

CITY OF KEY COLONY BEACH, FLORIDA

Financial Statements

Fiscal Year Ended  
September 30, 2021

**CITY OF KEY COLONY BEACH, FLORIDA  
AUDITED FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**TABLE OF CONTENTS**

	<b><u>PAGE</u></b>
<b>INTRODUCTORY SECTION</b>	
Table of Contents	I - II
List of City Officials	III
Transmittal Letter	IV - VII
<b>FINANCIAL SECTION</b>	
Independent Auditors' Report	1-3
<b>MANAGEMENT'S DISCUSSION AND ANALYSIS</b>	4-12
(Not Covered by Independent Auditor's Report)	
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>Government-Wide Financial Statements</b>	
Statement of Net Position	13
Statement of Activities	14
<b>FUND FINANCIAL STATEMENTS</b>	
<b>Government Fund Financial Statements</b>	
Balance Sheet - Governmental Funds	15
Reconciliation of the Balance Sheet to the Statement of Net Position - Government Funds	16
Statements of Revenues, Expenditures, and Changes in Fund Balances - Government Funds	17
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	18
<b>Proprietary Fund Financial Statements</b>	
Statement of Net Position - Enterprise Fund-Sewer	19 - 20
Statement of Revenues, Expenses, and Changes in Fund Net Position - Enterprise Fund-Sewer	21
Statement of Cash Flows - Enterprise Funds-Sewer	22 - 23
Statement of Net Position - Enterprise Fund-Stormwater	24 - 25
Statement of Revenues, Expenses, and Changes in Fund Net Position - Enterprise Fund-Stormwater	26
Statement of Cash Flows - Enterprise Funds-Stormwater	27 - 28
<b>Notes to General Purpose Financial Statements</b>	29 - 56

**CITY OF KEY COLONY BEACH, FLORIDA  
AUDITED FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**TABLE OF CONTENTS  
(Continued)**

	<b><u>PAGE</u></b>
<b>REQUIRED SUPPLEMENTARY INFORMATION (Unaudited)</b>	
<b>Budgetary Comparison Schedules (GAAP Basis)</b>	
General Fund	57
Local Option Gas Tax	58
Infrastructure Surtax	59
Impact Fees Fund	60
Note to Budget Comparison Schedules	61
Schedule of Proportionate Share of Net Pension Liability and Schedule of Contributions - Florida Retirement System (FRS)	62
Note to FRS Pension Schedules	63
 <b>COMPLIANCE SECTION:</b>	
Schedule of Expenditures of State Financial Assistance	64
Notes to Schedule of Expenditures of State Financial Assistance	64 (a)
Schedule of Findings and Questioned Costs	65
Independent Auditors' Report on Compliance for Each Major State Project; Report on Internal Control over Compliance; and Report on the Schedule Of Expenditures of State Financial Assistance Required by Chapter 10.550, Rules of the Auditor General	66 - 68
Independent Auditors' Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	69 - 70
Management Letter in Accordance with the Rules of Auditor General of the State of Florida	71 - 73
Independent Auditors' Report on Compliance with Section 218.415, Florida Statutes	74

**CITY OFFICIALS**  
**CITY OF KEY COLONY BEACH, FLORIDA**

**FISCAL YEAR ENDED SEPTEMBER 30TH, 2021**

**ELECTED OFFICIALS**

**MAYOR**

**Ron Sutton, Mayor**

**COMMISSIONERS**

**Patti Trefry, Vice Mayor**

**Tom Harding**

**Katherine McCullough, Secretary/Treasurer**

**John De Neale**

**CHAIR-UTILITY BOARD**

**John Dalton, Chair**

**CITY ADMINISTRATOR**

**David Turner**

**FINANCIAL RELATED MANAGEMENT**

**Sylvia Gransee, City Clerk**

**Patricia Hyland, Utility Board Clerk**

*City of Key Colony Beach*

P.O. BOX 141 KEY COLONY BEACH, FLORIDA 33051 • PHONE (305)-289-1212  
FAX (305)-289-1767



March 14, 2022

To the Honorable Mayor,  
Members of the Governing Council,  
And Citizens of the City of Key Colony Beach:

It is our pleasure to submit to you the Comprehensive Annual Financial Report of the City of Key Colony Beach, Florida for the fiscal year ended September 30, 2021.

State law requires that all general-purpose local governments publish within nine months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with auditing standards generally accepted in the United States and Government Auditing Standards by a firm of licensed certified public accountants.

This report consists of management's representations concerning the finances of the City of Key Colony Beach. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Key Colony Beach has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Key Colony Beach's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Key Colony Beach's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Key Colony Beach's financial statements have been audited by Smith, Buzzi & Associates, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Key Colony Beach for the fiscal year ended September 30, 2021, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City of Key Colony Beach's financial statements for the fiscal year ended September 30, 2021, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

In addition to meeting the requirements set forth above, the independent audit was also designed to meet the special needs of federal and state grantor agencies as provided for in the Federal Single Audit Act, Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards ("Uniform Guidance"), if any, and Florida Single Audit Act in accordance with Chapter 10.550, Rules of the Auditor General. These standards require the independent auditor to report not only on the fair presentation of the basic financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal and state awards. These reports are presented in the compliance section of this report.

In accordance with Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of Key Colony Beach's MD&A can be found immediately following the independent auditor's report on the basic financial statements.

#### **Profile of the Government**

The City of Key Colony Beach, incorporated in September 1957, has a population of approximately 800 residents. Key Colony Beach is located in Unincorporated Monroe County. Key Colony Beach is described as the Gem of the Florida Keys. The City is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs when deemed appropriate by the City Council.

The City operates under the mayor-commission form of government. Policy-making and legislative authority are vested in a governing commission consisting of the mayor and four other members. The City Commission is responsible, among other things, for passing ordinances, resolutions, and regulations governing the City, adopting the budget, and appointing the city attorney, and members of various boards. The City Administrator and Clerk are responsible for carrying out the policies and ordinances adopted by the City Commission, for overseeing the day-to-day operations of the City, appointing the heads of the various departments, and submission of the budget to City Commission for approval. The mayor and four council members are elected at large every four years.

The financial reporting entity (the City) includes all of the funds of the City. The City does not have any component units. A component unit is a legally separate entity for which the City is financially accountable or the nature and significance of the relationship between the City and the entity was such that exclusion would cause the City's financial statements to be misleading or incomplete.

The annual budget serves as the foundation for the City of Key Colony Beach's financial planning and control. All departments of the City are required to submit requests for appropriation to the City Clerk. The City Administrator and Clerk use these requests as the starting point

for developing a proposed budget. This proposed budget is presented to City Commission for review prior to September 1. The City Commission is required to hold public hearings on the proposed budget and to adopt a final budget no later than September 30, the close of the City's fiscal year. A budget-to-actual comparison of the City's various funds is included as other financial information on pages 57 to 60.

### **Factors Affecting Financial Condition**

#### **Local Economy**

The Florida Keys are often referred to as the "American Caribbean" and the City is known as "The Gem of the Keys." Key Colony Beach's ideal location between Key Largo and Key West makes it a desirable place in which to live and work. Tourism is an important economic engine. The local environment offers excellent sport fishing and recreational diving opportunities. The tropical climate, in addition to the recreational water activities, makes the City a major tourism destination as well as a desirable retirement and second home location. The Florida Keys have continually ranked among the top tourist destinations in the Country. In addition to tourism, commercial seafood harvesting is a significant piece of the local economy as the Florida Keys are one of the largest providers of seafood products in the country, serving both national and international markets.

The City of Key Colony Beach's economic outlook is strong. Although, the economy has been flat for the previous several years, the tourism industry in the Florida Keys proved extremely resilient. Hurricane Irma, in September 2017, created a major disruption in the local economy that will take some time to fully recover from. During the prior and current fiscal years, the City has received funding to alleviate costs it incurred in clean up operations.

#### **Long-term Financial Planning and Relevant Financial Policies**

The City has developed a comprehensive financial plan to pay for the cost, operation and maintenance upgrade to state requirement standards for its wastewater utility systems necessary to comply with state standards.

The City has also been successful in securing below market rate loans through the state revolving loan fund program and has aggressively sought significant grant funding in order to lessen the cost burden on the local community. In 2008 the state of Florida authorized \$200,000,000 in grant funding for Florida Keys water quality improvement projects. All local stakeholders have approved an interlocal agreement that sets forth the distribution of funds for the fiscal year. According to the interlocal agreement the City received funds which were used to construct a new Reverse Osmosis plant at the Wastewater Treatment facility.

The City has adopted a cash management policy that is designed to maintain earnings free from risk, maintain adequate liquidity to meet the City's obligations, and maximize investment return.

To ensure the safety of the City's funds, all investments are with depositories that are qualified under Florida law and thus are fully collateralized in accordance with Chapter 280 of the State statutes.

### **Major Initiatives**

The preparation of this report would not have been accomplished without the dedicated and efficient service of the entire staff. We would like to express our appreciation to all members of the City and especially to Jennifer Johnson with Bishop & Rosasco who assisted and contributed to the preparation of this report. We would also like to express a special note of thanks to our independent certified public accountants, Smith, Buzzi & Associates, LLC, for their cooperation and assistance. Their professional approach and high standards in the conduct of their independent audit of the City's financial records and transactions is greatly appreciated.

Credit must also be given to the Mayor and City Commission for their leadership and support for maintaining the highest standards of professionalism in the management of the City of Key Colony's finances.

Respectfully submitted,

David Turner  
City Administrator



**SMITH, BUZZI & ASSOCIATES, LLC.**  
**CERTIFIED PUBLIC ACCOUNTANTS**  
9425 SUNSET DRIVE, SUITE 180  
MIAMI, FLORIDA 33173  
TEL. (305) 598-6701  
FAX (305) 598-6716

JULIO M. BUZZI, C.P.A.  
JOSE E. SMITH, C.P.A.

MEMBERS:  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and  
Members of the City Commission  
City of Key Colony Beach, Florida

***Report on the Financial Statements***

We have audited the accompanying financial statements of the governmental activities, the business activities, each major fund and the aggregate remaining fund information for the City of Key Colony Beach, Florida (the "City") as of and for the year ended September 30, 2021, which, collectively comprises the City'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.

