 25, 2020, on our consideration of the Town of Gulf Stream, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town of Gulf Stream, Florida'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 Town of Gulf Stream, Florida's internal control over financial reporting and compliance.

Nowlen, Holt & Miner, P.A.

West Palm Beach, Florida
February 25, 2020

Management's Discussion and Analysis

The Town of Gulf Stream's (the "Town") discussion and analysis is designed to:

- Ø Assist the reader in focusing on significant financial issues
- Ø Provide an overview of the Town's financial activity
- Ø Identify changes in the Town's financial position
- Ø Identify any material deviations from the financial plan (approved budget)
- Ø Identify individual fund issues or concerns

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Town's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- Ø The assets plus deferred outflows of resources of the Town of Gulf Stream exceeded its liabilities plus deferred inflows of resources at the close of the most recent fiscal year by \$13,441,329 (net position).
- Ø The governmental activities revenues were \$6,094,331 at the close of fiscal year 2019.
- Ø The business-type activities revenues were \$1,248,546 at the close of fiscal year 2019.
- Ø The total cost of all Town programs was \$5,977,314 during the fiscal year 2019.
- Ø At the end of the 2019 fiscal year, unassigned fund balance for the General Fund was increased by \$721,394 and ending Fiscal Year 2019 with a total of \$5,669,187 or 126% of total General Fund expenditures which totaled \$4,510,398 at the end of Fiscal Year 2019.

USING THIS REPORT

As the Town of Gulf Stream strives for transparency in government, the following graphic is provided for your review to help you navigate this document.

MD&A	Management's Discussion & Analysis (Required supplemental information) (pages 3-12)
BASIC FINANCIAL STATEMENTS	Government-wide Financial Statements (pages 13-15) Fund Financial Statements (Pages 16-22) Notes to the Financial Statements (Pages 23-52)
REQUIRED SUPPLEMENTAL INFORMATION	Required supplementary information (Other than MD&A) (Pages 53-56)

Management's Discussion and Analysis

The financial statement's focus is on both the Town as a whole (government-wide) and on the major individual funds. Both perspectives (government-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year to year or government to government), and enhance the Town's accountability.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Town of Gulf Stream's finances, in a manner similar to a private-sector business. The Statement of Net Position includes all of the government's assets, deferred outflows of resources, liabilities, and deferred inflows of resources. All of the current year's revenues and expenses are accounted for in the Statement of Activities regardless of when cash is received or paid.

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's (a) assets plus deferred outflows of resources and (b) liabilities plus deferred inflows of resources. It is one way to measure the Town's financial health or financial position. Over time, increases or decreases in the Town's net position are indicators of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the Town's property tax base and the condition of the Town's infrastructure, to assess the overall health of the Town.

In the Statement of Net Position and the Statement of Activities, we divide the Town into two kinds of activities:

- Ø Governmental activities – Most of the Town's basic services are reported here, including the police, public services and general administration. Property taxes, franchise fees and state shared revenue finance most of these activities.
- Ø Business-type activities – The Town charges a fee to customers to help it cover all or most of the cost of certain services it provides.

Fund Financial Statements

Our analysis of the Town's major funds begins on page 10. The fund financial statements provide detailed information about the most significant funds – not the Town as a whole. Funds are accounting devices that the Town uses to keep track of specific sources of funding and spending for a particular purpose.

- Ø Governmental Funds – Most of the Town's basic services are included in governmental funds, which focus on (1) how cash and other financial assets can be readily converted to cash flow and (2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a short-term view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the Town's programs.
- Ø Proprietary Funds – Services for which the Town charges customers a fee are generally reported in proprietary funds. Proprietary funds, like the government-wide statements, provide both long and short-term financial information.

Management's Discussion and Analysis

§ The Town's enterprise fund (one type of proprietary fund) is the same as its business type activities, but provides more detail and additional information, such as cash flows.

FINANCIAL ANALYSIS OF THE TOWN AS A WHOLE

Net Position

The Town's combined net position for the fiscal year ending 2019 is reported at \$13,441,329. Net position of the Town's governmental activities for the fiscal year ending 2019 is \$9,393,831. The net position of our business-type activities is reported at \$4,047,498 for the fiscal year ending 2019. Overall the financial position of the total primary government increased \$1,365,563 during the current fiscal year. Net position for the governmental activities increased \$1,066,786 and net position for the business-type activities increased \$298,777.

Town of Gulf Stream Net Position September 30, 2018 and 2019

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>
Current and Other Assets	\$ 7,859,402	\$ 8,086,123	\$ 2,134,364	\$ 2,447,978	\$ 9,993,766	\$ 10,534,101
Capital Assets	2,666,376	2,623,829	1,654,159	1,641,867	4,320,535	4,265,696
Total Assets	<u>10,525,778</u>	<u>10,709,952</u>	<u>3,788,523</u>	<u>4,089,845</u>	<u>14,314,301</u>	<u>14,799,797</u>
Deferred Outflows of Resources	-	14,481	-	-	-	14,481
Current and Other Liabilities	1,032,126	418,265	37,500	41,294	1,069,626	459,559
Long Term Liabilities	1,165,682	888,233	2,302	1,053	1,167,984	889,286
Total Liabilities	<u>2,197,808</u>	<u>1,306,498</u>	<u>39,802</u>	<u>42,347</u>	<u>2,237,610</u>	<u>1,348,845</u>
Deferred Inflows of Resources	<u>925</u>	<u>24,104</u>			<u>925</u>	<u>24,104</u>
Net Investment in Capital Assets	2,666,376	2,623,829	1,654,159	1,641,867	4,320,535	4,265,696
Restricted - Dredging Projects	17,820	17,820			17,820	17,820
Restricted - Underground Utilities	635,777	371,464			635,777	371,464
Restricted - Infrastructure Projects	116,783	186,811			116,783	186,811
Restricted - Health reimbursement		57,000				57,000
Restricted - Repairs & replacements			528,252	664,336	528,252	664,336
Unrestricted	4,890,289	6,136,907	1,566,310	1,741,295	6,456,599	7,878,202
Total Net Position	<u>\$ 8,327,045</u>	<u>\$ 9,393,831</u>	<u>\$ 3,748,721</u>	<u>\$ 4,047,498</u>	<u>\$ 12,075,766</u>	<u>\$ 13,441,329</u>

Management's Discussion and Analysis

Changes in Net Position

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (i.e., uncollected taxes and earned, but unused vacation leave).

- Ø At the end of Fiscal Year 2019, there was an increase in the total net position from Fiscal Year 2018 for governmental activities which totaled \$1,066,786. The 2019 net position total for governmental activities, which includes the General Fund and the Special Assessment Fund, was \$9,393,831. Overall, the Town incurred an increase of \$116,594 in expenses for governmental activities from Fiscal Year 2018 to Fiscal Year 2019. The majority of this increase in expenses was directly related to on the ongoing legal expenditures that the town has been embroiled in since 2012. There was a decrease in expenditures for the physical environment which includes Phase II of the Undergrounding Project and capital outlay in the General Fund. During Fiscal Year 2019, the remaining balance due to FPL and Comcast for Phase II of the Undergrounding was paid. The increase in net position was also due partly in the decrease in general government capital outlay from Fiscal Year 2018 to Fiscal Year 2019 with the completion of the Town Hall expansion in July 2018.
- Ø The increase in business-type net position was \$298,777 from Fiscal Year 2018 to Fiscal Year 2019. There was a slight increase in water sales revenue and investment interest earned in the Town's Enterprise Fund, also known as the Water Fund. Expenses also increased from Fiscal Year 2018 to Fiscal Year 2019, primarily in the purchase of water from the City of Delray Beach. The town continues to collect a "Reserve Fee" which is the primary source of the net increase. This reserve fee will be used for future infrastructure repair and replacement cost. During Fiscal Year 2019 the town began the design and planning for the first major water infrastructure project of the 10 Year CIP (Capital Improvement Plan) which was approved by the commission in Fiscal Year 2018.

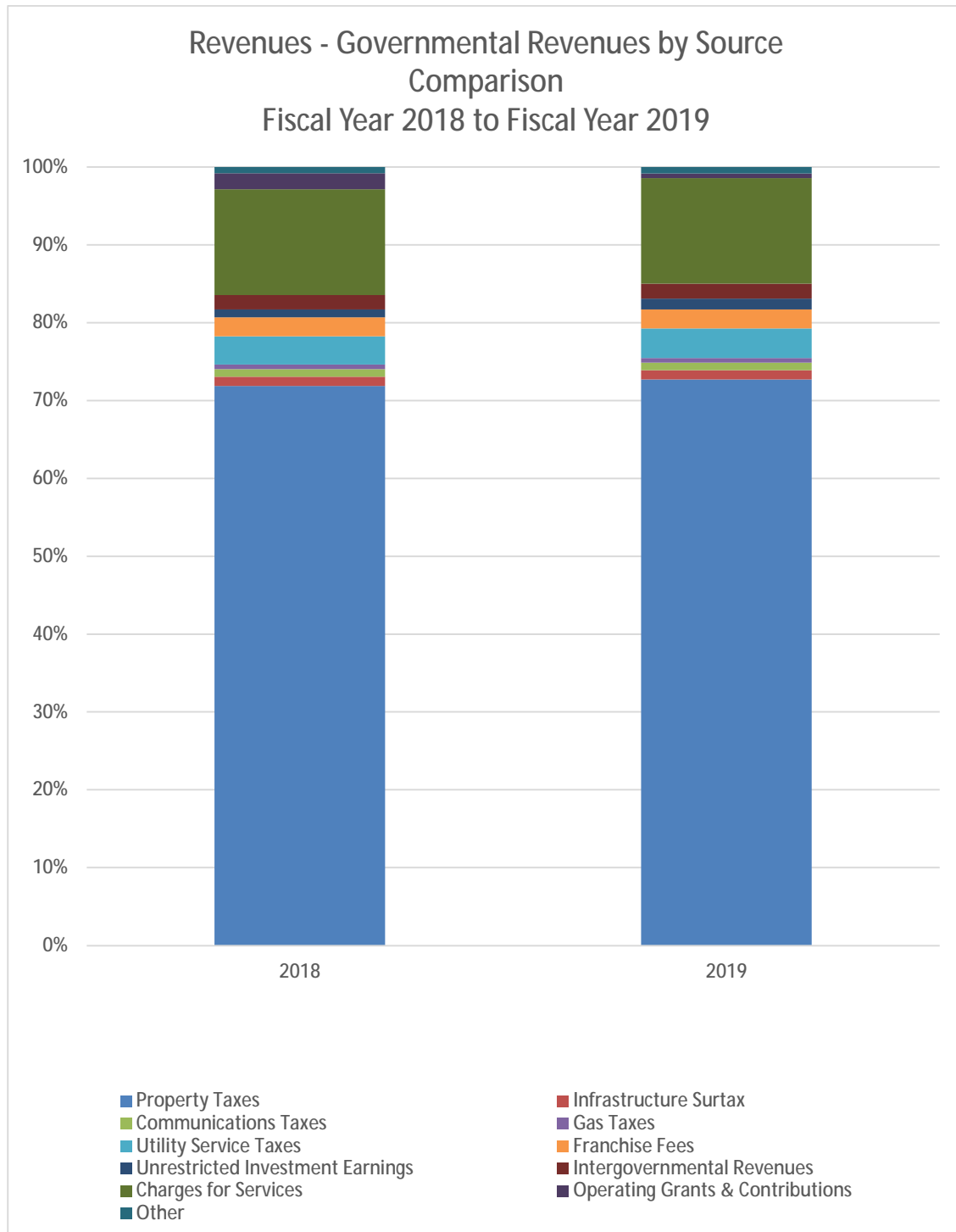
Management's Discussion and Analysis

Town of Gulf Stream Changes in Net Position For the Fiscal Years Ended September 30, 2018 and 2019