***Auditors' Responsibility***

Our responsibility is to express an opinion 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 consolidated 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 opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of governmental activities, the business activities, each major fund and the aggregate remaining fund information for the City of Key Colony Beach, Florida as of September 30, 2021 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity 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 management's discussion and analysis and budgetary comparison information 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 methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Schedule of Expenditures of State Financial Assistance is presented for purposes of additional analysis as required by the Florida Department of Financial Services' State Projects Compliance Supplement. The introductory section and the other supplemental information section listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual non-major fund statements and budget to actual schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves or other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, this information is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or any assurance on them.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 14, 2022 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters included under the heading Independent Auditors' Report on **Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards**. The purpose of that report is to describe the scope of our testing of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Smith, Buzzi & Associates, LLC.*

Miami, Florida  
March 14, 2022

# **MANAGEMENT'S DISCUSSION AND ANALYSIS**

The discussion and analysis of the City of Key Colony Beach's financial statements is intended to provide a narrative introduction to the basic financial statements and an analytical overview of the City's financial activities for the fiscal year ended September 30th, 2021.

## **FINANCIAL HIGHLIGHTS**

- The assets of the City of Key Colony Beach exceeded its liabilities at September 30, 2021 by \$17,184,720 (net position). Of this amount, \$7,034,891 of unrestricted net position may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$1,256,829 during fiscal year 2021.
- As of September 30, 2021, the City of Key Colony Beach's governmental funds reported combined ending fund balances of \$4,218,285. This represents an increase of \$1,013,764 from the September 30, 2020 ending fund balances.
- The City of Key Colony Beach's total debt decreased by a net of \$351,560 during fiscal year 2021. This increase is discussed further in the debt administration section of this report.

## ***USING THIS REPORT:***

This report consists of a series of financial statements.

The **Statement of Net Position** (page 13) and the **Statement of Activities** (page 14) provide information about the activities of the City as a whole and present a longer-term view of the City's finances. The statements separate governmental from business-type activities but both are measured and reported using the economic resource measurement focus and the full accrual basis of accounting.

The **Fund Financial Statements**, which report by fund type, begin on page 15. The governmental funds measure and report activities using the current financial resources measurement focus on the modified accrual basis of accounting. Therefore, you will find the reconciliation on page 16 that converts this data to an economic resources measurement focus and the accrual basis of accounting for use in the entity-wide financial statements. The Fund Financial Statements present information in more detail than in the entity-wide financial statements. Except for the General Fund and the Special Revenue Funds, all other funds of the City are combined in an "other funds" column. The Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

## **THE GOVERNMENT-WIDE FINANCIAL STATEMENTS**

### ***THE STATEMENT OF NET POSITION AND THE STATEMENT OF ACTIVITIES:***

Government-wide financial statements are intended to allow the reader to assess a government's operational accountability. Operational accountability is defined as the extent to which the government has met its operating objectives efficiently and effectively, using all resources available for that purpose, and whether it can continue to meet its objectives for the foreseeable future. The statements separate governmental from business-type activities. For purposes of these statements, both types are measured and reported using the economic resource measurement focus and the accrual basis of accounting.

The statement of net position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during fiscal year 2021. All changes in net position are reported as soon as the underlying event giving rise to the change occurs. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods, such as uncollected taxes and earned but not used vacation leave.

Both of these financial statements distinguish the primary types of functions of the City, defined as follows:

- **Governmental Activities** - Most of the City's basic services are reported here, including police, public works, parks and recreation, building inspection, planning, code enforcement and general administration. Major revenues supporting these activities are ad valorem taxes, sales and gas taxes; communications services taxes and intergovernmental revenues. Lesser revenues come from building permits, occupational licenses, fees, grants and investments.
- **Business-type Activities** - The City's Sewer and Stormwater Utility services are reported here. The services are supported primarily from user fees. Financing of major capital improvements is usually necessary. User fees support the Sewer Utility's debt service.

### ***FUND FINANCIAL STATEMENTS:***

A fund is a grouping of related accounts that is used to maintain financial control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the Funds of the City can be divided into three categories:

- **Governmental Funds** - Accounts for most of the City's tax-supported activities: Examples are the General Fund and the Capital Project Funds. These funds focus on how money flows into and out of the funds, and the balances left at year-end. The accounting method used is called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash, usually within a 60-day period. The two criteria used are that the revenue is measurable and available. Examples of differences from economic focus are that debt proceeds and grants are considered current revenue, and purchases of capital are considered expenditures whereas depreciation is not considered expenditure since there is no outlay of cash. In the City's highly regulatory environment, fund accounting serves a very important purpose, in that funds received from specific purposes are identified as such can readily be audited.
- **Proprietary Funds** - Are used to account for the business-type, or enterprise activities of the government. The City has two enterprise funds; Key Colony Beach Sewer Utility and Key Colony Beach Stormwater Fund. All proprietary funds use full accrual basis accounting and the economic measurement focus. Fees or charges are the primary revenue source for proprietary funds.
- **Fiduciary Funds** - Are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is similar to proprietary funds.

The City of Key Colony Beach previously implemented Governmental Accounting and Financial Standards Board (GASB) Statement No. 54 Fund Balance Reporting and Governmental Fund Type Definitions. The objective of Statement No. 54 is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund type definitions. Fund balances are now presented in the following classifications:

**Non-Spendable Fund Balance** - Amounts that are not in a spendable form (for example, inventory, long-term portion of loans, prepaid expenses, and notes receivable), or are required to be maintained intact (for example, the principal of an endowment fund).

**Restricted Fund Balance** - Amounts that can be spent only for the specific purposes stipulated by external resource providers (i.e. grant providers), constitutionally, or through enabling legislation (legislation that creates a new revenue source and restricts its use). Effectively, a restriction may be changed or lifted only with the consent of resource providers.

**Committed Fund Balance** - Amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority (i.e. City Commission). Commitments may be changed or lifted only by the government taking the same formal action that imposed the constraint originally.

**Assigned Fund Balance** - Amounts intended to be used by the government for a specific purpose. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority (the authority for making an assignment is not required to be the government's highest level of decision making authority).

**Unassigned Fund Balance** - the residual classification for the General Fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

***NOTES TO THE FINANCIAL STATEMENTS:***

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found beginning on page 29.

***REQUIRED SUPPLEMENTARY INFORMATION:***

Generally accepted accounting principles (GAAP) call for certain unaudited information to accompany the audited basic financial statement and accompanying footnotes. This information is called required supplementary information (RSI) and includes this analysis, called the MD & A, budgetary comparisons, and trend data on pension funding, if required.

**THE GOVERNMENT-WIDE FINANCIAL ANALYSIS**

The City's combined net position as of September 30, 2021 were \$17,184,720. The City's combined revenues, including contributions, grants, charges for services and taxes were \$6,258,952. Total expenses city-wide was \$5,002,123. The increase to city-wide net position was \$1,256,829. The following Table 1 reflects the condensed Statement of Net Position for the fiscal years ending on September 30, 2021 and 2020.

**Table 1 - Net Position**

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>
<u>Governmental Activities</u>						
Current and other assets	\$ 5,625,177	6,294,193	3,729,656	3,994,932	9,354,833	10,289,125
Capital assets, net of depreciation	<u>4,897,188</u>	<u>5,022,766</u>	<u>10,350,395</u>	<u>9,853,454</u>	<u>15,247,583</u>	<u>14,876,220</u>
Total Assets	10,522,365	11,316,959	14,080,051	13,848,386	24,602,416	25,165,345
Long-term liabilities	3,537,469	3,005,075	4,687,410	4,446,899	8,224,879	7,451,974
Other Liabilities	<u>390,342</u>	<u>466,939</u>	<u>59,304</u>	<u>61,712</u>	<u>449,646</u>	<u>528,651</u>
Total Liabilities	<u>3,927,811</u>	<u>3,472,014</u>	<u>4,746,714</u>	<u>4,508,611</u>	<u>8,674,525</u>	<u>7,980,625</u>
Net Position:						
Invested in Capital Assets - net of related debt	3,433,814	3,670,442	5,749,264	5,492,835	9,183,078	9,163,277
Restricted	646,608	206,400	780,152	780,152	1,426,760	986,552
Unrestricted	<u>2,514,132</u>	<u>3,968,103</u>	<u>2,803,921</u>	<u>3,066,788</u>	<u>5,318,053</u>	<u>7,034,891</u>
Total Net Position	<u>\$ 6,594,554</u>	<u>7,844,945</u>	<u>9,333,337</u>	<u>9,339,775</u>	<u>15,927,891</u>	<u>17,184,720</u>

The largest portion of the City's net position \$9.16 million or 53.4% are its investment in capital assets such as land, buildings, roads, bridges, machinery and equipment, less the outstanding debt used to acquire those assets. The City uses these assets to provide services to citizens; consequently these assets are not available for future spending. It is also important to recognize that other resources will be required to repay the outstanding debt on capital assets. Restricted net position of \$987,000, representing 5.73% of total net position and are subject to external restrictions on how they may be used; the remaining 40.9% of unrestricted net position of \$7.03 million may be used to meet the City's ongoing obligations to citizens and creditors. The City's overall financial position continues to be healthy.

Table 2 is the condensed Statement of Activities for the fiscal year ended September 30, 2021 and 2020.

**Table 2 - Changes in Net Position**

	<u>Governmental</u> <u>Activities</u>		<u>Business-Type</u> <u>Activities</u>		<u>Total</u>	
	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>
<u>Governmental Activities</u>						
Revenues:						
Program revenues						
Charges for services	\$ 1,940,988	1,836,889	1,327,407	1,388,186	3,268,395	3,225,075
Grants and contributions	234,778	254,847	350,052	105,928	584,830	360,775
Insurance settlements	-	-	-	-	-	-
General revenues						
Property taxes	1,795,517	1,875,834	-	-	1,795,517	1,875,834
Stormwater grant	-	-	-	-	-	-
Other taxes	390,210	504,831	-	-	390,210	504,831
Intergovernmental revenues	198,676	228,046	-	-	198,676	228,046
Other	84,262	54,248	23,940	10,143	108,202	64,391
Total Revenues	4,644,431	4,754,695	1,701,399	1,504,257	6,345,830	6,258,952
Expenses (including indirect expenses):						
General Government	1,296,488	1,243,791	-	-	1,296,488	1,243,791
Hurricane Cleanup	42,365	-	-	-	42,365	-
Loss on Impairment	-	-	-	-	-	-
Public Safety	1,490,634	1,515,303	-	-	1,490,634	1,515,303
Sewer Utility	-	-	1,346,919	1,353,039	1,346,919	1,353,039
Public Works	328,075	372,076	-	-	328,075	372,076
Transportation	65,706	96,110	-	-	65,706	96,110
Culture/Recreation	180,459	233,931	-	-	180,459	233,931
Stormwater	-	-	79,106	111,937	79,106	111,937
Interest on long-term debt	57,674	43,093	133,226	32,843	190,900	75,936
Total Expenses	3,461,401	3,504,304	1,559,251	1,497,819	5,020,652	5,002,123
Increase in Net Position	1,183,030	1,250,391	142,148	6,438	1,325,178	1,256,829
Net Position - Beginning	5,411,524	6,594,554	9,191,189	9,333,337	14,602,713	15,927,891
Net Position - Ending	\$ 6,594,554	7,844,945	9,333,337	9,339,775	15,927,891	17,184,720

***BUSINESS-TYPE ACTIVITIES:***

Revenues of the City's business-type activities (Sewer and Stormwater Utility) as shown on Table 2 above, totaled \$1,504,257 while operating expenses totaled \$1,497,819. This shows an increase in net position of \$6,438 for the fiscal year.