	Governmental Activities		Business-type Activities		Total	
	2018	2019	2018	2019	2018	2019
Revenues						
Program Revenues						
Charges for Services	\$ 841,035	\$ 827,037	\$ 1,020,383	\$ 1,091,752	\$ 1,861,418	\$ 1,918,789
Operating Grants & Contributions	127,763	35,573			127,763	35,573
Capital Grants and Contributions			138,717	136,084	138,717.00	136,084.00
General Revenues						
Property Taxes	4,446,477	4,430,361			4,446,477	4,430,361
Infrastructure Surtax	73,237	73,489			73,237	73,489
Communications Taxes	60,321	58,432			60,321	58,432
Gas Taxes	36,747	37,134			36,747	37,134
Utility Service Taxes	223,507	232,024			223,507	232,024
Franchise Fees	150,206	147,907			150,206	147,907
Unrestricted Investment Earnings	63,803	83,721	16,151	20,710	79,954	104,431
Intergovernmental Revenues	113,036	117,370			113,036	117,370
Other	49,650	51,283			49,650	51,283
Total Revenues	6,185,782	6,094,331	1,175,251	1,248,546	7,361,033	7,342,877
Expenses						
Governmental Activities						
General Government	1,996,475	2,209,863			1,996,475	2,209,863
Police Department	1,561,244	1,568,359			1,561,244	1,568,359
Fire Protection	473,484	497,158			473,484	497,158
Streets	282,897	312,018			282,897	312,018
Sanitation	140,865	150,945			140,865	150,945
Physical Environment	432,068	270,410			432,068	270,410
Interest on Long-Term Debt	23,918	18,792			23,918	18,792
Business-Type Activities						
Water			931,513	949,769	931,513	949,769
Total Expenses	4,910,951	5,027,545	931,513	949,769	5,842,464	5,977,314
Change in Net Position	1,274,831	1,066,786	243,738	298,777	1,518,569	1,365,563
Net Position - Beginning	7,052,214	8,327,045	3,504,983	3,748,721	10,557,197	12,075,766
Net Position - Ending	\$ 8,327,045	\$ 9,393,831	\$ 3,748,721	\$ 4,047,498	\$ 12,075,766	\$ 13,441,329

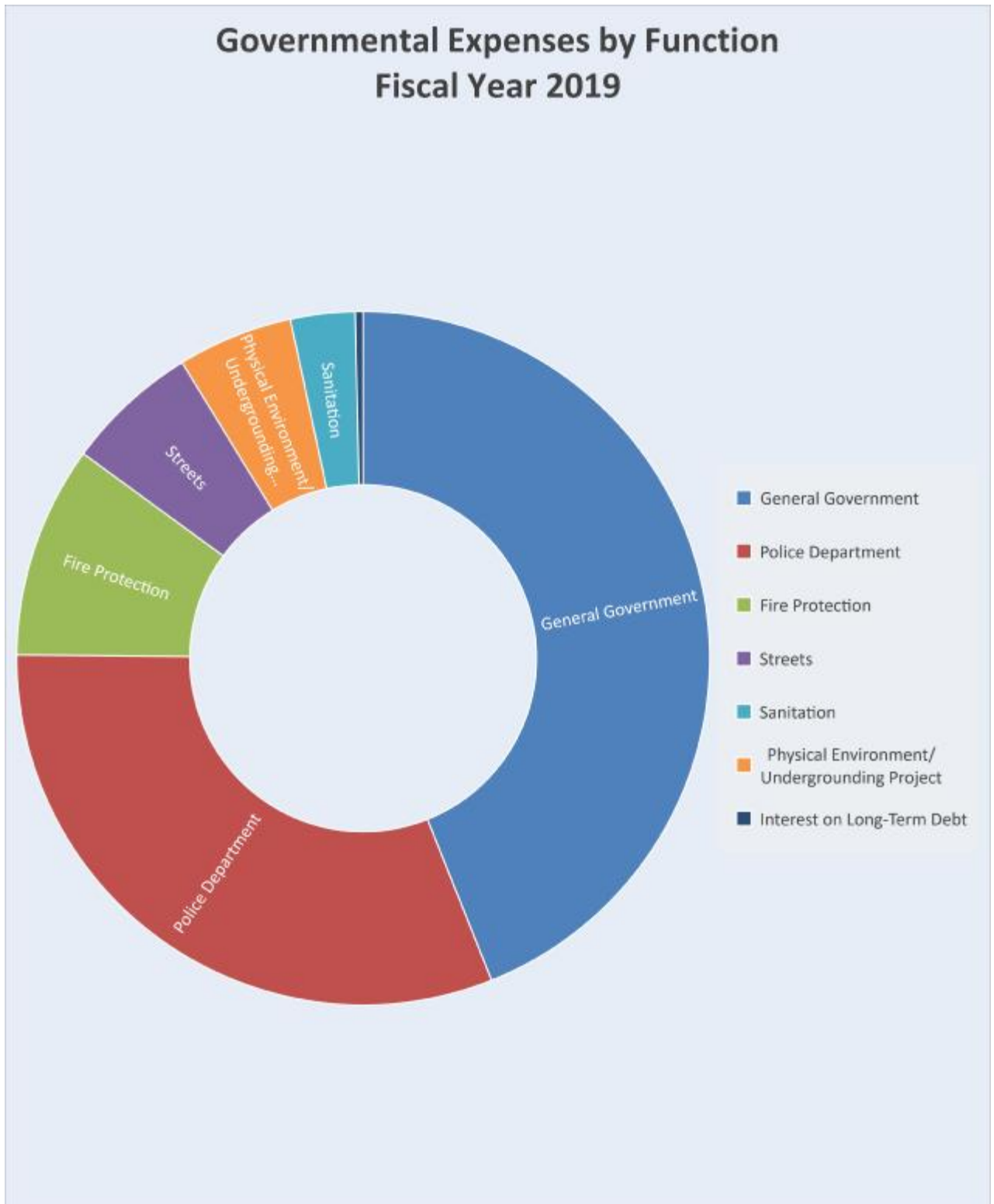
Management's Discussion and Analysis

- Ø The Town's primary source of revenue continues to come from Property Taxes as seen in the comparison of Fiscal Year Revenues from 2018 and 2019 in the chart below.



Management's Discussion and Analysis

- Ø The Town's expenses cover a range of services, and total expenditures decreased from Fiscal Year 2018 to Fiscal Year 2019. The primary expenditure is for General Government which includes the administration, finance and legal departments.



Management's Discussion and Analysis

Financial Analysis of the Governmental Funds

As the Town of Gulf Stream completed the year, the General Fund reported a fund balance of \$6,544,669, an increase of \$1,453,107 from the previous fiscal year. The increase was due primarily to an intentional effort to increase the fund balance through budgeting to continue to prepare for the 10 Year Capital Improvement Plan. The General Fund ended the 2019 fiscal year with \$10,662 in non-spendable fund balance (which includes inventories and prepaid expenditures), \$864,820 in restricted fund balance, which consisted of \$17,820 reserved for dredging projects and \$57,000 for the town's employee Health Reimbursement Plan, and \$790,000 for subsequent fiscal year's expenditures, with \$5,669,187 in unassigned fund balance. The intent of the Town Commission is to proceed with a dynamic 10 Year Capital Improvement Plan and use the accrued Fund Balance to avoid incurring future debt.

Financial Analysis of the Proprietary Fund

Total net position of the water fund at the end of the fiscal year 2019 was \$4,047,498. The net position of the water fund has increased slightly from last year. Water rates were not increased during Fiscal Year 2019; however, a new fee was introduced. The Town started a Backflow Preventer Testing program in order to be in compliance with the Town's Cross Connection Control Program. The Town has increased the net position of the Proprietary Fund, also known as the Water Fund, with a combination of increased water sales revenue and increased investment revenue. The Enterprise Fund balance will be used in conjunction with the General Fund Balance to support the 10 Year Capital Improvement Plan.

General Fund Budgetary Highlights

At the end of Fiscal Year 2019, the Town Commission decided to add another Maintenance Supervisor position in order to prepare for the upcoming retirement of the town's Maintenance Supervisor. Once the senior Maintenance Supervisor retires during Fiscal Year 2020, the full-time employee count will return to Fiscal Year 2018 levels.

The Town Commission increased by resolution the budget for revenues and expenditures one time by Resolution No. 19-13. This adjustment for \$217,696 was to account for the increase in building permit inspection revenue and expenditure with the City of Delray Beach which contractually performs the Town of Gulf Stream's building inspections.

The Town Commission has made it a budget priority to increase the Fund Balance. The Town's Fund Balance was severely depleted around 2014 due to ongoing legal battles. Since then, the Commission has deemed it proper and appropriate to take necessary measures to restore the Town's Fund Balance. Now that the Fund Balance is at appropriate levels again, the Commission intends to use the accrued funds to fund the adopted 10 Year Capital Improvement Plan. Items included in the 10 Year CIP are water infrastructure repairs and replacement, road repairs, smart meters, improved storm drainage and street lighting. It is the Town's wish to repair and replace the Town's infrastructure without the need of issuing debt.

Management's Discussion and Analysis

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of fiscal year 2019, the Town had invested \$4,265,696 in a broad range of capital assets including police equipment, buildings, and infrastructure and water improvements. Additional information can be found in Note 5 to the financial statements.