**GOVERNMENTAL ACTIVITIES:**

Table 3 presents the cost of each of the City’s four largest programs as well as each program’s net cost (total cost less program revenues (i.e. excluding taxes), generated by the activities. The net cost represents the portion of each program that is supported by various taxes.

The cost of all governmental activities this fiscal year was \$3.504 million. As shown in the Statement of Activities (see page 14), the net cost ultimately paid through taxes was \$1.667 million, the remaining \$1.837 million was provided by operations.

<b>Table 3 – Governmental Activities</b>				
	<u>Total Cost of Services</u>		<u>Net Cost (Earnings) of Services</u>	
	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>
Public Safety	\$1,490,634	1,515,303	519,940	601,146
Hurricane Cleanup	42,365	-	(839,764)	(807,848)
Loss on Impairment	-	-	-	-
Public Works	328,075	372,076	328,075	372,076
Transportation	65,706	96,110	65,706	96,110
Culture/Recreation	180,459	233,931	92,294	119,047
All Others	<u>1,354,162</u>	<u>1,286,884</u>	<u>1,354,162</u>	<u>1,286,884</u>
Totals	<u>\$3,461,401</u>	<u>3,504,304</u>	<u>\$1,520,413</u>	<u>1,667,415</u>

**FINANCIAL ANALYSIS OF THE GOVERNMENT FUND**

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**GOVERNMENTAL FUNDS:**

Governmental funds are comprised of the general fund, special revenue funds and capital projects funds. Governmental funds use the current financial resources measurement focus that provides information on the near-term inflows, outflows and balances of spendable resources.

The **General Fund** is the chief operating fund of the City. It is used to account for all financial resources, except those required to be accounted for in another fund. At the end of the current fiscal year, unreserved fund balance of the general fund was \$2,730,473. The fund balance of the City’s general fund increased by \$1,013,764 during the current fiscal year.

All other governmental funds are accounted for separately (page 17).

**PROPRIETARY FUNDS:**

The City’s proprietary funds are comprised of enterprise funds. Currently, the City’s Sewer and Stormwater Utility Funds are its two enterprise funds. An enterprise fund is used to account for activities for which a fee is charged to external users for goods and services. These funds provide the same type of information found in the government-wide financial statements, but in more detail.

## **GENERAL FUND BUDGETARY HIGHLIGHTS:**

There were amendments between the General fund's original budget and final budget.

## **CAPITAL ASSET AND DEBT ADMINISTRATION**

### **CAPITAL ASSETS:**

The City's capital assets as of September 30, 2021 reflect an investment of \$14,876,220 net of accumulated depreciation.

In compliance with GASB # 34, the City has separated out an infrastructure asset category, which was formerly included in Improvements other than Buildings. The City's infrastructure such as roads, multi-use paths, bridges, piers and sewer pipe, are to be recorded at actual costs for all assets placed in service after October 1<sup>st</sup>, 2003. Infrastructure assets acquired prior to this date have not been capitalized.

During 2021, the City capitalized approximately \$484,000 in improvements to its buildings, infrastructure and for other improvements to its waste treatment facilities.

Table 4 provides a comparative summary of net capital assets by category for both governmental and business-type activities.

**Table 4 - Capital Assets at Year-End (Net of Depreciation)**

	<u>Governmental</u> <u>Activities</u>		<u>Business-Type</u> <u>Activities</u>		<u>Total</u>	
	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>
Land	\$ 3,039,466	3,039,466	9,087	9,087	3,048,553	3,048,553
Construction in progress	129,213	455,369	-	-	129,213	455,369
Buildings	467,266	420,482	9,389,934	8,992,446	9,857,200	9,412,928
Stormwater System	-	-	695,248	657,926	695,248	657,926
Improvements other than Buildings	130,056	109,392	255,295	193,777	385,351	303,169
Vehicles and Equipment	220,082	191,209	831	218	220,913	191,427
Infrastructure	<u>911,105</u>	<u>806,848</u>	<u>-</u>	<u>-</u>	<u>911,105</u>	<u>806,848</u>
Total Capital Assets	<u>\$ 4,897,188</u>	<u>5,022,766</u>	<u>10,350,395</u>	<u>9,853,454</u>	<u>15,247,583</u>	<u>14,876,220</u>

## **LONG-TERM DEBT:**

As of September 30, 2021, the City had \$5,712,943 in notes payable. Table 5 below provides a comparative summary of the City's outstanding debt:

**Table 5 - Outstanding Debt**

	<b>Governmental</b>		<b>Business-Type</b>		<b>Total</b>	
	<b>Activities</b>		<b>Activities</b>			
	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>
Notes Payable	\$ <u>1,463,373</u>	<u>1,352,324</u>	<u>4,601,130</u>	<u>4,360,619</u>	<u>6,064,503</u>	<u>5,712,943</u>
Total Long-term Debt	\$ <u>1,463,373</u>	<u>1,352,324</u>	<u>4,601,130</u>	<u>4,360,619</u>	<u>6,064,503</u>	<u>5,712,943</u>

## **ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATE**

The City continues to enjoy a healthy economy because of sound financial management. However, current economic conditions and Hurricane Irma recovery efforts could cause problems to the City's tax base and other funding sources.

By the end of the fiscal year, various projects were substantially completed. The completion of the projects will not have any major negative impact on the City's finances.

On September 10, 2017, the City was impacted by Hurricane Irma. Clean up costs from the storm amounted to \$861,334 through September 30, 2017. Clean up costs for the years ended September 30, 2018, 2019 and 2020 amounted to an additional \$1,161,386, \$76,435 and \$42,365, respectively. There were no clean up costs for 2021. In addition to clean up costs, the City incurred unrepairable damage to its physical premises as well as to some of its office and operating equipment. The staff office section of City Hall has been declared unsafe. Impairment losses of \$136,462 were recorded in fiscal 2017 for real property losses and \$37,329 were also recorded for losses to its office and operating equipment. No other assets were deemed impaired during 2018 or 2019. The reported General Fund change in net position of \$(689,882) and \$(1,022,591) for 2018 and 2019, respectively, include the amounts noted above. Additional clean up costs were incurred in 2020 at reduced amounts. Insurance reimbursements were received in 2018 and amount to \$312,453. During 2020 and in 2021, the City received \$882,129 and \$1,062,695, respectively, in Federal grants and other Hurricane Irma relief funds.

These factors were a consideration when preparing the City's fiscal year 2019-2020 and 2020-2021 budgets. Although the fiscal year 2021-2022 budget is being funded by the expected increase over the current tax rate as levied, expenses continue to rise and the City remains prudent to protect the reserves that have been slowly and carefully accumulated and to match current revenues with current expenditures.

A new master plan was implemented to modernize the wastewater treatment plant. Significant major improvements have been undertaken this fiscal year and are projected to continue over the next year.

***REQUEST FOR INFORMATION:***

This financial report is designed to provide a general overview of the City of Key Colony Beach's finances for all those with an interest in the government finances. Questions concerning any of the information provide in this report or requests for additional financial information should be addressed to the:

City Clerk  
City of Key Colony Beach  
P.O. Box 510141  
Key Colony Beach, Fl 33051

CITY OF KEY COLONY BEACH, FLORIDA

Statement of Net Position

September 30, 2021

<u>Assets</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Cash and Cash Equivalents	\$2,662,420	3,127,836	5,790,256
Accounts Receivable and Accrued Interest	-	3,282	3,282
Prepaid Expenses and Other Assets	29,398	-	29,398
Restricted Assets:			
Cash and Cash Equivalents	1,993,406	780,152	2,773,558
Capital Assets-Net of Accumulated			
Land	3,039,466	9,087	3,048,553
Construction in Progress	455,369	-	455,369
Buildings	420,482	8,992,446	9,412,928
Stormwater System	-	657,926	657,926
Improvements other than Buildings	109,392	193,777	303,169
Vehicles, Equipment and Furniture	191,209	218	191,427
Infrastructure	806,848	-	806,848
Total Assets	<u>9,707,990</u>	<u>13,764,724</u>	<u>23,472,714</u>
Deferred Outflows of Resources:			
Deferred Charge on Refunding	1,227,815	39,802	1,267,617
Deferred Pension Outflows	381,154	43,860	425,014
Total Deferred Outflows of Resources	<u>1,608,969</u>	<u>83,662</u>	<u>1,692,631</u>
<u>Liabilities</u>			
Accounts Payable and Other			
Accrued Liabilities	466,939	61,712	528,651
Pension Liability	563,476	77,530	641,006
Long-Term Debt:			
Due within one year	125,076	240,500	365,576
Due in more than one year	1,227,248	4,120,119	5,347,356
Total Liabilities	<u>2,382,739</u>	<u>4,499,861</u>	<u>6,882,600</u>
Deferred Inflow of Resources:			
Deferred Pension Inflows	1,089,275	8,750	1,098,025
Total Deferred Inflows of Resources	<u>1,089,275</u>	<u>8,750</u>	<u>1,098,025</u>
<u>Net Position</u>			
Invested in Capital and Other Assets, net of related debt	3,670,442	5,492,835	9,163,277
Restricted for:			
Capital Projects	206,400	780,152	986,552
Debt service	-	-	-
Unrestricted	3,968,103	3,066,788	7,034,891
Total Net Position	<u>\$7,844,945</u>	<u>9,339,775</u>	<u>17,184,720</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Statement of Activities

For the Fiscal Year Ended September 30, 2021

	Program Revenues			Net (Expense) Revenues and Changes in Net Position		
	Expenses	Charges For		Primary Government		
		Services	Contributions	Governmental Activities	Business-Type Activities	Total
Functions/Programs:						
Primary Government:						
Governmental activities:						
General Government	\$1,243,791	-	-	(1,243,791)	-	(1,243,791)
Hurricane Cleanup	-	807,848	-	807,848	-	807,848
Loss on Impairment	-	-	-	-	-	-
Public Safety	1,515,303	914,157	-	(601,146)	-	(601,146)
Public Works	372,076	-	-	(372,076)	-	(372,076)
Transportation	96,110	-	-	(96,110)	-	(96,110)
Culture/Recreation	233,931	106,310	8,574	(119,047)	-	(119,047)
Interest on Long-term Debt	<u>43,093</u>	<u>-</u>	<u>-</u>	<u>(43,093)</u>	<u>(32,843)</u>	<u>(75,936)</u>
Total Governmental Activities	3,504,304	1,828,315	8,574	(1,667,415)	(32,843)	(1,700,258)
Business-type Activities:						
Sewer	1,353,039	1,288,757	-	-	(64,282)	(64,282)
Stormwater	111,937	99,429	-	-	(12,508)	(12,508)
Total Primary Government				<u>(1,667,415)</u>	<u>(109,633)</u>	<u>(1,777,048)</u>
General Revenues:						
Property taxes, levied for general purpose				1,875,834	-	1,875,834
Grants				254,847	105,928	360,775
Insurance settlements				-	-	-
Gas taxes				100,213	-	100,213
Communication taxes				60,534	-	60,534
Infrastructure taxes				337,668	-	337,668
Intergovernmental revenues				228,046	-	228,046
Impact fees				6,416	-	6,416
Interest earnings				5,982	9,948	15,930
Miscellaneous				48,266	195	48,461
Total general revenues and transfers				<u>2,917,806</u>	<u>116,071</u>	<u>3,033,877</u>
Change in Net Position				1,250,391	6,438	1,256,829
Net Position, beginning of year				<u>6,594,554</u>	<u>9,333,337</u>	<u>15,927,891</u>
Net Position, end of year				<u>\$7,844,945</u>	<u>9,339,775</u>	<u>17,184,720</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Balance Sheet - Governmental Funds

For the Fiscal Year Ended September 30, 2021

	<u>General Fund</u>	Local Option Gas Tax	<u>Infrastructure Surtax</u>	<u>Impact Fees</u>	<u>Total Governmental Funds</u>
<u>Assets</u>					
Cash and cash equivalents	\$3,001,639	315,787	1,070,699	267,701	4,655,826
Accounts receivable	-	-	-	-	-
Prepaid expenses	<u>29,398</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>29,398</u>
Total Assets	<u>\$3,031,037</u>	<u>315,787</u>	<u>1,070,699</u>	<u>267,701</u>	<u>4,685,224</u>
<u>Liabilities</u>					
Accounts Payable and other accrued liabilities	300,564	-	166,375	-	466,939
Pending transfers due to (from) other fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities	300,564	-	166,375	-	466,939
Fund Balances					
Nonspendable:					
Future Assets-City Hall	-	-	-	-	-
Unreserved, reported in:					
Unassigned fund balance	2,730,473	-	-	-	2,730,473
Restricted fund balance	<u>-</u>	<u>315,787</u>	<u>904,324</u>	<u>267,701</u>	<u>1,487,812</u>
Total Fund Balances	<u>2,730,473</u>	<u>315,787</u>	<u>904,324</u>	<u>267,701</u>	<u>4,218,285</u>
Total Liabilities and Fund Balances	<u>\$3,031,037</u>	<u>315,787</u>	<u>1,070,699</u>	<u>267,701</u>	<u>4,685,224</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Reconciliation of the Balance Sheet  
To the Statement of Net Position - Governmental Funds

For the Fiscal Year Ended September 30, 2021

Fund Balance Totals - Governmental Funds \$ 4,218,285

Amounts reported for Governmental Activities in  
the Statement of Net Position are different  
because:

Capital Assets used in governmental activities  
are not current financial resources and, therefore,  
are not reported in the Governmental Funds Balance  
Sheet. The cost of the assets is \$8,663,730 and  
the accumulated depreciation \$3,640,964. 5,022,766

Deferred investment results or actuarial changes to  
defined benefit plans made after the measurement  
date are recorded as expenditures in the  
governmental funds but must be deferred in the  
statement of net position:  
FRS pension (43,782)

Long-term liabilities, including notes payable,  
are not due and payable in the current period  
and therefore are not reported in the Governmental  
Funds Balance Sheet.

Notes Payable (1,352,324)

Net Position of Governmental Activities \$ 7,844,945

See accompanying notes to financial statements.



CITY OF KEY COLONY BEACH, FLORIDA

Statement of Revenues, Expenditures, and  
Changes in Fund Balances - Governmental Funds  
For the Fiscal Year Ended September 30, 2021

	<u>General Fund</u>	<u>Local Option Gas Tax</u>	<u>Infrastructure Surtax</u>	<u>Impact Fees</u>	<u>Total</u>
Revenues:					
Taxes	\$1,944,941	100,213	337,669	-	2,382,823
Licenses and Permits	902,965	-	-	-	902,965
Intergovernmental Revenues	210,460	17,586	-	-	228,046
Charges for Services	106,310	-	-	-	106,310
Fines and Forfeitures	11,192	-	-	-	11,192
Interest Earnings	4,759	343	636	244	5,982
Hurricane reimbursement	807,848	-	-	-	807,848
Impact fees	-	-	-	6,416	6,416
Other revenues, grants and contributions	<u>303,113</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>303,113</u>
Total Revenues	<u>4,291,588</u>	<u>118,142</u>	<u>338,305</u>	<u>6,660</u>	<u>4,754,695</u>
Expenditures:					
Current:					
General Government	946,218	-	-	285	946,503
Hurricane Cleanup	-	-	-	-	-
Public Safety	1,515,303	-	25,046	-	1,540,349
Physical Environment	372,076	-	-	-	372,076
Transportation	31,629	64,481	-	-	96,110
Culture and Recreation	233,931	-	-	-	233,931
Debt Service:					
Principal Retirement	-	-	122,484	-	122,484
Interest and fiscal charges	-	-	43,093	-	43,093
Capital Outlay	-	-	386,385	-	386,385
Total Expenditures	<u>3,099,157</u>	<u>64,481</u>	<u>577,008</u>	<u>285</u>	<u>3,740,931</u>
Excess (Deficiency) of Revenues Over Expenditures					
	1,192,431	53,661	(238,703)	6,375	1,013,764
Other Financing Sources (Uses):					
Operating Transfers from (to) Other Funds	<u>23,560</u>	<u>-</u>	<u>(23,560)</u>	<u>-</u>	<u>-</u>
Net Changes in Fund balances	1,215,991	53,661	(262,263)	6,375	1,013,764
Fund Balance at Beginning of Year	1,514,482	262,126	1,166,587	261,326	3,204,521
Fund Balance at End of Year	<u>\$2,730,473</u>	<u>315,787</u>	<u>904,324</u>	<u>267,701</u>	<u>4,218,285</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Reconciliation of the Statement of Revenues, Expenditures  
and Changes in Fund Balances of Governmental Funds to the  
Statement of Activities

For the Fiscal Year Ended September 30, 2021

Amounts reported for Governmental Activities in  
the Statement of Net Position are different  
because:

Net Change in Fund Balances - Total Governmental Funds		\$ 1,013,764
---	--	--------------

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds Pension obligations - refunding		(43,782)
--	--	----------

Government funds report capital outlays as  
expenditures. However, in the Statement of  
Activities the cost of these assets is allocated  
over their useful lives and reported as  
depreciation expense. This is the amount  
by which capital outlay exceeded depreciation  
in the current period.

Capital Outlay/Fund Transfers/Debt	\$ 541,215	
Loss on Impairment	-	
Depreciation	<u>(260,806)</u>	<u>280,409</u>

Change in Net Position of Governmental Activities		<u>\$1,250,391</u>
--	--	--------------------

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Statement of Net Position  
Enterprise Fund - Sewer

September 30, 2021

	Business-type Activities <u>Sewer Utility</u>
<u>Assets</u>	
Current Assets:	
Sewer Revenue-Fund - Cash	\$ -
Sewer Operating and Maintenance Fund:	
Operating and Maintenance Fund	2,463,531
Replacement and Extension Funds	780,152
Less: Restricted Portion of Sewer funds	(780,152)
Accounts receivable and accrued interest	3,282
Prepaid Insurance and other assets	<u>-</u>
Total Current Assets	<u>2,466,813</u>
Non-Current Assets:	
Restricted Assets	
Restricted - Sewer funds	<u>780,152</u>
Total Restricted Assets	<u>780,152</u>
Capital Assets:	
Land and Improvements	9,087
Utility Plant and Equipment	12,915,361
Sewer Lines	1,881,084
Furniture and Fixtures	10,127
Less: Accumulated Depreciation	<u>(5,620,130)</u>
Total Capital Assets, Net	<u>9,195,529</u>
Total Non-Current Assets	<u>9,975,681</u>
Total Assets	<u>12,442,494</u>
Deferred Outflows of Resources:	
Deferred Pension Outflows	43,860
Deferred Charge on Refunding	<u>39,802</u>
Total	<u>\$12,526,156</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Statement of Net Position  
Enterprise Fund - Sewer

September 30, 2021

	<u>Business-type Activities Sewer Utility</u>
<u>Liabilities</u>	
Current Liabilities:	
Accounts Payable	\$ 1,272
Pension Liability	77,530
Advance Sewer Revenues Collected	<u>28,065</u>
Total Current Liabilities	<u>106,867</u>
Current Liabilities Payable from Restricted Assets:	
Deposits on Sewer Connection Fee	32,375
Non-Current Liabilities	
Long-Term Debt:	
Florida State Revolving Loan	<u>4,360,619</u>
Total Liabilities	<u>4,499,861</u>
Deferred Inflows of Resources:	
Deferred Pension Inflows	<u>8,750</u>
Net Position:	
Invested in Capital and Other Assets, net of Related Debt	4,834,910
Restricted - Plant Improvements	780,152
Restricted - Debt Service	-
Unrestricted balance	<u>2,402,483</u>
Total Net Position	<u><u>\$8,017,545</u></u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Statement of Revenues, Expenses and Changes in  
Fund Net Position - Enterprise Fund - Sewer