**Town of Gulf Stream
Capital Assets
(Net of Depreciation)
September 30, 2018 and 2019**

	Governmental Activities		Business-type Activities		Total	
	2018	2019	2018	2019	2018	2019
Net Capital Assets						
Land	\$ 376,523	\$ 376,523	\$	\$	\$ 376,523	\$ 376,523
Construction in Progress	518,090	38,483		58,909	518,090	97,392
Buildings & Improvements	455,928	426,454	1,623,942	1,561,196	2,079,870	1,987,650
Equipment	158,216	166,201	30,217	21,762	188,433	187,963
Intangible Assets		9,725				9,725
Infrastructure	1,157,619	1,606,443			1,157,619	1,606,443
Total Net Capital Assets	<u>\$ 2,666,376</u>	<u>\$ 2,623,829</u>	<u>\$ 1,654,159</u>	<u>\$ 1,641,867</u>	<u>\$ 4,320,535</u>	<u>\$ 4,265,696</u>

Long-Term Liabilities

As of September 30, 2019, the Town had \$889,286 in long-term liabilities as shown in the following table. Additional information can be found in Note 6 to the financial statements.

**Town of Gulf Stream
Long-Term Liabilities
September 30, 2018 and 2019**

	Governmental Activities		Business-type Activities		Total	
	2018	2019	2018	2019	2018	2019
Promissory Note	\$ 1,022,686	\$ 774,903	\$	\$	\$ 1,022,686	\$ 774,903
OPEB	69,996	61,271			69,996	61,271
Compensated Absences	73,000	52,059	2,302	1,053	75,302	53,112
Total Long-Term Liabilities	<u>\$ 1,165,682</u>	<u>\$ 888,233</u>	<u>\$ 2,302</u>	<u>\$ 1,053</u>	<u>\$ 1,167,984</u>	<u>\$ 889,286</u>

Management's Discussion and Analysis

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The millage rate for Fiscal Year 2020 was decreased to 3.8606 mills from the Fiscal Year 2019 millage rate of 4.050 mills, which is the rolled-back rate.

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents and creditors with a general overview of the Town's finances and demonstrates the Town's accountability for the money it receives and disburses. If you have any questions about this report or need additional information, please contact the Town of Gulf Stream, 100 Sea Road, Gulf Stream, FL 33483.

TOWN OF GULF STREAM, FLORIDA
Statement of Net Position
September 30, 2019

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets			
Cash and cash equivalents	\$ 16,270	\$ 1,516,128	\$ 1,532,398
Investments	6,611,839		6,611,839
Accounts receivable	75,530	175,763	251,293
Inventories	8,008		8,008
Internal balances	(91,751)	91,751	
Prepaid expenses	2,653		2,653
Restricted assets			
Cash and cash equivalents	332,791	640,384	973,175
Investments	348,383		348,383
Accounts receivable	8,353	23,952	32,305
Assessments receivable	774,047		774,047
Capital assets			
Non-depreciable	415,006		415,006
Depreciable (net of depreciation)	2,208,823	1,641,867	3,850,690
Total assets	10,709,952	4,089,845	14,799,797
Deferred outflows of resources			
OPEB items	14,481		14,481
Liabilities			
Accounts payable	140,718	36,782	177,500
Accrued liabilities	11,982	252	12,234
Litigation settlement payable	209,989		209,989
Unearned revenue		4,260	4,260
Payable from restricted assets			
Accrued interest payable	8,076		8,076
Damage deposit bonds	47,500		47,500
Long-term liabilities			
Payable within one year	270,232	1,053	271,285
Payable after one year	618,001		618,001
Total liabilities	1,306,498	42,347	1,348,845
Deferred inflows of resources			
OPEB items	24,104		24,104
Net position			
Net investment in capital assets	2,623,829	1,641,867	4,265,696
Restricted for dredging	17,820		17,820
Restricted for underground utilities	371,464		371,464
Restricted for infrastructure projects	186,811		186,811
Restricted for health reimbursement arrangement	57,000		57,000
Restricted for repairs, replacements and improvements		664,336	664,336
Unrestricted	6,136,907	1,741,295	7,878,202
Total net position	\$ 9,393,831	\$ 4,047,498	\$ 13,441,329

See notes to the financial statements

TOWN OF GULF STREAM, FLORIDA
Statement of Activities
For the Year Ended September 30, 2019

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Charges for Services</u>
Primary Government		
Governmental activities		
General government	\$ 2,209,863	\$ 638,103
Police department	1,568,359	20,795
Fire protection	497,158	
Streets	312,018	
Sanitation	150,945	154,682
Physical environment	270,410	13,457
Interest on long-term debt	18,792	
Total governmental activities	<u>5,027,545</u>	<u>827,037</u>
Business-type activities		
Water	<u>949,769</u>	<u>1,091,752</u>
Total primary government	<u><u>\$ 5,977,314</u></u>	<u><u>\$ 1,918,789</u></u>

Program Revenues		Net (Expense) Revenue and Changes in Net Position		
Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
		Governmental activities	Business-type activities	Total
\$ 12,227	\$	\$ (1,559,533)	\$	\$ (1,559,533)
		(1,547,564)		(1,547,564)
		(497,158)		(497,158)
		(312,018)		(312,018)
		3,737		3,737
23,346		(233,607)		(233,607)
		(18,792)		(18,792)
<u>35,573</u>		<u>(4,164,935)</u>		<u>(4,164,935)</u>
	136,084		278,067	278,067
<u>\$ 35,573</u>	<u>\$ 136,084</u>	<u>(4,164,935)</u>	<u>278,067</u>	<u>(3,886,868)</u>
General revenues				
Property taxes		4,430,361		4,430,361
Infrastructure surtax		73,489		73,489
Communications services taxes		58,432		58,432
Gas taxes		37,134		37,134
Utility service tax		232,024		232,024
Franchise taxes		147,907		147,907
Intergovernmental shared revenues		117,370		117,370
Unrestricted investment earnings		83,721	20,710	104,431
Miscellaneous revenues		36,320		36,320
Gain on disposal of capital assets		14,963		14,963
Total general revenues		<u>5,231,721</u>	<u>20,710</u>	<u>5,252,431</u>
Change in net position		1,066,786	298,777	1,365,563
Net position - beginning		8,327,045	3,748,721	12,075,766
Net position - ending		<u>\$ 9,393,831</u>	<u>\$ 4,047,498</u>	<u>\$ 13,441,329</u>

See notes to the financial statements.

TOWN OF GULF STREAM, FLORIDA
Balance Sheet - Governmental Funds
September 30, 2019

	General Fund	Special Assessment Fund	Nonmajor Governmental Fund	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 81,590	\$ 30,319	\$ 180,152	\$ 292,061
Investments	6,611,839	348,383		6,960,222
Accounts receivable	75,530	1,694	6,659	83,883
Assessments receivable		774,047		774,047
Inventories	8,008			8,008
Prepaid expenditures	2,653			2,653
Restricted assets				
Cash and cash equivalents	57,000			57,000
Total assets	<u>\$ 6,836,620</u>	<u>\$ 1,154,443</u>	<u>\$ 186,811</u>	<u>\$ 8,177,874</u>
Liabilities, deferred inflows of resources, and fund equity				
Liabilities				
Accounts payable	\$ 140,718	\$	\$	\$ 140,718
Accrued liabilities	11,982			11,982
Due to other funds	91,751			91,751
Deposits payable	47,500			47,500
Total liabilities	<u>291,951</u>			<u>291,951</u>
Deferred inflows of resources				
Unavailable revenue		774,047		774,047
Total deferred inflows of resources		<u>774,047</u>		<u>774,047</u>
Fund equity				
Nonspendable				
Inventories	8,009			8,009
Prepays	2,653			2,653
Restricted for				
Dredging projects	17,820			17,820
Infrastructure projects			186,811	186,811
Underground utilities		380,396		380,396
Health Reimbursement Arrangement	57,000			57,000
Assigned to				
Subsequent year's expenditures	790,000			790,000
Unassigned	5,669,187			5,669,187
Total fund equity	<u>6,544,669</u>	<u>380,396</u>	<u>186,811</u>	<u>7,111,876</u>
Total liabilities, deferred inflows of resources, and fund equity	<u>\$ 6,836,620</u>	<u>\$ 1,154,443</u>	<u>\$ 186,811</u>	<u>\$ 8,177,874</u>

See notes to the financial statements

TOWN OF GULF STREAM, FLORIDA
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
September 30, 2019

Fund balance of governmental funds	\$	7,111,876
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Amounts reported for governmental activities in the statement of
net assets are different because:

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

Governmental capital assets	\$ 5,671,989	
Less accumulated depreciation	<u>(3,048,160)</u>	2,623,829

Revenue is recognized when earned in the government wide statements
regardless of when it is collected. Governmental funds recognize
revenue when it is both measurable and available.

Unavailable revenue	774,047
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Litigation settlements not due and payable in the current period are not reported in the governmental funds	(209,989)
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Long-term liabilities, including accrued interest payable, are not due
and payable in the current period and therefore, are not reported in
governmental funds.

Note payable	(774,903)	
Accrued interest payable	(8,076)	
Compensated absences	(52,059)	
Total other postemployment benefits liability	(61,271)	(896,309)

Deferred outflows of resources and deferred inflows of resources
related to other postemployment benefit plans are applicable to
future periods and are not reported in the governmental funds.

Other postemployment plan related deferred outflows		14,481
Other postemployment plan related deferred inflows		<u>(24,104)</u>

Net position of governmental activities	\$	<u><u>9,393,831</u></u>
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See notes to the financial statements

TOWN OF GULF STREAM, FLORIDA
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
For the Year Ended September 30, 2019

	General Fund	Special Assessment Fund	Nonmajor Governmental Fund	Total Governmental Funds
Revenues				
Taxes	\$ 4,757,951	\$	\$ 73,489	\$ 4,831,440
Intergovernmental revenue	234,979			234,979
Licenses and permits	764,272			764,272
Charges for services	160,579			160,579
Fines and forfeits	20,795			20,795
Investment earnings	83,721	22,090	1,256	107,067
Special assessments		247,784		247,784
Miscellaneous	53,274	13,457		66,731
Total revenues	<u>6,075,571</u>	<u>283,331</u>	<u>74,745</u>	<u>6,433,647</u>
Expenditures				
Current				
General and administrative	1,945,119			1,945,119
Police department	1,542,299			1,542,299
Fire protection	497,158			497,158
Streets	205,003			205,003
Sanitation	150,945			150,945
Physical environment		270,410		270,410
Capital outlay	169,874			169,874
Debt service				
Principal		247,783		247,783
Interest		21,374		21,374
Total expenditures	<u>4,510,398</u>	<u>539,567</u>		<u>5,049,965</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,565,173</u>	<u>(256,236)</u>	<u>74,745</u>	<u>1,383,682</u>
Other Financing Sources (Uses)				
Transfers in			112,066	112,066
Transfers out	(112,066)			(112,066)
Total Other Financing Sources (Uses)	<u>(112,066)</u>		<u>112,066</u>	
Net change in fund balance	1,453,107	(256,236)	186,811	1,383,682
Fund balance - beginning of the year	<u>5,091,562</u>	<u>636,632</u>		<u>5,728,194</u>
Fund balance - end of the year	<u>\$ 6,544,669</u>	<u>\$ 380,396</u>	<u>\$ 186,811</u>	<u>\$ 7,111,876</u>

See notes to the financial statements

TOWN OF GULF STREAM, FLORIDA
Reconciliation of the Statement of Revenues, Expenditures, and Changes in
Fund Balance of the Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2019

Net change in fund balance of governmental funds \$ 1,383,682

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 life.