For the Year Ended September 30, 2021

	Business-type Activities <u>Sewer Utility</u>
Operating Revenues:	
Sewer Utility Revenues	\$ 1,266,257
Connection and Other Fees	22,500
Refund of FKEC Capital Credits	-
Miscellaneous Grants	<u>105,928</u>
Total Operating Revenues	<u>1,394,685</u>
Operating Expenses:	
Sewage Treatment Plant:	
Electricity and Utilities	112,636
Systems Operator	194,539
Maintenance and Repairs	272,096
Chemicals, Lab Supplies and Miscellaneous	76,294
Capital Expenses	-
Insurance	<u>29,895</u>
	685,460
General and Administrative Expenses:	
Salaries	70,807
Employee Benefits	24,172
Accounting	12,640
Depreciation	555,467
Supplies and Office Expenses	<u>4,493</u>
Total Expenses	<u>1,353,039</u>
Operating income	41,646
Non-Operating Revenues (Expenses):	
Interest on Investments	8,570
Miscellaneous Income	195
Interest Expense	(32,843)
Loss on Impairment	<u>-</u>
Total Non-Operating Revenues (Expenses)	<u>(24,078)</u>
Income before Transfers	17,568
Transfers from/(to) other funds	<u>-</u>
Change in Net Position	17,568
Total Net Position - Beginning	<u>7,999,977</u>
Total Net Position - Ending	<u>\$ 8,017,545</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA  
Statement of Cash Flows - Enterprise Fund - Sewer  
For the Year Ended September 30, 2021

	<u>Business-type Activities Sewer Utility</u>
Cash Flow from Operating Revenues:	
Cash received from Customers and Users	\$ 1,265,975
Other Operating Revenues	22,500
Capital Credits/Grants	105,928
Cash paid to Suppliers	(732,833)
Cash paid to and for Employees	<u>(94,979)</u>
Net Cash Provided by Operating Activities	<u>566,591</u>
 Cash Flow from Non-Capital Financing Activities:	 -
 Cash Flow from Capital and Related Financing Activities:	
Cash paid for Miscellaneous items	-
Cash paid for Grant Expenditures	-
Acquisition of Capital Assets	(95,848)
(Repayments) Borrowings on Long-Term debt	(240,511)
Interest paid	-
Capital Contributed from Connection Fees	<u>-</u>
Net Cash Used by Capital and Related Financing Activities	<u>(336,359)</u>
 Cash Flow from Investing Activities:	
Interest received	<u>8,570</u>
Net Cash Provided by Investing Activities	<u>8,570</u>
 Net increase in Cash and Cash Equivalentents	 238,802
Cash and Cash Equivalentents, Beginning of Year	<u>3,004,881</u>
Cash and Cash Equivalentents, End of Year	<u>\$ 3,243,683</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA  
Statement of Cash Flows - Enterprise Fund - Sewer  
For the Year Ended September 30, 2021

	<u>Business-type Activities Sewer Utility</u>
Reconciliation of Operating Income to	
Net Cash Provided by Operating Activities:	
Operating income (Loss)	\$ 17,568
Adjustments to Reconcile Operating Income to	
Net Cash Provided by Operating Activities:	
Loss on Impairment	-
Depreciation Expense	555,467
Bad debt	-
Changes in Assets and Liabilities	<u>2,127</u>
 Net Cash Provided by Operating Activities	 \$ <u>575,162</u>

Supplemental Disclosure:

For the purpose of the Statements of Cash Flows, the City considers all highly liquid debt instruments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Statement of Net Position  
Enterprise Fund - Stormwater

September 30, 2021

Business-type  
Activities  
Stormwater Utility

Assets

Current Assets:

Stormwater Operating and Maintenance Fund:

Checking-Operating and Maintenance	\$	664,305
Certificate of Deposit		-
Accounts receivable		-
Accrued interest receivable		-

Total Current Assets		<u>664,305</u>
----------------------	--	----------------

Capital Assets:

Stormwater System		978,562
Less: Accumulated Depreciation		<u>(320,637)</u>
Total Capital Assets, Net		<u>657,925</u>

Total Assets		<u>\$ 1,322,230</u>
--------------	--	---------------------

See accompanying notes to financial statements.



CITY OF KEY COLONY BEACH, FLORIDA

Statement of Net Position  
Enterprise Fund - Stormwater

September 30, 2021

	Business-type Activities <u>Stormwater Utility</u>
<u>Liabilities</u>	
Current Liabilities:	
Accounts Payable	\$ -
Due to General Fund	-
	<hr/>
Total Current Liabilities	-
	<hr/>
Total Liabilities	-
	<hr/>
Net Position:	
Restricted - Invested in Capital Assets, net of Related Debt	657,925
Unrestricted	<u>664,305</u>
Total Net Position	\$ <u><u>1,322,230</u></u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Statement of Revenues, Expenses and Changes in  
Fund Net Position - Enterprise Fund - Stormwater

For the Year Ended September 30, 2021

	Business-type Activities <u>Stormwater Utility</u>
Operating Revenues:	
Stormwater Utility Revenues	\$ 99,425
Connection and Other Fees	-
Other fees	<u>4</u>
Total Operating Revenues	<u>99,429</u>
Operating Expenses:	
Stormwater:	
Electricity and Utilities	-
Systems Operator	-
Maintenance and Repairs	<u>32,235</u>
	32,235
General and Administrative Expenses:	
Salaries/Consulting	40,630
Employee Benefits	-
Professional fees	-
Depreciation	39,072
Supplies and Office Expenses	<u>-</u>
Total Expenses	<u>111,937</u>
Operating income (loss)	(12,508)
Non-Operating Revenues (Expenses):	
Grant Revenue	-
Interest on Investments	1,378
Miscellaneous Income	<u>-</u>
Total Non-Operating Revenues (Expenses)	<u>1,378</u>
Income (Loss) before Contributions	(11,130)
Capital Contributions	<u>-</u>
Income (Loss) before Transfers	(11,130)
Transfers from/(to) other funds	<u>-</u>
Change in Net Position	(11,130)
Total Net Position - Beginning	<u>1,333,360</u>
Total Net Position - Ending	<u>\$ 1,322,230</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA  
Statement of Cash Flows - Enterprise Fund - Stormwater  
For the Year Ended September 30, 2021

	Business-type Activities <u>Stormwater Utility</u>
Cash Flow from Operating Revenues:	
Cash received from Customers and Users	\$ 99,425
Other Operating Revenues and Fees	4
Grant receipts	-
Cash paid to Suppliers	(71,937)
Cash paid to and for Employees	<u>-</u>
Net Cash Provided by Operating Activities	<u>27,942</u>
 Cash Flow from Non-Capital Financing Activities:	 -
 Cash Flow from Investing Activities:	
Interest and other income received	-
Acquisition of capital assets	<u>(1,750)</u>
Net Cash Used by Investing Activities	<u>(1,750)</u>
 Net increase in Cash and Cash Equivalents	 26,192
Cash and Cash Equivalents, Beginning of Year	<u>638,113</u>
Cash and Cash Equivalents, End of Year	<u>\$ 664,305</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Statement of Cash Flows - Enterprise Fund - Stormwater

For the Year Ended September 30, 2021

	<u>Business-type Activities Stormwater Utility</u>
Reconciliation of Operating Income to	
Net Cash Provided by Operating Activities:	
Operating income (Loss)	\$ (11,130)
Grant receipts	-
Adjustments to Reconcile Operating Income to	
Net Cash Provided by Operating Activities:	
Depreciation Expense	39,072
Changes in Assets and Liabilities:	
Decrease in Accounts Receivable and Other Assets	-
Decrease in Accounts Payable and Accrued Liabilities	<u>-</u>
 Net Cash Provided by Operating Activities	 \$ <u><u>27,942</u></u>

Supplemental Disclosure:

For the purpose of the Statements of Cash Flows, the City considers all highly liquid debt instruments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(1) Summary of Significant Accounting Policies**

**Introduction**

The City of Key Colony Beach, Florida (the "City") is a political subdivision of the State of Florida, located in Monroe County. The City was established by Chapter 57-1463, Special Acts of the Florida Legislature, operates under a Mayor-Commission form of government and provides the following services as authorized by its Charter: general administrative, public safety (police and building departments), physical environment, wastewater and stormwater utility services, culture-recreation capital improvements.

**Financial Reporting Entity**

The financial statements were prepared in accordance with Government Accounting Standards, which establishes standards for defining and reporting on the financial reporting entity. The definition of the financial reporting entity is based upon the concept that elected officials are accountable to their constituents for their actions. One of the objectives of financial reporting is to provide users of financial statements with a basis for assessing the accountability of the elected officials. The financial reporting entity consists of the City and organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The City is financially accountable for a component unity if it appoints a voting majority of the organization's governing board and it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the City. Based upon the application of these criteria, there were no organizations that met the criteria described above.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(1) Summary of Significant Accounting Policies - (Cont.)**

**Government-Wide and Fund Financial Statements**

The City has implemented a new financial reporting model, as required by the provisions of Government Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements - and Management's Discussions and Analysis - for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments: Omnibus*, GASB Statement No. 38, *Certain Financial Statement Note Disclosures*, and GASB Interpretation No. 6, *Recognition and Measurement of Certain Liabilities and Expenditures in Governmental Fund Financial Statement*, as of October 1, 2002. These Statements mandated changes in the financial statement format and set forth reporting changes. One such change is to capitalize infrastructure. GASB No. 34 provides dollar amount tiers for capturing and valuing the retrospective infrastructure. The City falls under the tier amount and has not retrospectively recorded infrastructure capital assets. Infrastructure capital assets will be reported beginning in the current fiscal year.

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

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

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

(1) **Summary of Significant Accounting Policies - (Cont.)**

**Government-Wide and Fund Financial Statements - (Cont.)**

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

**Measurement Focus and 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 and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

*Governmental fund financial statements* are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available.

Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements governmental column, a reconciliation is presented on the page following each statement, which briefly explains the adjustments necessary to transform the fund based financial statements into the governmental activities of the government-wide presentation.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(1) Summary of Significant Accounting Policies - (Cont.)**

**Measurement Focus and Basis of Accounting and Financial Statement Presentation - (Cont.)**

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion for special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major Governmental Funds:

- The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- The *Local Option Gas Tax Fund*, a special revenue fund, is used to account for revenues derived from a portion of state shared revenues, and the local option gas tax. Funds can only be used for road construction and maintenance.
- The *Infrastructure Surtax Fund*, a capital projects fund, accounts for revenues derived from local government infrastructure surtax levied in the County, as well as other income sources, including grant revenues. Funds can only be expended to finance, plan and construct infrastructure and to acquire land for public recreation, conservation or protection of natural resources.

The City reports the following major Enterprise Funds:

- The *Key Colony Beach Sewer Utility Fund* accounts for the activity of providing customers with wastewater disposal services. The Sewer Utility operates a sewage treatment plant; sewage-pumping stations; the collection system and a wastewater reuse system.
- The *Key Colony Beach Stormwater Utility Fund* accounts for all activity of providing stormwater disposal services. The Stormwater Utility operates a collection system for stormwater run-off.

Additionally, the City reports the following fund type:

- *Capital Projects Funds* for financial resources are used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds).



CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(1) Summary of Significant Accounting Policies - (Cont.)**

**Measurement Focus and Basis of Accounting and Financial Statement Presentation - (Cont.)**

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

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

Proprietary funds distinguish operating revenues and expenses from 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 operation. The principal operating revenues of the Key Colony Beach Sewer Utility and Stormwater Utility enterprise funds are charges to customers for services. Operating expenses for the enterprise funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

**Assets, Liabilities, and Net Position or Equity**

***Deposits and Investments***

Cash and cash equivalents consists of cash on hand and cash on deposit with financial institutions. The City maintains separate cash accounts for substantially all City funds including those for restricted cash and investments held with trustees. Interest income is directly allocated based upon the earnings of each accounts' cash and investments. For the purposes of the statement of cash flows, the City considers highly liquid investments with maturities of three months or less when purchased to be cash equivalents.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

(1) **Summary of Significant Accounting Policies - (Cont.)**

**Assets, Liabilities, and Net Position or Equity - (Cont.)**

***Deposits and Investments - (Cont.)***

The City has no investments currently and deposits funds into interest bearing money market and certificate of deposit accounts.

***Receivables and Payables***

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are reported as "due from other funds" or "due to 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".

***Prepaid Items***

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide fund financial statements.

***Restricted Assets***

Certain proceeds borrowings of the enterprise fund, as well as certain resources set aside for their repayment are classified as restricted assets on the balance sheet because their use is limited by applicable note covenants.

***Capital Assets***

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, pedestrian paths, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than \$750 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at an estimated fair market value at the date of donation.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(1) Summary of Significant Accounting Policies - (Cont.)**

**Assets, Liabilities, and Net Position or Equity - (Cont.)**

**Capital Assets - (Cont.)**

The costs of normal maintenance are included as ordinary expenditures for the appropriate function.

Depreciation is provided using the straight-line method over the estimated useful lives of the related assets. The ranges of useful lives are as follows:

<u>Assets</u>	<u>Years</u>
Buildings	15 - 50
Improvements other than buildings	15
Infrastructure	30
Vehicles and Equipment	5 - 10

The cost of assets retired or sold, together with the related accumulated depreciation is removed from the accounts and any gain or loss on disposition is credited or charged to earnings.

Interest is capitalized on enterprise fund assets constructed with tax-exempt debt. The amount of interest to be capitalized is calculated by offsetting interest expense incurred from the date of the borrowing until completion of the project construction with interest earned on invested proceeds over the same period. \$29,154 of interest was capitalized in prior fiscal years in the sewer fund.

**Estimates**

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

**Deferred Outflows/Inflows of Resources**

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

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

(1) **Summary of Significant Accounting Policies - (Cont.)**

**Assets, Liabilities, and Net Position or Equity - (Cont.)**

***Compensated Absences***

The City's regular full-time employees may accrue vacation hours. Part-time employees accrue vacation leave in proportion to the amount of time worked. Sick leave accumulation is unlimited. Upon termination, employees can be paid for a maximum of 25 days of accrued vacation time, the police officers maximum is 40 hours. Depending on length of service, all employees can be paid a maximum of 16 weeks of accrued sick time. These benefits are classified as compensated absences. The accumulated compensated absences are accrued when incurred in the government-wide financial statements and proprietary funds. For Governmental Funds, the amounts normally liquidated with expendable available financial resources are accrued in the individual funds and the remaining portion (the amount estimated to be used in subsequent fiscal years) is maintained separately and represents a reconciling item between the fund and government-wide presentation.

***Long-term Obligations***

In the government-wide financial statements and proprietary fund type in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt. There were no bond related costs.

***Sewer Utility Connection Fees***

The City utilizes utility connection fees as a means of funding capital expansion required to meet sewer system demands resulting from growth. These fees are recorded as capital contribution revenue in the Enterprise Fund when charged.

September 30, 2021

**(1) Summary of Significant Accounting Policies - (Cont.)**

**Assets, Liabilities, and Net Position or Equity - (Cont.)**

**Intergovernmental Allocation of Expenses to Road Maintenance**

The General fund through public works and protective inspections incurs certain expenses for maintaining the City's roads and streets. Twenty-five percent (25%) of the total public works expenses are allocated for those costs and fifteen percent (15%) from protective inspections.

**Net Position/Fund Balance**

Net Position in the financial statements are classified as invested in capital assets, net of related debt; restricted; and unrestricted. Restricted net position represent constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

**Fund Balance**

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

**Nonspendable Fund Balance** - This classification 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.

**Inventories** - portion of fund balance that is not an available resource because it represents the year-end balance of ending inventories, which are not spendable resources.

**Prepaid Items** - portion of fund balance that is not an available resource because it represents the year-end balance of a prepaid expense for the City which is not a spendable resource.

**Restricted Fund Balance** - This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law through constitutional provision or enabling legislation.

**Committed Fund Balance** - portion of fund balance that can only be used for specific purpose imposed by majority vote of City's governing body (highest level of decision-making authority). Any changes or removal of the specific purpose requires majority action by the governing bodies that approved the original action.

**Assigned Fund Balance** - portion of fund balance that City intends to use for specific purposes.

**Unassigned Fund Balance** - the portion of fund balance that has not been assigned to another fund or restricted, committed, or assigned to specific purposes within the general fund.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(1) Summary of Significant Accounting Policies - (Cont.)**

New Accounting Standards Adopted - Prior Year

In fiscal year 2017, the City adopted new accounting standards as follows:

GASB Statement No. 73, Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68- This Statement addresses accounting and financial reporting for Pensions and Related Assets that are not within the scope of GASB Statement 68, and amendments to certain provisions of GASB Statements 67 and 68. The objective of this Statement is to improve the usefulness of information about pensions included in the general purpose external financial reports of state and local governments for making decisions and assessing accountability.

GASB Statement No. 82, an Amendment of GASB Statements Nos. 67, 68, and 73 - This Statement addresses certain issues that have been raised with respect to Statements No. 67, Financial Reporting for Pension Plans, No. 68, Accounting and Financial Reporting for Pensions, and No. 73, Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68. Specifically, this Statement addresses issues regarding (1) the presentation of payroll-related measures in required supplementary information, (2) the selection of assumptions and the treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes, and (3) the classification of payments made by employers to satisfy employee (plan member) contribution requirements.

**(2) Stewardship, Compliance and Accountability**

Budgets - Legal Compliance

Budgets are adopted on a basis consistent with U.S. Generally Accepted Accounting Principles. Annual appropriated budgets are adopted for the general fund, special revenue funds, and enterprise funds. All annual appropriations lapse at fiscal year end and are not automatically re-appropriated the following fiscal year. On July 1st of each year, the Monroe County Property Appraiser supplies the City with the assessed taxable valuation of the property located within the City on which the City's millage (property tax) rate for the next budget year will be based. Prior to July 31<sup>st</sup>, a public hearing is held at which a proposed budget is presented to City Commission and, by Resolution, City Commission establishes a proposed millage (property Tax) rate.

Based on the State of Florida "TRIM" (Truth in Millage) calendar, the City holds two public hearings on the tentative millage rate and tentative budget during the month of September. On or about September 30<sup>th</sup>, the budget is adopted by Resolution.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(2) Stewardship, Compliance and Accountability - (Cont.)**

Budget amounts are presented as originally adopted and as amended by the City Commission. Budget amendments, adopted-by Resolution of the City Commission, are used to revise the budgeted amounts through the year. The City Commission may amend the budget within existing appropriations of individual funds.

The level of control whereby expenditures cannot exceed appropriations is at the fund level. During the fiscal year ended September 30<sup>th</sup> 2021, there were no supplemental appropriations approved by City Commission in accordance with this policy.

**Property Taxes**

All real and tangible personal property taxes are due and payable on November 1<sup>st</sup> of each year, or as soon thereafter as the tax roll is certified by the Monroe County Property Appraiser, and become delinquent on April 1<sup>st</sup> of the following year. The billing and collection of all property taxes is done for the City by the Monroe County Tax Collector.

The Tax Collector mails to each property owner on the tax roll a notice of taxes levied by the various governmental entities in the County. Discounts are allowed for payment of property taxes made between November 1 and March 1. Tax certificates for the full amount of any unpaid taxes or assessments must be sold not later than June 1<sup>st</sup> of each year. Procedures for collecting delinquent taxes, including applicable tax certificate sales, tax deed sales and tangible personal property seizure and sales, are provided for by the laws of Florida. Enforceable lien date is approximately two years after taxes become delinquent and occurs only upon request of a holder of a delinquent tax certificate. Key dates in the property tax cycle (latest date, where appropriate) are as follows:

- July 1<sup>st</sup>: - Assessment roll certified, unless extension granted by Florida Department of Revenue. - 93 days later (normally October 1<sup>st</sup>) Millage resolution approved and taxed levied following certification of assessment roll.
- November 1<sup>st</sup>: - Property taxes become due and payable (maximum discount, i.e., 4 percent).
- April 1<sup>st</sup>: - Taxes become delinquent (lien date).
- Prior to June 1<sup>st</sup> - Tax certificates sold.

The City is, in general, permitted by the State to levy property taxes up to \$10 per \$1,000 of assessed valuation for general governmental services.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(3) Detailed Notes on all Funds**

**Deposits and Investments**

The City maintains a cash and investment pool that is available for use by all funds except for those in which the cash must be segregated due to bond indenture or other legal restrictions such as in the deferred compensation plan.