Expenditures for capital assets	\$ 169,874	
Less current year depreciation	<u>(208,798)</u>	(38,924)

Gains and losses on the disposal of fixed assets are not reported in the governmental funds but are reported in the statement of activities

Net book value of fixed asset disposals		(3,623)
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Governmental funds include revenues collected within 60 days of year end as deferred revenue. Government-wide reporting recognizes revenues when they are earned, regardless of when they are collected.

Grants		(87,909)
Special assessments		(247,784)

The repayment of the principal of long term debt consumes financial resources of governmental funds, but it does not have any effect on net position

Principal payments on debt		247,783
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Some expenses reported in the statement of activities do not require the use of current financial resources and therefore, are not reported as expenditures of governmental funds.

Change in litigation settlements payable		(209,989)
Change in accrued interest payable		2,582
Change in long-term compensated absences		20,941
Change in other postemployment liability and related deferred amounts		<u>27</u>

Change in net position of governmental activities		<u>\$ 1,066,786</u>
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See notes to the financial statements

TOWN OF GULF STREAM, FLORIDA
Statement of Net Position
Proprietary Fund
September 30, 2019

	<u>Enterprise Fund</u>
Assets	
Current assets	
Cash and cash equivalents	\$ 1,516,128
Accounts receivable, net	175,763
Due from other funds	91,751
Restricted assets	
Cash and cash equivalents	640,384
Accounts receivable	23,952
Total current assets	<u>2,447,978</u>
Noncurrent assets	
Depreciable capital assets	2,823,569
Less accumulated depreciation	<u>(1,181,702)</u>
Total noncurrent assets	<u>1,641,867</u>
Total assets	<u>4,089,845</u>
Liabilities	
Current liabilities	
Accounts payable	36,782
Accrued liabilities	252
Compensated absences payable	1,053
Unearned revenue	4,260
Total current liabilities	<u>42,347</u>
Net position	
Net investment in capital assets	1,641,867
Restricted for repairs, replacements and improvements	664,336
Unrestricted	<u>1,741,295</u>
Total net position	<u>\$ 4,047,498</u>

See notes to the financial statements

TOWN OF GULF STREAM, FLORIDA
Statement of Revenues, Expenses, and Changes
in Fund Net Position
Proprietary Fund
For the Year Ended September 30, 2019

	<u>Enterprise Fund</u>
Operating revenues	
Charges for services	<u>\$ 1,091,752</u>
Total operating revenues	<u>1,091,752</u>
Operating expenses	
Personnel	84,469
Water purchases	581,544
Repairs and maintenance	25,827
Management fees	90,000
Depreciation expense	71,201
Payment in lieu of taxes	29,700
Other expenses	<u>67,028</u>
Total operating expenses	<u>949,769</u>
Operating income	<u>141,983</u>
Nonoperating revenues	
Interest income	<u>20,710</u>
Total nonoperating revenues	<u>20,710</u>
Income before capital contributions	162,693
Capital contributions	
Reserve fees	<u>136,084</u>
Total capital contributions	<u>136,084</u>
Change in net position	298,777
Net position - beginning of the year	<u>3,748,721</u>
Net position - end of the year	<u><u>\$ 4,047,498</u></u>

See notes to the financial statements

TOWN OF GULF STREAM, FLORIDA
Statement of Cash Flows - Proprietary Fund
For the Year Ended September 30, 2019

	Enterprise Fund
Cash flows from operating activities:	
Receipts from customers	\$ 1,110,772
Payments to employees	(87,837)
Payments to suppliers	(668,486)
Internal activity - payments to other funds	(298,617)
	<u>55,832</u>
Net cash provided by operating activities	
Cash flows from capital financing activities:	
Reserve fees received	137,590
Acquisition and construction of fixed assets	(58,909)
	<u>78,681</u>
Net cash provided by capital financing activities	
Cash flows from investing activities:	
Interest and dividends on investments	<u>20,710</u>
Net cash used by investing activities	<u>20,710</u>
Net increase in cash and cash equivalents	155,223
Cash and cash equivalents - beginning of the year	<u>2,001,289</u>
Cash and cash equivalents - end of the year	<u><u>\$ 2,156,512</u></u>
Cash flows from operating activities:	
Operating income	\$ 141,983
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	71,201
Changes in assets and liabilities:	
Decrease (increase) in:	
Accounts receivable	19,020
Increase (decrease) in:	
Accounts payable	5,913
Accrued liabilities	(3,368)
Due to other funds	(178,917)
	<u>(86,151)</u>
Total adjustments	
Net cash provided by operating activities	<u><u>\$ 55,832</u></u>

See notes to the financial statements

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Gulf Stream, Florida (the “Town”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Town’s significant accounting policies are described below.

Reporting Entity

The Town of Gulf Stream, Florida is a municipal corporation organized pursuant to Chapter 31276, 1955 Laws of Florida. The Town operates under the Commission/Mayor form of government. The Town's major operations include general government, public safety, streets, sanitation, physical environment, and water services.

As required by generally accepted accounting principles, these financial statements include the Town (the primary government) and its component units. Component units are legally separate entities for which the Town is financially accountable. The Town is financially accountable if

- a) The Town appoints a voting majority of the organization’s governing board and (1) the Town is able to impose its will on the organization or (2) there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the Town, or
- b) the organization is fiscally dependent on the Town and (1) there is a potential for the organization to provide specific financial benefits to the Town or (2) impose specific financial burdens on the Town.

Organizations for which the Town is not financially accountable are also included when doing so is necessary in order to prevent the Town’s financial statements from being misleading.

Based upon application of the above criteria, management of the Town of Gulf Stream has determined that no component units exist which would require inclusion in this report. Further, the Town is not aware of any entity that would consider the Town to be a component unit.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely on fees and charges for support.

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses recorded when a liability is incurred, regardless of the timing of related cash flows. The Town does not accrue property tax revenues since the collection of these taxes coincides with the fiscal year in which levied, and since the Town consistently has no material uncollected property taxes at year end. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed.

As a general rule the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the Town's water and sewer function and various other functions of the Town. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough afterwards to pay liabilities of the current period. The Town considers revenues collected within 60 days of the year end to be available to pay liabilities of the current period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures relating to compensated absences and claims and judgments are recorded only when payment is due.

Fines and permit revenues are not susceptible to accrual because generally, they are not measurable until received in cash. Property taxes, franchise taxes, licenses, interest revenue, intergovernmental revenues, and charges for services associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received.

The Town reports the General Fund and the Special Assessment Fund as major governmental funds. The General Fund is the general operating fund of the Town, and it is used to account for all financial resources except those required to be accounted for in another fund. The Special Assessment Fund is a special revenue fund used to account for financial resources relating to the underground utility project. The Town also reports the Infrastructure Surtax Special Revenue Fund as a nonmajor governmental fund.

Proprietary Funds

Proprietary Funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses report on the costs to maintain the proprietary systems, the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Proprietary Funds (Continued)

The Town reports the Municipal Water Fund as a major proprietary fund. The Municipal Water Fund was established to account for the provision of water services to Town residents.

Cash and Cash Equivalents

Cash and cash equivalents include amounts on deposit in demand accounts. For the purposes of the statement of cash flows, the Town considers amounts on deposit in demand accounts to be cash equivalents.

Investments

Investments are stated at fair value. Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is a market-based measurement, not an entity-specific measurement. For some assets and liabilities, observable market transactions or market information might be available; for others, it might not be available. However, the objective of fair value measurement in both cases is the same, that is, to determine the price at which an orderly transaction to sell the asset or to transfer the liability would take place between market participants at the measurement date under current market conditions. Fair value is an exit price at the measurement date from the perspective of a market participant that controls the asset or is obligated for the liability. The Town categorizes investments reported at fair value in accordance with the fair value hierarchy established by GASB Statement No. 72, *Fair Value Measurement and Application*.

Accounts Receivable

Trade and other receivable are shown net of an allowance for estimated uncollectible amounts. Charges for solid waste collection and water usage are billed on a bi-monthly cycle. The Town recognizes revenue and the related receivables for the estimated unbilled usage at year end.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, and sidewalks) are reported in the applicable governmental or business-type activities columns in the governmental-wide financial statements and in the Water Enterprise Fund. Capital assets are defined by the Town as assets with an estimated life in excess of one year and an initial value in excess of the capitalization thresholds presented below. Purchased capital assets are recorded at fair value on the acquisition date. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value rather than fair value.

Effective October 1, 2011, the Town increased the capitalization threshold from \$1,000 for all classes of capital assets to the following amounts:

Buildings	\$5,000
Equipment	5,000
Intangible Assets	5,000
Infrastructure	10,000
Water Infrastructure	10,000

The change was made prospectively, and all capital assets placed into service prior to October 1, 2011 will remain capitalized. The Town is a Phase 3 government under GASB 34 and has elected not to report major general infrastructure assets retroactively. Depreciation has been provided over the useful lives using the straight-line method. The estimated useful lives are as follows:

Buildings	10-30 years
Equipment	3-15 years
Intangible Assets	3-15 years
Infrastructure	25-50 years
Water Infrastructure	40-50 years

Inventory

Inventories consist of expendable supplies held for consumption which are carried at cost (first-in, first-out). The Town accounts for inventories using the consumption method, under which expenditures are recognized only when inventory items are used. Reported inventory is equally offset by nonspendable fund balance which indicates that it does not constitute “available spendable resources” even though it is a component of net current assets.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences

Compensated absences are absences for which employees will be paid, such as vacation, sick leave, and sabbatical leave. A liability for compensated absences that is attributable to services already rendered and that is not contingent on a specific event that is outside the control of the government and its employees is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the government and its employees are accounted for in the period in which such services are rendered or such events take place. All vacation, sick leave, and sabbatical leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. Town employees may accumulate up to 300 hours of vacation leave and 120 days of sick leave. Accumulated vacation is payable to employees upon termination or retirement at the rate of pay on that date. Sick leave can only be used for paid time off and is not paid to any employee upon termination.

Interest Cost

Interest costs in governmental funds are charged to expenditures as incurred. Construction period interest incurred in governmental funds is not capitalized. Construction period interest incurred in proprietary funds is capitalized and included in the cost of the assets in accordance with generally accepted accounting principles.