**Deposits**

Deposits with qualified public depositories whose values exceed the limits of federal depository insurance are entirely insured or collateralized pursuant to Florida Statutes, Chapter 280, Florida Security for Public Deposits Act (the "Act"). Under this Act, financial institutions which are qualified public depositories place with the State Treasurer securities which have a market value equal to or in excess of the average daily balance times the depository collateral-pledging level required pursuant to Chapter 280 as computed an reported monthly or 25% of the average monthly balance, whichever is greater. The Pubic Deposit Security Trust Funds have a procedure to allocate and recover losses in the event of default or insolvency.

**Investments**

The City is authorized to invest in obligations of the United States Treasury, its agencies, instrumentalities and the Local Government Surplus Funds Trust Fund administered by the State Board of Administration. The investments follow the investment rules defined in Florida Statutes Chapter 215. The investment policy defined in the statutes attempts to promote, through state assistance, the maximization of net investment earnings on invested surplus funds of local units of governments while limiting the risk to which the funds are exposed. All funds are invested in checking, money market and certificate of deposits accounts.

There were no losses during the period due to default by counterparties to investment transactions, and the City had no other types of investments during the year other than those described above.

<u>Type</u>	<u>Fair Value</u>
GENERAL INVESTMENTS:	
Investments	\$ -0-
Plus Deposits:	
Checking, Money Market Accounts and Certificate of deposits	8,563,614
Plus Cash on Hand	<u>200</u>
Total Cash, Deposits and Investments	<u>\$8,563,814</u>



CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(3) Detailed Notes on all Funds - (Cont.)**

**Deposits and Investments - (Cont.)**

**Investments - (Cont.)**

Inherent rate risk

The City has an investment policy of structuring the investment portfolio so that the securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and investing operating funds in money market accounts and certificates of deposit.

The following schedule reconciles the deposit and investment information above to the City-wide Statement of Net Position and Statement of Fiduciary Net Position:

	<u>Current</u>		<u>Restricted</u>		<u>Total Cash and Investments</u>
	<u>Cash and Equivalents</u>	<u>Investments</u>	<u>Cash and Equivalents</u>	<u>Investments</u>	
<u>Governmental Activities :</u>					
General	\$2,662,420	-	339,218	-	3,001,638
Other Governmental	-	-	1,654,188	-	1,654,188
Total Governmental	<u>2,662,420</u>	<u>-</u>	<u>1,993,406</u>	<u>-</u>	<u>4,655,826</u>
 <u>Business-type Activities :</u>					
Sewer and Stormwater Utility Services	<u>3,127,836</u>	<u>-</u>	<u>780,152</u>	<u>-</u>	<u>3,907,988</u>
Total Business-type	<u>3,127,836</u>	<u>-</u>	<u>780,152</u>	<u>-</u>	<u>3,907,988</u>
 Total	<u>\$5,790,256</u>	<u>-</u>	<u>2,773,558</u>	<u>-</u>	<u>8,563,814</u>

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(3) Detailed Notes on all Funds - (Cont.)**

**Accounts Receivable**

	<u>Governmental Activities</u>	<u>Other Governmental Funds</u>	<u>Total</u>
<u>Governmental Activities</u>			
Unrestricted	\$ -	-	-
Due from other Governments	<u>-</u>	<u>-</u>	<u>-</u>
Total Unrestricted Receivables	\$ <u>-</u>	<u>-</u>	<u>-</u>
	<u>Sewer and Stormwater Utilities</u>		<u>Total</u>
<u>Business-type Activities</u>			
Unrestricted	\$ <u>3,282</u>		<u>3,282</u>
Total Unrestricted	\$ <u>3,282</u>		<u>3,282</u>
Total Net Receivables	\$ <u>3,282</u>		<u>3,282</u>

**Accounts Payable and Other Accrued Expenses**

	<u>Governmental Activities</u>	<u>Other Governmental Funds</u>	<u>Total</u>
<u>Governmental Activities</u>			
Accounts and Contracts payable	\$ 192,507	-	192,507
Accrued Liabilities	<u>274,432</u>	<u>-</u>	<u>274,432</u>
Total Governmental	\$ <u>466,939</u>	<u>-</u>	<u>466,939</u>
	<u>Sewer and Stormwater Utilities</u>		<u>Total</u>
<u>Business-type Activities</u>			
Accounts and Contracts payable	\$ 1,272		1,272
Accrued Liabilities	<u>60,440</u>		<u>60,440</u>
Total Business-type	\$ <u>61,712</u>		<u>61,712</u>

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(3) Detailed Notes on all Funds - (Cont.)**

**Capital Assets**

Capital Assets activity for the year ended September 30, 2021, was as follows:

	<u>Balance</u> <u>10/01/20</u>	<u>Increases</u>	<u>Impairment</u> <u>Decreases</u>	<u>Balance</u> <u>9/30/2021</u>
<u>Governmental Activities</u>				
Capital assets, not being depreciated:				
Land	\$ <u>3,039,466</u>	-	-	3,039,466
	3,039,466	-	-	3,039,466
Capital assets, being depreciated:				
Buildings	1,034,990	-	6,475	1,028,515
Improvements other than building	959,533	6,475	-	966,008
Infrastructure	2,102,910	-	-	2,102,910
Vehicles, furniture and equipment	1,011,234	60,228	-	1,071,462
Construction in progress	<u>129,213</u>	<u>326,156</u>	-	<u>455,369</u>
Total capital assets, being depreciated	5,237,880	392,859	(6,475)	5,624,264
Less accumulated depreciation for:				
Buildings	567,724	40,309	-	608,033
Improvements other than buildings	829,477	27,139	-	856,616
Infrastructure	1,191,805	104,257	-	1,296,062
Vehicles, furniture and equipment	<u>791,152</u>	<u>89,101</u>	-	<u>880,253</u>
Total accumulated depreciation	<u>3,380,158</u>	<u>260,806</u>	-	<u>3,640,964</u>
Total Capital assets being depreciated, net	<u>1,857,722</u>	<u>132,053</u>	<u>(6,475)</u>	<u>1,983,300</u>
Governmental activities capital assets, net	\$ <u>4,897,188</u>	<u>132,053</u>	<u>(6,475)</u>	<u>5,022,766</u>

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(3) Detailed Notes on all Funds - (Cont.)**

**Capital Assets - (Cont.)**

	<u>Balance</u> <u>10/01/2020</u>	<u>Increases</u>	<u>Impairment</u> <u>Decreases</u>	<u>Balance</u> <u>9/30/2021</u>
<u>Business-type activities</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 9,087	-	-	9,087
	<u>9,087</u>	<u>-</u>	<u>-</u>	<u>9,087</u>
Capital assets, being depreciated:				
Construction in progress	-	-	-	-
Treatment Plant	12,591,076	71,518	-	12,662,594
Reverse Osmosis Plant	173,234	-	-	173,234
Equipment	10,127	-	-	10,127
Sewer Lines	1,856,754	24,330	-	1,881,084
Stormwater system	976,812	1,750	-	978,562
Furniture, fixtures and improvements	79,532	-	-	79,532
	<u>79,532</u>	<u>-</u>	<u>-</u>	<u>79,532</u>
Total capital assets, being depreciated	15,687,535	97,598	-	15,785,133
Less accumulated depreciation for:				
Treatment Plant	3,201,142	469,006	-	3,670,148
Reverse Osmosis Plant	96,857	3,788	-	100,645
Equipment	9,296	613	-	9,909
Sewer Lines	1,745,616	75,048	-	1,820,664
Stormwater system	281,564	39,072	-	320,636
Furniture, fixtures and improvements	11,752	7,012	-	18,764
	<u>11,752</u>	<u>7,012</u>	<u>-</u>	<u>18,764</u>
Total accumulated depreciation	5,346,227	594,539	-	5,940,766
Total Capital assets being depreciated, net	10,341,308	(496,941)	-	9,844,367
Business-type activities capital assets, net	\$10,350,395	(496,941)	-	9,853,454

Total provision for depreciation for the City's general and enterprise funds amounted to \$855,345 during fiscal 2021.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(3) Detailed Notes on all Funds - (Cont.)**

**Long-Term Debt**

The following is a summary of changes in the City's indebtedness for the year ended September 30, 2021

Governmental Activities

	<u>Notes Payable</u>
Original amounts	\$ <u>3,094,768</u>
Debt Payable-beginning	\$ 1,463,373
Debt issued	-
Debt retired	<u>111,049</u>
Debt Payable-ending	1,352,324
Less: Amounts recorded as current liabilities	<u>125,076</u>
Long-term debt-ending	\$ <u>1,227,248</u>

Business-type Activities

	<u>Notes Payable</u>
Original amounts	\$ <u>4,995,260</u>
Debt Payable-beginning	\$ 4,601,130
Debt issued	-
Debt retired	<u>240,511</u>
Debt Payable-ending	4,360,619
Less: Amounts recorded as current liabilities	<u>240,500</u>
Long-term debt-ending	\$ <u>4,120,119</u>

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(3) Detailed Notes on all Funds - (Cont.)**

**General Long-Term Debt**

Note payable to a financial institution guaranteed by non ad-valorem revenues. The loan is payable in monthly installments of \$5,902, including interest at a rate of 4.25%, maturing September 1 <sup>st</sup> , 2033. Debt retired in fiscal 2021.	\$ -
Note payable in the amount of \$1,429,361.28 entered into on March 9, 2021 from a local financial institution payable in monthly installments of \$13,446.25 with interest at 2.42% due on March 9, 2031	1,352,324
Note payable to a financial institution. The loan is payable in monthly installments of \$7,434, including interest at a rate of 3.25%, maturing November 13, 2029. Debt retired in fiscal 2021.	<u>-</u>
	\$ <u>1,352,324</u>

**Enterprise Funds-Long term Debt**

**Notes Payable  
Sewer Utility Fund:**

Funding from State of Florida Department of Environmental Protection for a Clean Water State Revolving Fund Construction Loan Agreement with maximum authorized funding amount of \$5,250,916, including capitalized interest of \$29,154 (2019) for a State of Florida Revolving Loan, collateralized by future Sewer revenues and the Sewer Plant expansion project. The loan is payable in forty (40) semi-annual installments, beginning upon project completion, of \$136,376 including interest at the rate of 3.55%. Maturing March 15 <sup>th</sup> , 2039. A loan debt service account will be required to collect and hold monthly deposits of \$23,977 needed to accumulate and make semi-annual payment. Balance of debt service account at September 30, 2021 amounted to \$366,350.	\$ <u>4,360,619</u>
---	---------------------