Interfund Transactions

Transactions between funds consist of loans, services provided, reimbursements, or transfers. The current portion of interfund loans are reported in the fund financial statements as “due from other funds” and “due to other funds” while the non-current portion of interfund loans are reported as “advances to other funds” and “advances from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances”. Services deemed to be reasonably equivalent in value, are treated as revenue and expenditures/expenses. Reimbursements occur when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost. All other interfund transactions are presented as transfers.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Unearned Revenues

The government reports unearned revenue on its government wide statement of net position, proprietary statement of net position, and governmental funds balance sheet. Unearned revenue arises when the government receives resources prior to revenue recognition. In subsequent periods, when revenue recognition criteria are met the liability for unearned revenue is removed and revenue is recognized.

Unavailable Revenue

The Town reports unavailable revenue on its governmental funds balance sheet for resource inflows that do not qualify for recognition as revenue in a governmental fund because they are not yet considered available. In subsequent periods when the resources are considered available the liability for unavailable revenue is removed and revenue is recognized.

Deferred Outflows of Resources

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period.

Deferred Inflows of Resources

A deferred inflow of resources is an acquisition of net position that is applicable to a future reporting period.

Long-Term Liabilities

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position.

Fund Balance

In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balance is reported under the following categories:

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Balance (Continued)

1. Nonspendable fund balances – Includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash, for example, inventories and prepaid amounts. It also includes the long-term amount of loans and notes receivable, as well as property acquired for resale. However, if the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned, then they should be included in the appropriate fund balance classification (restricted, committed, or assigned), rather than the nonspendable fund balance. The corpus (or principal) of a permanent fund is an example of an amount that is legally or contractually required to be maintained intact.
2. Restricted fund balance – Includes amounts that are restricted to specific purposes when constraints placed on the use of resources are either (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.
3. Committed fund balance – Includes amounts that can be used only for specific purposes pursuant to constraints imposed by an ordinance, the Town’s highest level of decision making authority. Those committed amounts cannot be used for any other purpose unless the Town removes or changes the specified use by taking the same type of action (an ordinance) it employed to previously commit those amounts.
4. Assigned fund balance – Includes amounts intended to be used by the Town for specific purposes, but are neither restricted nor committed. Intent should be expressed by the Town Commission or the Town Manager to which the Town Commission has delegated authority to assign amounts to be used for specific purposes. The authority for making an assignment is not required to be the Town’s highest level of decision making authority. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts classified as committed.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Balance (Continued)

5. Unassigned fund balance – Includes the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. The general fund should be the only fund that reports a positive unassigned fund balance amount. In other governmental funds, it may be necessary to report a negative unassigned fund balance if expenditures incurred for specific purposes exceeded the amounts restricted, committed, or assigned to those purposes.

When an expenditure is incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) amounts are available, it is the Town's policy to reduce restricted amounts first. When an expenditure is incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used, it is the Town's policy to reduce committed amounts first, followed by assigned amounts, and then unassigned amounts.

Net Position

Net position is the residual of all other elements presented in a statement of financial position. It is the difference between (a) assets plus deferred outflows of resources and (b) liabilities and deferred inflows of resources. Net position is displayed in following three components:

1. 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, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
2. Restricted net position – Consists of net position with constraints placed on the use either by: (a) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (b) law through constitutional provisions of enabling legislation.
3. Unrestricted net position – All other net position that does not meet the definition of "restricted" or "net investment in capital assets".

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgetary Data

Formal budgetary integration is employed as a management control device during the year for the General Fund and the Municipal Water Fund. Appropriations are legally controlled at the department level. All budgets are legally enacted and are adopted on a basis consistent with generally accepted accounting principles. Budgeted amounts are as originally adopted, or as emended by appropriate action. The Special Assessment Special Revenue Fund is not budgeted because it is not legally required to be budgeted.

Property Taxes

Under Florida law, the assessment of all properties and the collection of all county, municipal, and school board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the State regulating tax assessment are also designed to assure a consistent property valuation method statewide.

The tax levy of the Town is established by the Town Commission prior to October 1 of each year, and the Palm Beach County Property Appraiser incorporates the Town's millages into the total tax levy, which includes Palm Beach County and Palm Beach County School Board tax requirements.

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

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

Delinquent taxes on real property bear interest of 18% per year. On or prior, to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. After the sale, tax certificates bear interest of 18% per year or any lower rate bid by the buyer. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Delinquent taxes on personal property bear interest of 18% per year until the tax is satisfied either by seizure and sale of the property or by the five-year statute of limitations.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates

The financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States. Management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenue and expenses during the period reported. These estimates include assessing the collectibility of accounts receivable, the use and recoverability of inventory, and useful lives and impairment of tangible and intangible assets, among others. Estimates and assumptions are reviewed periodically and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

Implementation of Governmental Accounting Standards Board Statements

The Town implemented the following Governmental Accounting Standards Board Statements during the fiscal year ended September 30, 2019:

In November 2016 the GASB issued Statement No. 83, *Certain Asset Retirement Obligations*. This Statement establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for an asset retirement obligation. Implementation of the Statement did not impact the Town's financial statements.

In March 2018 the GASB issued Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. This Statement improves the information that is disclosed in notes to governmental financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt.

Recently Issued Accounting Pronouncements

A brief description of new accounting pronouncements that might have a significant impact on the Town's financial statements is presented below. Management is currently evaluating the impact of adoption of these statements in the Town's financial statements.

In January 2017 the GASB issued Statement No. 84, *Fiduciary Activities*. This Statement will improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This Statement is effective for the fiscal year ending September 30, 2020.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recently Issued Accounting Pronouncements (Continued)

In May 2017 the GASB issued Statement No. 87, *Leases*. This Statement will increase the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting that is based on the foundational principle that leases are financings of the right to use an underlying asset. This Statement is effective for the fiscal year ending September 30, 2021.

In August 2018 the GASB issued Statement No. 90, *Major Equity Interests*. This Statement will improve consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. This Statement is effective for the fiscal year ending September 30, 2020.

In May 2019 the GASB issued Statement No. 91, *Conduit Debt Obligations*. This Statement will provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with commitments extended by issuers, arrangements associated with conduit debt obligations, and related note disclosures. This Statement is effective for the fiscal year ending September 30, 2022.

In January 2020 the GASB issued Statement No. 92, *Omnibus 2020*. This Statement will enhance comparability in accounting and financial reporting and improve the consistency of authoritative literature by addressing practice issues that have been identified during the implementation and application of certain GASB Statements. This Statement addresses a variety of topics. The requirements of this Statement related to the effective date of Statement No. 87 and Implementation Guide 2019-3, reinsurance recoveries, and terminology used to refer to derivative instruments are effective upon issuance. The remaining requirements are effective for the fiscal year ending September 30, 2021.

NOTE 2 – DEPOSITS AND INVESTMENTS

Deposits

As of September 30, 2019, the carrying amount of the Town's deposits was \$9,465,595, and the bank balances totaled \$9,587,435. The Town also had cash on hand of \$200. Town's deposits include checking accounts, money market checking accounts, and certificates of deposit. The certificates of deposit and money market accounts are reported as investments in the balance sheet and statement of net position.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 2 – DEPOSITS AND INVESTMENTS (Continued)

Deposits (Continued)

In addition to insurance provided by the Federal Depository Insurance Corporation, deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, *Florida Security for Public Deposits Act*, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or other banking institution eligible collateral. In the event of failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. The Town's deposits are considered insured for custodial credit risk purposes.

Investments

Florida statutes authorize the Town to invest in the Local Government Surplus Funds Trust Fund administered by the State Treasurer, negotiable direct obligations of or obligations unconditionally guaranteed by the U.S. Government, interest-bearing time deposits in financial institutions located in Florida and organized under Federal or Florida laws, obligations of the Federal Farm Credit Banks, the Federal Home Loan Mortgage Corporation, the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, and obligations of the Federal National Mortgage Association.

GASB Statement No. 72, *Fair Value Measurement and Application*, requires governments to disclose the fair value hierarchy for each type of asset or liability measured at fair value in the notes to the financial statements. The standard also requires governments to disclose a description of the valuation techniques used in the fair value measurement and any significant changes in valuation techniques. GASB 72 establishes a three-tier fair value hierarchy. The hierarchy is based on valuation inputs used to measure the fair value as follows:

- Level 1: Inputs are directly observable, quoted prices in active markets for identical assets or liabilities.
- Level 2: Inputs are other than quoted prices included within Level 1 that are for the asset or liability, either directly or indirectly. These inputs are derived from or corroborated by observable market data through correlation or by other means.
- Level 3: Inputs are unobservable inputs used only when relevant Level 1 and Level 2 inputs are unavailable.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 2 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The level in which an asset is assigned is not indicative of its quality but an indication of the source of valuation inputs.

Certificates of deposit are exempt from reporting under the fair value hierarchy, and their fair value is measured at cost. As of September 30, 2019, the Town held the following certificates of deposit:

<u>Description</u>	<u>Cost</u>	<u>Days to Maturity</u>
Flagler Bank CD	\$ 269,446	184
Legacy Bank CD	280,945	170
Synovus Bank CD	247,352	66
Bank United CD	256,339	63
	<u>\$ 1,054,082</u>	

Credit Risk

Credit risk is the risk that an issuer or other counter party to an investment will not fulfill their obligations. The Town's investment policies limit its investments to high quality investments to control credit risk.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Town does not have a formal investment policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 3 – RECEIVABLES

As of September 30, 2019, the Town's receivables for the individual major funds, including applicable allowances for uncollectible accounts, are as follows:

	<u>General Fund</u>	<u>Special Assessment Fund</u>	<u>Nonmajor Governmental Fund</u>	<u>Water Fund</u>
Taxes	\$ 31,178	\$	\$ 6,659	\$
Accounts - billed	27,968	1,694		210,797
Accounts - unbilled				13,918
Other				
Due from other governments	16,384			
Special assessments		774,047		
	<u>75,530</u>	<u>775,741</u>	<u>6,659</u>	<u>224,715</u>
Allowance for uncollectibles				(25,000)
Net receivables	<u>\$ 75,530</u>	<u>\$ 775,741</u>	<u>\$ 6,659</u>	<u>\$ 199,715</u>

NOTE 4 – INTERFUND RECEIVABLES AND PAYABLES

Individual interfund receivables and payables at September 30, 2019, are as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Water Fund	General Fund	\$91,751

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2019, was as follows:

<u>Governmental Activities</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Assets not being depreciated				
Land	\$ 376,523	\$	\$	\$ 376,523
Construction in progress	518,090	76,234	(555,841)	38,483
Total not being depreciated	<u>894,613</u>	<u>76,234</u>	<u>(555,841)</u>	<u>415,006</u>
Assets being depreciated				
Buildings	1,232,171	8,450		1,240,621
Equipment	683,499	74,953	(24,847)	733,605
Intangible assets		10,237		10,237
Infrastructure	2,716,679	555,841		3,272,520
Total being depreciated	<u>4,632,349</u>	<u>649,481</u>	<u>(24,847)</u>	<u>5,256,983</u>
Total at historical cost	<u>5,526,962</u>	<u>725,715</u>	<u>(580,688)</u>	<u>5,671,989</u>
Accumulated depreciation				
Buildings	776,243	37,924		814,167
Equipment	525,283	63,345	(21,224)	567,404
Intangible assets		512		512
Infrastructure	1,559,060	107,017		1,666,077
Total accumulated depreciation	<u>2,860,586</u>	<u>208,798</u>	<u>(21,224)</u>	<u>3,048,160</u>
Governmental activities, net	<u>\$2,666,376</u>	<u>\$ 516,917</u>	<u>\$ (559,464)</u>	<u>2,623,829</u>

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 5 – CAPITAL ASSETS (Continued)

<u>Business-Type Activities</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Assets not being depreciated				
Construction in progress	\$	\$ 58,909	\$	\$ 58,909
Total not being depreciated		58,909		\$ 58,909
Assets being depreciated				
Water system improvements	\$2,658,922	\$	\$	\$2,658,922
Equipment	105,738			105,738
Total being depreciated	2,764,660			2,764,660
Total at historical cost	2,764,660			2,823,569
Accumulated depreciation				
Water system improvements	1,034,980	62,746		1,097,726
Equipment	75,521	8,455		83,976
Total accumulated depreciation	1,110,501	71,201		1,181,702
Business-type activities, net	\$1,654,159	\$(12,292)	\$	\$1,641,867

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

Governmental activities:	
General government	\$ 51,191
Police department	50,590
Streets	<u>107,017</u>
Total governmental activities	<u>\$ 208,798</u>
Business-type activities:	
Municipal water	<u>\$ 71,201</u>

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 6 – LONG-TERM LIABILITIES

Governmental Activities

On September 6, 2012, the Town issued its Promissory Note, Undergrounding Project in the principal amount of \$2,427,895 to provide funds for the project of undergrounding the electric, cable television, and telephone utility facilities serving the municipality. Such debt shall not be a general obligation of the Town. The Town covenants that, so long as the Note shall remain unpaid or any other amounts are owed by the Town under the Note, it will appropriate in its annual budget, by amendment, if required, from pledged revenues and available non ad valorem revenues, amounts sufficient to pay principal and interest on the Note as they become due. The covenant to budget and appropriate does not create a lien upon or pledge of the available non ad valorem revenues. Pledged revenues means the revenue received by the Town from the imposition and collection of the special assessments imposed by the Town pursuant to Resolution No. 011-12. The loan agreement includes a provision that upon the occurrence of any event of default the bank may declare all obligations under the Note to be immediately due and payable and upon such declaration the Note and the accrued interest thereon shall become immediately due and payable.

Principal and interest payments on the Note are due in annual installments commencing on April 1, 2013 and on each April 1 thereafter until final maturity on April 1, 2022. The Note bears interest at the rate of 2.09%. At September 30, 2019, principal and interest to maturity on April 1, 2022 to be paid from pledged funds totaled \$807,406. Principal and interest paid for the current fiscal year was \$269,157 and pledged special assessments were \$247,784.

Annual debt service requirements to maturity for the Note from direct borrowings are as follows:

<u>Year Ended</u> <u>September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Payment</u>
2020	\$ 252,961	\$ 16,196	\$ 269,157
2021	258,248	10,909	269,157
2022	<u>263,694</u>	<u>5,398</u>	<u>269,092</u>
	<u>\$ 774,903</u>	<u>\$ 32,503</u>	<u>\$ 807,406</u>

Interest Expense

The total interest cost incurred on all Town debt for the year ended September 30, 2019, was \$18,792 and total interest paid during the year was \$21,374. No interest was capitalized in the Enterprise Fund during the year.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Changes in the Town's long-term liabilities for the year ended September 30, 2019 are summarized as follows:

<u>Governmental Activities</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Note from direct borrowings	\$1,022,686	\$	\$247,783	\$774,903	\$252,961
OPEB	69,996	23,400	32,125	61,271	
Compensated absences	73,000	94,670	115,611	52,059	17,271
Total Governmental Activities	<u>\$1,165,682</u>	<u>\$118,070</u>	<u>\$395,519</u>	<u>\$888,233</u>	<u>\$270,232</u>

<u>Business-type Activities</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Compensated absences	<u>\$2,302</u>	<u>\$3,370</u>	<u>\$4,619</u>	<u>\$1,053</u>	<u>\$1,053</u>

Compensated absences of the governmental activities are liquidated by the General Fund.

NOTE 7 – DEFINED CONTRIBUTION EMPLOYEE RETIREMENT PLAN

On November 28, 1990, the Town passed Resolution No. 90-8, authorizing the establishment of a 401(a) plan (the "Plan"). All full-time employees are eligible to participate in the Plan upon completion of six months of service and attaining age 18. This defined contribution pension plan is administered by the International City Management Association Retirement Corporation. In a defined contribution plan, benefits depend solely on amounts contributed to the Plan plus investment earnings. The plan requires that the Town and the employees contribute an amount equal to 20.92% and 8.0%, respectively, of the employee's base salary each month. The Town's contribution for each employee and investment earnings allocated to the employee's account vest at a rate of 20% per year of service completed. Employees are eligible for normal retirement upon attainment of the age of 59-1/2. Town contributions and interest forfeited by employees who leave

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 7 – DEFINED CONTRIBUTION EMPLOYEE RETIREMENT PLAN (Continued)

employment before satisfying the vesting requirement are used to reduce the Town's current-period contribution requirement.

For the fiscal year ended September 30, 2019, the Town recognized pension expense of \$311,855 for the Plan, and as of the fiscal year end, the Town reported a payable in the amount of \$1,968 for outstanding contributions to the Plan. There were no forfeitures for the fiscal year.

Because the Town does not hold or administer funds for the Plan, it does not meet the criteria for inclusion in the Town's financial statements as a fiduciary fund. The Plan does not issue a stand-alone financial report.

NOTE 8 – DEFERRED COMPENSATION PLAN

The Town offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all Town employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Assets of the plan are invested in either mutual funds or insurance contracts. In 1998, the Plan was amended to conform to changes in the Internal Revenue Code brought about by the Small Business Job Protection Act of 1996 (the "Act"). The Act requires that eligible deferred compensation plans established and maintained by governmental employers be amended to provide that all assets of the plan be held in trust, or under one or more appropriate annuity contracts or custodial accounts, for the exclusive benefit of plan participants and their beneficiaries. As a result of this change, plan assets are no longer subject to the claims of the Town's general creditors.

Because the Town has little administrative involvement and does not perform the investing function for funds in the Plan, the Town's activities do not meet the criteria for inclusion in the fiduciary funds of a government.

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS

Plan Description

The Town provides a single employer defined benefit other postemployment benefit plan (OPEB) to all of its employees. The plan allows its employees and their beneficiaries to continue to obtain healthcare benefits upon retirement. The benefits of the plan are in accordance with Florida Statutes, which are the legal authority for the plan. A trust has not been established to fund the plan. The plan has no assets and does not issue a separate financial report.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Contributions

The Town does not directly make a contribution to the plan on behalf of retirees. Retirees and their beneficiaries pay the same group rates as are charged to the Town for active employees by its healthcare insurance provider. However, the Town's actuaries in their actuarial valuation, calculate an offset to the cost of these benefits as an Employer Contribution, based upon an implicit rate subsidy. This offset equals the total age-adjusted costs paid by the Town or its active employees for coverage of the retirees and their dependents for the year net of the retiree's own payments for the year.

Plan Membership

The following table provides a summary of the participants in the plan as of October 1, 2018, the latest valuation date:

Active plan members	16
Inactive plan members or beneficiaries currently receiving benefits	1
Inactive plan members or beneficiaries entitled to but not yet receiving benefits	<u>17</u>

Discount Rate

The Town does not have a dedicated trust to pay retiree healthcare benefits. For plans that do not have assets held in a dedicated trust, the discount rate should equal the tax-exempt municipal bond rate based on the S&P Municipal Bond 20-year High Grade Index as of the measurement date. As of the measurement date of September 30, 2019, the rate was 3.58% based on the S&P Municipal Bond 20-year High Grade Index at September 30, 2019. The S&P Municipal Bond 20-year High Grade Index consists of 20-year tax exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale) on the Standard & Poor's Corporation's and Moody's Investors Service's rating scales. The discount rate as of the beginning of the measurement year was 3.64%.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

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

At September 30, 2019, the Town reported a total OPEB liability of \$61,272. For the fiscal year ended September 30, 2019, the Town recognized OPEB expense of \$4,749. As of September 30, 2019, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Assumption changes	\$	\$ 24,104
Demographic experience	14,481	
	<u>\$ 14,481</u>	<u>\$ 24,104</u>

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

<u>Fiscal Year Ending September 30</u>	<u>Amortization</u>
2020	(1,522)
2021	(1,522)
2022	(1,522)
2023	(1,522)
2024	(1,457)
Thereafter	<u>(2,078)</u>
	<u>\$ (9,623)</u>

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Actuarial Methods and Assumptions

Significant methods and assumptions were as follows:

Valuation date:	October 1, 2018
Measurement date:	September 30, 2019
Actuarial cost method:	Entry Age Cost Method
Discount rate:	3.58%
Cost-of-living increases:	Retiree contributions, health insurance premiums, and the implied subsidy have been assumed to increase in accordance with the healthcare cost trend rates.
Healthcare cost trend rates:	Increases in healthcare costs are assumed to be 7.00% for the 2018/19 fiscal year graded down by 0.50% per year to 5.00% for the 2022/23 and later fiscal years.
Age-related morbidity:	Healthcare costs are assumed to increase at the rate of 3.50% for each year of age.
Implied health subsidy:	Because the insurance carrier charges the same monthly rate for health insurance regardless of age, an implied monthly subsidy of \$250.00 for each of the retiree and the retiree's spouse has been assumed at age 60 for the 2018/19 fiscal year; at other ages, the implied subsidy was developed based on the age-related morbidity assumption and, for other fiscal years, the implied subsidy was increased in accordance with the healthcare cost trend rates.
Mortality basis:	Sex-distinct rates set forth in the PUB-2010 Mortality Table (without income adjustment) for general and public safety employees, with full generational improvements in mortality using Scale MP-2017.
Retirement:	With respect to general employees, retirement is assumed to occur at age 62 with six years of service or at any age with 30 years of service; with respect to police officers, retirement is assumed to occur at age 55 with 10 years of service or at age 52 with 25 years of service.
Other decrements:	Assumed employment termination is based on the Scale 155 table; assumed disability is based on the Wyatt 1985 Disability Study (Class 1 rates were used for general employees and Class 4 rates were used for police officers).
Health coverage election:	25% of employees are assumed to elect medical coverage until age 65 upon retirement or disability; of those electing coverage for themselves, 50% are also assumed to elect coverage for their spouse.
Spouses and dependents:	Husbands are assumed to be three years older than wives; retirees are not assumed to have any dependent children.
Changes:	Since the prior measurement date, the discount rate was decreased from 3.64% per annum to 3.58% per annum and the mortality basis was changed from the RP-2000 Mortality Table with generational improvements in mortality using Scale BB to the PUB-2010 Mortality Table with generational improvements in mortality using Scale MP-2017.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Total OPEB Liability

The components of the total OPEB liability as of September 30, 2019 were as follows:

Description	Total OPEB Liability
Balance September 30, 2018	\$ 69,996
Changes for the year:	
Service cost	4,139
Expected interest growth	2,562
Demographic experience	16,699
Benefit payments & refunds	(5,206)
Assumptions changes	(26,919)
Net change	(8,725)
Balance September 30, 2019	<u>\$ 61,271</u>
Covered-employee payroll	\$ 1,616,938
Total OPEB liability as a percentage of covered-employee payroll	3.79%

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 9 – OTHER POSTEMPLOYMENT BENEFITS (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following table presents the total OPEB liability of the Town calculated using the single discount rate of 3.58% as well as what the Town's total OPEB liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current rate.