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(3) Detailed Notes on all Funds - (Cont.)**

Maturities of Long-Term is as follows:

<u>GOVERNMENTAL ACTIVITIES</u> <u>Notes Payable</u>			
<u>Year Ending September 30<sup>th</sup>:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020-2021	\$ 125,076	32,726	157,802
2022-2024	385,228	90,179	475,407
2025-2028	500,304	117,905	618,209
2029-2033	<u>341,716</u>	<u>130,631</u>	<u>472,347</u>
	\$ <u>1,352,324</u>	<u>371,441</u>	<u>1,723,765</u>

<u>BUSINESS TYPE ACTIVITIES</u> <u>Notes Payable</u>			
<u>Year Ending September 30<sup>th</sup>:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
	\$ <u>4,360,619</u>	<u>32,242</u>	<u>4,392,861</u>

September 30, 2021

**(4) Other Information**

**Risk Management**

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. The City purchases commercial insurance and also participates in a public entity risk pools administered by Public Risk Management and Florida League of Cities, Inc. The City pays an annual premium to Public Risk Management and Florida League of Cities, Inc. for these insurance programs. Participation in these risk pools is non-assessable. There were no significant reductions in insurance coverages as compared to the prior year. Settled claims have not exceeded insurance coverage in any of the past three fiscal years. The City retains the risk of loss up to a deductible amount with the risk of loss in excess of this amount transferred to the pools with limits of liability of \$2,000,000 per occurrence for general and professional liability and \$100,000 for automobile liability. The City is not aware of any ongoing, pending or threatened claims at September 30, 2021.

**Pension Plans**

***Cost-Sharing, Multiple-Employer Plan (FRS); Retiree Health Insurance Subsidy (HIS) Plan Descriptions, Contribution Information, and Funding Policies***

All of the City's employees participate in the State of Florida Retirement system ("FRS") and Retirees Health Insurance Subsidy (HIS) plans; a cost-sharing multiple-employer public employee retirement system and defined benefits plan. The FRS System provides for either an investment plan or a defined benefit plan for all state, county, district school board, community college and university employees. The plan is administered by the State of Florida. Contribution rates are established statewide for all participating governmental units. Benefits are established by Chapter 121, Florida Statutes and Chapter 605, Florida Administrative Code and amendments to law can only be made by an act of the Florida State Legislature.

The State issues a publicly available report that includes financial statements and required supplementary information for FRS. That report may be obtained by writing to Florida Retirement systems, State of Florida, Tallahassee, Florida, 32399-1560 or via the internet.

Retirement coverage, effective July 1, 2011, is contributory for employees; employers pay additional contributions. Effective July 1<sup>st</sup>, 2002, the Florida Legislature required a uniform contribution rate system for the Florida Retirement System (FRS), covering both the FRS Pension Plan and the FRS Investment Plan.



CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(4) Other Information - (Cont.)**

***FLORIDA RETIREMENT SYSTEM***

**Defined Benefit Plan**

The City participates in the Florida Retirement System ("FRS"), a state-wide cost-sharing multiple-employer public employee retirement system, available to governmental units within the state and administered by the State of Florida Division of Retirement, Department of Administration. General employees and police officers are covered under the FRS. The elected officials of the City are eligible to participate in FRS. All rates, benefits, and amendments are established by the State of Florida through its legislative body.

FRS members with six years of credited service if initially enrolled before July 1, 2011 and eight years of service if initially enrolled after July 1, 2011 are entitled to a retirement benefit. Such benefit, payable monthly for life, is based on 1.6% and for special risk class members (sworn law enforcement officers) 3% times the number of years of credited service, times the average of the member's five highest years of earnings.

Normal retirement age for the Elected Officers' Class is 62 or 30 years of credited service, if initially enrolled before July 1, 2011 and age 65 or 33 years of credited services if initially enrolled on or after July 1, 2011. If a member is vested but has not reached normal retirement age, early retirement can be taken. The amount of the benefit will be reduced by 5.00% for each year the retirement date precedes normal retirement age.

In addition, eligible FRS members can elect to participate in the deferred retirement option program ("the DROP"). The DROP allows an employee to retire and defer their monthly retirement benefit to an interest-bearing account, for up to a maximum of sixty months, and to continue employment with the City. When the DROP period ends, the employee must terminate employment. At that time, the employee will receive payment of the accumulated DROP benefits, and direct receipt, thereafter, of FRS monthly retirement benefit.

Contributions to FRS are made by the City as a percentage of covered payroll. The required contribution rate in effect at September 30, 2021 was 8.47% for administrative employees and 25.48% for police officers who are under special risk designation (1 officer), including a 3.00% contribution rate from employees. Additionally, the City is required to contribute 14.60% for three (3) of the DROP participants. At September 30, 2021, the City had no elected officials participating in FRS, and 4 participants in the DROP.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2020

**(4) Other Information - (Cont.)**

**FLORIDA RETIREMENT SYSTEM**

**Defined Benefit Plan - (Cont.)**

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

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

The FRS and HIS Plan contribution requirements of covered payroll and actual contributions made for the fiscal year ending September 30, 2021 and the preceding years were as follows:

	<u>FY 2021</u>	<u>FY 2020</u>	<u>FY 2019</u>	<u>FY 2018</u>	<u>FY 2017</u>	<u>FY 2016</u>	<u>FY 2015</u>
Contribution requirements	\$ <u>198,573</u>	<u>140,565</u>	<u>140,626</u>	<u>129,472</u>	<u>98,361</u>	<u>99,610</u>	<u>92,459</u>
Contributions made by Employer (100%)	\$ <u>167,057</u>	<u>110,083</u>	<u>114,429</u>	<u>109,481</u>	<u>85,407</u>	<u>88,135</u>	<u>79,602</u>
Contributions made by Employee (100%)	\$ <u>31,516</u>	<u>30,482</u>	<u>26,197</u>	<u>19,991</u>	<u>12,954</u>	<u>11,475</u>	<u>12,857</u>
Total contributions made	\$ <u>198,573</u>	<u>140,565</u>	<u>140,626</u>	<u>129,472</u>	<u>98,361</u>	<u>99,610</u>	<u>92,459</u>
Total covered payroll	\$ <u>1,106,942</u>	<u>1,167,128</u>	<u>1,123,494</u>	<u>990,595</u>	<u>842,370</u>	<u>768,814</u>	<u>778,149</u>
Percent of contributions to total covered payroll	\$17.94%	12.04%	12.52%	13.07%	11.67%	12.96%	11.88%

The City's contributions, including employee contributions of \$31,516 to the Pension Plan was \$198,573 in retirement contribution for the fiscal year ended September 30, 2021.

FRS

*Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions* - At September 30, 2021, the City reported a liability of \$279,130 for its proportionate share of the Pension Plan's net pension liability. The

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(4) Other Information - (Cont.)**

**FLORIDA RETIREMENT SYSTEM**

**Defined Benefit Plan - (Cont.)**

net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020. The City's proportionate share of the net pension liability was based on the City's 2020-21 fiscal year contributions relative to the 2020-2021 fiscal year contributions of all participating members. At June 30, 2021, the City's proportionate share was 0.003695196 percent.

For the fiscal year ended September 30, 2021, the City recognized total pension expense of \$(90). In addition the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 47,843	\$ -
Change of assumptions	190,995	
Net difference between projected and actual earnings on FRS pension plan investments	-	973,814
Changes in proportion and differences between City FRS contributions and proportionate share of FRS contributions	100,117	80,152
City FRS contributions subsequent to the measurement date	<u>-</u>	<u>-</u>
	\$ <u>338,955</u>	\$ <u>1,053,966</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

<u>Reporting Period Ending September 30,</u>	<u>FRS</u>
2022	\$ 73,821
2023	15,707
2024	15,707
2025	15,707
2026	15,707
Thereafter	26,702
Total	\$ <u>163,351</u>

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(4) Other Information - (Cont.)**

***FLORIDA RETIREMENT SYSTEM***

**Defined Benefit Plan - (Cont.)**

FRS issues an annual report including the disclosures above, a statement of financial condition, historical and statistical information and an actuarial report. A copy can be obtained from the State of Florida, Department of Management Services, Division of Retirement, 2639 North Monroe Street, Building C, Tallahassee, Florida 32399 or online at [www.myfrs.com](http://www.myfrs.com).

HIS

*Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions* - At September 30, 2021, the City reported a liability of \$361,876 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020. The City's proportionate share of the net pension liability was based on the City's 2020-2021 fiscal year contributions relative to the 2020-2021 fiscal year contributions of all participating members. At June 30, 2021, the City's proportionate share was 0.002950114 percent.

For the fiscal year ended September 30, 2021, the City recognized pension expense of \$25,684. In addition the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 12,109	\$ 152
Change of assumptions	28,435	14,910
Net difference between projected and actual earnings on HIS pension plan investments	378	-
Changes in proportion and differences between City HIS contributions and proportionate share of contributions	45,137	28,997
City HIS contributions subsequent to the measurement date	-	-
	\$ <u>86,059</u>	\$ <u>44,059</u>

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

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(4) Other Information - (Cont.)**

**FLORIDA RETIREMENT SYSTEM**

**Defined Benefit Plan - (Cont.)**

<u>Reporting Period Ending September 30,</u>	<u>HIS</u>
2022	24,930
2023	4,167
2024	4,167
2025	4,167
2026	4,167
Thereafter	6,464
Total	\$ <u>48,062</u>

**Miscellaneous Revenues**

Other Revenue in the General Government Fund types as of September 30, 2021 is as follows:

	<u>General</u>	<u>Other Governmental Funds</u>	<u>Total</u>
Rents	\$ -	-	-
Other Miscellaneous Income	<u>48,266</u>	<u>195</u>	<u>48,461</u>
	\$ <u>48,266</u>	<u>195</u>	<u>48,461</u>

**Commitments and Contingencies**

Amounts received or receivable from grantor agencies are subject to compliance audits by grantor agencies, principally federal and state governments. Any disallowed expenses, including amounts already collected, might constitute a liability of the applicable funds. The City does not believe any contingent liabilities are material.

**Reserve/Designations**

The City records reserves of governmental funds which represents portions of fund balances which are segregated for specific future uses.

**Other Reserves -**

Vehicle and Equipment                    \$ 206,400