<u>Discount Rate Sensitivity</u>	<u>1% Decrease 2.58%</u>	<u>Discount Rate 3.58%</u>	<u>1% Increase 4.58%</u>
Total OPEB Liability	\$ 64,220	\$ 61,271	\$ 58,562

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Trend Rates

The following table presents the total OPEB liability of the Town calculated using the assumed trend rates (7.00% decreasing to 5.00%) as well as what the Town's total OPEB liability would be if it were calculated using a trend rate that is one percentage point lower or one percentage point higher than the assumed trend rates.

<u>Healthcare Trend Rate Sensitivity</u>	<u>1% Decrease 4.00% - 6.00%</u>	<u>Healthcare Cost Trend Rate 5.00% - 7.00%</u>	<u>1% Increase 6.00% - 8.00%</u>
Total OPEB Liability	\$ 57,626	\$ 61,271	\$ 65,355

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 10 – INTERLOCAL AGREEMENTS

Interlocal Agreement for Fire and EMS Service - City of Delray Beach

On July 14, 2009, the Town entered into an agreement with the City of Delray Beach whereby the City will provide the Town with fire and emergency medical services. The term of the agreement is for 10 years beginning on October 1, 2009, and extending through September 30, 2019. On May 10, 2019, the Town Commission approved a 5-year extension of the agreement at the same conditions as the prior agreement. For the fiscal year ended September 30, 2019, the Town paid an annual service fee in the amount of \$497,158. The annual service fees for future years will be the current year fee adjusted annually based on the “All Urban Customers – United States April Consumer Price Index” or an increase of five percent (5.0%), whichever is greater. The annual service for the fiscal year ending September 30, 2020 will be \$522,016.

Interlocal Agreement for Dispatch Service - City of Delray Beach

On October 30, 2017, the Town entered into a new agreement with the City of Delray Beach for dispatch services. The term of the agreement is for five years beginning October 1, 2017 and ending September 30, 2022. The basic service fee under the agreement was \$55,961 for the initial contract year. Each year thereafter the basic service fee shall be adjusted from the previous year in an amount based upon the All Urban Consumers-United States Consumer Price Index for April. For the year ended September 30, 2019, the Town paid \$57,354 pursuant to the agreement.

Interlocal Agreement for Water Purchase - City of Delray Beach

In June 1998, the Town entered into an agreement with the City of Delray Beach for the purchase of treated, potable water. The term of the agreement is for a period of twenty-five years. Under the terms of the agreement, the Town is to pay the City the prevailing water rate charged by the City to non-residential users plus a surcharge of 25%. For the year ended September 20, 2019, the Town paid \$581,544 pursuant to the agreement.

Interlocal Agreement for Permitting and Inspection Services - City of Delray Beach

In November 2009, the Town entered into an agreement with the City of Delray Beach to provide the Town with the expertise and assistance of the City of Delray Beach Community Improvement Department (the “Department”) for the inspection and permitting of certain construction projects within the Town’s limits for compliance with the Florida Building Code (the “Code”). Under the terms of the agreement the Department shall review and process all plans, checking for compliance with the Code and to determine the subsidiary permits necessary and the amount of fees. For processing and the inspection service, the City shall receive one hundred percent of the permit fee. The fees shall be collected by the City. The agreement shall be of a continuing nature unless

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 10 – INTERLOCAL AGREEMENTS (Continued)

Interlocal Agreement for Permitting and Inspection Services - City of Delray Beach (Continued)

cancelled by either party for any reason and without penalty, on not less than sixty days written notice. In March 2010, the agreement was amended to add that the City shall collect the appropriate County impact fees for Town permits issued by the City. The City shall retain a 3.4% administrative fee for all Town impact fee assessments. For the year ended September 30, 2019, the Town paid \$517,695 pursuant to the agreement.

NOTE 11 – COMMITMENTS

Solid Waste and Recycling Collection Franchise Agreement

On September 13, 2013, the Town made the fourth amendment the solid waste and recycling collection franchise agreement with Waste Management Inc. of Florida (WMI). The fourth amendment extended the term of the agreement until September 30, 2018, and eliminated the fuel surcharge provision. Under the terms of the agreement, the Town informs WMI of the total number of residential and multi-family units that have a Certificate of Occupancy each year on September 1. WMI bills all multi-family units that are serviced by a container. The monthly charges for the remainder of the units that are serviced by means other than by containers are paid by the Town. On September 14, 2018, the Town made the fifth amendment to the agreement that extended the term of the agreement until March 30, 2019. On March 29, 2019, the Town made the sixth amendment the agreement to extend the term of the agreement until March 31, 2024. The sixth amendment also changed the index for use in making annual rate adjustments, and provide new rates for services commencing April 1, 2019.

WMI bills the Town monthly for these services at the then current rate as adjusted from time to time by the terms and conditions of the agreement. For the year ended September 30, 2019, the Town made payments of \$150,945 pursuant to the agreement.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 11 – COMMITMENTS (Continued)

Construction Commitments

Project	Authorized Amount	Amount Completed at 09/30/19	Balance to Complete at 09/30/19
Undergrounding – A1A Water Mains	\$177,976	\$ 96,712	\$ 81,264
Undergrounding – Phase II, AT&T	420,582	25,000	395,582
	<u>\$598,558</u>	<u>\$121,712</u>	<u>\$476,846</u>

NOTE 12 – RISK MANAGEMENT

The Town is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees, and natural disasters for which the Town carries commercial insurance. The Town purchases commercial insurance to cover the various risks. Retention of risks is limited to those risks that are uninsurable and deductibles ranging from \$250 to \$2,500 per occurrence. The Town has not significantly reduced insurance coverage during the past three fiscal years. There were no settled claims which exceeded insurance coverage during the fiscal years ended September 30, 2017 and 2018. As discussed below, certain settled claims exceeded insurance coverage during the fiscal year ended September 30, 2019.

Florida Statutes limit the Town's maximum loss for most liability claims to \$200,000 per person and \$300,000 per occurrence under the Doctrine of Sovereign Immunity. However, under certain circumstances, a plaintiff can seek to recover damages in excess of statutory limits by introducing a claims bill to the Florida Legislature. The limits addressed in Florida Statutes do not apply to claims filed in Federal courts.

The Town is involved in various litigation and claims arising in the course of operations. The Town is a defendant in several lawsuits alleging violation by the Town of the State of Florida's Public Records Law.

In December 2018, the Town entered into a Settlement Agreement with a Town resident and business entities affiliated with him relative to a number of these cases. The Agreement resulted in the voluntary dismissal of six cases and the Town paying the plaintiff \$15,000 and the Town consenting to judgment in four cases. The only remaining issue in these four cases is the amount the Town must pay to the plaintiff as reasonable costs, including attorney's fees. No award will be covered by the Town's liability coverage. In August 2019, the Town agreed to pay the plaintiff \$6,000 to fully and finally resolve all claims for one of the four cases.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 12 – RISK MANAGEMENT (Continued)

In October 2019, the Court entered its order awarding costs of enforcement in a case alleging violation of the Public Records Law by the Town. That order awarded the plaintiff \$76,329 as its reasonable costs of enforcement and attorney's fees. A liability and expense in this amount are reported in the government-wide financial statements of the Governmental Activities.

In November 2019, the Court entered its order awarding costs of enforcement in a case alleging violation of the Public Records Law by the Town. That order awarded the plaintiff \$124,316 as its reasonable costs of enforcement. The parties are negotiating and are about to submit to the Court a final judgment that includes prejudgment interest due on this amount, which would bring the total to \$133,660. A liability and expense in this amount are reported in the government-wide financial statements of the Governmental Activities. The Court reserved jurisdiction to award costs for plaintiff's expert witness in this matter. The amount of these costs cannot be reasonably determined at this time. Accordingly, no provision for any liability that may result has been made in the accompanying financial statements.

The amounts of any costs and fees award for the three remaining cases cannot be reasonably determined at this time and will be the subject of evidentiary hearings before the trial court, absent settlement. Accordingly, no provision for any liability that may result has been made in the accompanying financial statements.

Other cases alleging violation of the Public Records Law by the Town are still pending. In the event of success in these cases, plaintiffs would be entitled to costs attorney's fees. The likelihood of unfavorable outcomes and the amounts of potential losses cannot be reasonably determined at this time. Accordingly, no provision for any liability that may result has been made in the accompanying financial statements.

The Town is a defendant in a lawsuit alleging breach of contract, fraud in the inducement, and breach of fiduciary duty related to a 2013 settlement agreement. This matter is being handled by the Town's insurance carrier which is providing a defense through its attorneys.

TOWN OF GULF STREAM, FLORIDA
Notes to the Financial Statements
September 30, 2019

NOTE 13 – OPERATING LEASE

On June 11, 2018, the Town entered into an operation lease for a copier for use in Town Hall. The lease is for a term of 36 months and requires minimum monthly payments of \$457 that commenced in July 2018. For the year ended September 30, 2019, the Town made payments of \$7,752 pursuant to the lease.

The following is a schedule of the Town's required future minimum lease payments under the agreement:

<u>Year Ended September 30</u>	<u>Minimum Lease Payments</u>
2020	\$5,484
2021	4,113
	<u>\$9,597</u>

NOTE 14 – SPECIAL ASSESSMENT

On June 30, 2011, the Town adopted Resolution 011-11 levying non-ad valorem special assessments on properties specially benefitted by a capital improvement project to place underground the overhead electric, cable television, and telephone utility facilities that serve a portion of the Town and its inhabitants. The special assessments were calculated using a methodology that fairly and reasonably apportions the cost of the project among the benefitted parcels in proportion to the benefits to such parcels. The calculation methodology used an equivalent benefit unit assigned for three categories: (1) improved safety (2) improved reliability and (3) improved aesthetics.

Property owners were given the option to pay the entire amount of the assessment in advance of the Town obtaining financing for the project. The special assessments are subject to prepayment only on or before November 1, 2011. Assessments that are not prepaid shall be payable in not less than 10 and not more than 20 yearly installments. The special assessments shall bear interest not exceeding 10% per annum over the term of the financing obtained by the Town and will include annual costs related to administration and collection not to exceed 5%. The total assessable cost was \$5,518,144, and the Town received prepayments in the amount of \$2,885,049. See Note 6 for a discussion of the related financing for the project.

TOWN OF GULF STREAM, FLORIDA
Required Supplemental Information
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
General Fund
For the Year Ended September 30, 2019

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Taxes				
Ad valorem taxes	\$ 4,453,123	\$ 4,453,123	\$ 4,430,361	\$ (22,762)
Local option fuel taxes	34,000	34,000	37,134	3,134
Utility service taxes	198,800	198,800	232,024	33,224
Communications services taxes	55,000	55,000	58,432	3,432
Total taxes	4,740,923	4,740,923	4,757,951	17,028
Licenses and permits				
Inspection Fees	70,000	70,000	98,670	28,670
Franchise fees	127,500	127,500	147,907	20,407
Building permits	300,000	517,696	517,695	(1)
Total licenses and permits	497,500	715,196	764,272	49,076
Intergovernmental revenue				
State revenue sharing proceeds	94,900	94,900	108,479	13,579
Shared revenue from other local units	500	500	8,891	8,391
Payment in lieu of taxes	29,700	29,700	29,700	
Grants			87,909	87,909
Total intergovernmental revenue	125,100	125,100	234,979	109,879
Charges for services				
Solid waste collection fees	141,000	141,000	154,682	13,682
Other	800	800	5,897	5,097
Total charges for services	141,800	141,800	160,579	18,779
Judgments, fines and forfeits				
Judgments and fines	1,200	1,200	17,485	16,285
Violation of local ordinances	400	400	3,310	2,910
Total judgments, fines, and forfeits	1,600	1,600	20,795	19,195
Investment earnings	38,500	38,500	83,721	45,221
Miscellaneous revenues				
Contributions	12,000	12,000	12,227	227
Other	17,800	17,800	41,047	23,247
Total miscellaneous revenues	29,800	29,800	53,274	23,474
Total revenues	5,575,223	5,792,919	6,075,571	282,652

continued

See notes to the budgetary comparison schedule

TOWN OF GULF STREAM, FLORIDA
Required Supplemental Information
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
General Fund
For the Year Ended September 30, 2019

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Expenditures				
Administration	1,882,806	2,100,502	1,388,085	712,417
Legal	716,861	716,861	575,142	141,719
Police	1,764,113	1,764,113	1,617,831	146,282
Fire Rescue	499,000	499,000	497,158	1,842
Streets	537,043	537,043	281,237	255,806
Sanitation	175,400	175,400	150,945	24,455
Total expenditures	5,575,223	5,792,919	4,510,398	1,282,521
Excess (deficiency) of revenues over (under) expenditures	<u>\$</u>	<u>\$</u>	1,565,173	<u>\$ 1,565,173</u>
Other financing sources (uses)				
Transfers out			(112,066)	
Total other financing sources (uses)			<u>(112,066)</u>	
Net change in fund balance			1,453,107	
Fund balance, beginning of year			<u>5,091,562</u>	
Fund balance, end of year			<u>\$ 6,544,669</u>	

See notes to the budgetary comparison schedule

TOWN OF GULF STREAM, FLORIDA
Notes to the Budgetary
Required Supplemental Information (RSI)
General Fund
September 30, 2019

NOTE 1 - BUDGETS AND BUDGETARY ACCOUNTING

A budget is legally adopted for the General Fund. The Special Assessment Special Revenue Fund is not legally required to be budgeted and is not budgeted.

A budgetary comparison schedule is presented for the General Fund. The procedures for establishing budgetary data reflected in the budgetary comparison schedule are as follows:

1. Prior to August 1st, the Town Manager submits to the Town Commission a proposed operating budget for the fiscal year commencing the next October 1st. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayer comments.
3. Prior to October 1st, the budget is legally enacted through the passage of a resolution.
4. The Town Manager is authorized to transfer budgeted amounts within any department. However, any revisions that alter the total expenditures of any department must be approved by the Town Commission by a legally enacted ordinance.
5. Budgets are adopted on a basis consistent with generally accepted accounting principles.
6. Appropriations along with encumbrances lapse at September 30th.

NOTE 2 - BUDGET AND ACTUAL COMPARISONS

Formal budgetary integration is employed within the accounting system as a management control device. Appropriations are legally controlled at the department level and expenditures may not legally exceed appropriations at that level. For the year ended September 30, 2019, no departments had an excess of expenditures over appropriations.

TOWN OF GULF STREAM, FLORIDA
Required Supplementary Information (RSI)
Schedule of Changes in Total Other Postemployment Benefits (OPEB) Liability
For the Fiscal Year Year Ended September 30, 2019

	<u>2018</u>	<u>2019</u>
Total OPEB liability - beginning	\$ 66,172	\$ 69,996
Changes for the year:		
Service cost	5,843	4,139
Expected interest growth	2,558	2,562
Demographic experience		16,699
Benefit payments & refunds	(3,487)	(5,206)
Assumption changes	(1,090)	(26,919)
Net change in total OPEB liability	<u>3,824</u>	<u>(8,725)</u>
Total OPEB liability - ending	<u>\$ 69,996</u>	<u>\$ 61,271</u>
Covered-employee payroll	\$ 1,533,673	\$ 1,616,938
Total OPEB liability as a percentage of covered-employee payroll	4.56%	3.79%

Changes in Assumptions

The discount rate changed as follows:

September 30, 2017 measurement date	3.35%
September 30, 2018 measurement date	3.64%
September 30, 2019 measurement date	3.58%

The mortality basis was changed from the RP-2000 Mortality Table with generational improvements in mortality using Scale BB to the PUB-2010 Mortality Table with generational improvements in mortality using Scale MP-2017 for the September 30, 2019 measurement date.

This schedule is intended to show information for 10 years. However, until a full 10-year trend is compiled, information will be presented for those years for which information is available. No assets are accumulated in a trust that meets the criteria in GASB Statement No. 75, paragraph 4, to pay related benefits.



NOWLEN, HOLT & MINER, P.A.

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

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The Honorable Mayor and Members of the Town Commission
Town of Gulf Stream, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund of the Town of Gulf Stream, Florida, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Town of Gulf Stream, Florida's basic financial statements and have issued our report thereon dated February 25, 2020.

Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify a deficiency in internal control that we consider to be a material weakness, as described below.

Finding 2019-1

Condition: During testing of revenues for the Municipal Water Fund we noted that large adjustments were sometimes needed to correct errors in bills for water services.

Criteria: Invoices for services provided to customers should accurately report the value of the services.

Effect: Inaccurate bills could lead to customer complaints and cause material errors in the financial statements

Recommendation: We recommend that the Town review invoices for water services for reasonableness before they are mailed to customers. We also recommend that the Chief Financial Officer review and approve all adjustments to customer invoices.

Management Response: We agree with the auditor's comments regarding the review of all utility invoices prior to posting invoices to customers' accounts. We also agree that the Chief Financial Officer should approve all adjustments, whether they are increases or decreases, to customer accounts. The following actions have been added to improve our internal procedures. The Chief Financial Officer will review water consumption fees after the meter readings are entered into the utility billing software and before the statements are generated. If necessary, meter readings will be checked for accuracy. The Chief Financial Officer will review and approve all adjustments prior to those adjustments being posted to customer accounts. The staff will be advised of all revisions and additions to internal procedures.

Compliance and Other Matters

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

Town of Gulf Stream, Florida's Response to Findings

The Town of Gulf Stream, Florida's response to the findings identified in our audit is described above. The Town of Gulf Stream, Florida's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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.

Nowlen, Holt & Miner, P.A.

West Palm Beach, Florida
February 25, 2020



NOWLEN, HOLT & MINER, P.A.

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MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

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To the Honorable Mayor and Members of the Town Commission
Town of Gulf Stream, Florida

Report on the Financial Statements

We have audited the financial statements of the Town of Gulf Stream, Florida, as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated February 25, 2020.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of 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 February 25, 2020, should be considered in conjunction with this Management Letter.

Prior Audit Findings

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

The finding included in the prior year audit report was addressed and no longer applies.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this Management Letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 to the financial statements. There are no component units included in the Town of Gulf Stream, Florida's financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Town of Gulf Stream, Florida 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 Town of Gulf Stream, Florida 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 Town of Gulf Stream, Florida. It is management's responsibility to monitor the Town of Gulf Stream, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same. Our assessment was done as of the fiscal year end. The results of our procedures did not disclose any matters that are required to be reported.

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

Special District Component Units

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

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 note any such findings.

Single Audits

The Town of Gulf Stream, Florida expended less than \$750,000 of federal awards and less than \$750,000 of state financial assistance for the fiscal year ended September 30, 2018, and was not required to have a federal single audit or a state single audit.

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 Town Commission, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Nowlen Holt & Miner, P.A.

West Palm Beach, Florida
February 25, 2020



NOWLEN, HOLT & MINER, P.A.

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

The Honorable Mayor and Members of the Town Commission
Town of Gulf Stream, Florida

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FAX (561) 996-6248

We have examined the Town of Gulf Stream, Florida's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management of the Town of Gulf Stream, Florida is responsible for the Town of Gulf Stream, Florida's compliance with the specified requirements. Our responsibility is to express an opinion on the Town of Gulf Stream, Florida's compliance with the specified 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 Town of Gulf Stream, Florida complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Town of Gulf Stream, Florida complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risk 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 Town of Gulf Stream, Florida's compliance with the specified requirements.

In our opinion, the Town of Gulf Stream, Florida complied, in all material respects, with Section 218.415, Florida Statutes for the year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, applicable management, and the Town Commission, and is not intended to be and should not be used by anyone other than these specified parties.

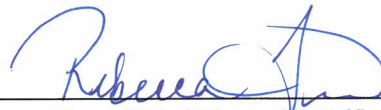
Nowlen, Holt & Miner, P.A.

West Palm Beach, Florida
February 25, 2020

BEFORE ME, the undersigned authority, personally appeared Rebecca Tew of the Town of Gulf Stream, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the Town of Gulf Stream which is a local governmental entity of the State of Florida;
2. Town of Gulf Stream adopted Ordinance No. **94-3** implementing an impact fee; and
3. The Town of Gulf Stream has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.



Rebecca Tew, Chief Financial Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

SWORN TO AND SUBSCRIBED before me this 10th day of Feb., 2020.



NOTARY PUBLIC

Print Name Rita L. Taylor

Personally known ☒ or produced identification _____

Type of identification produced: _____

My Commission Expires:

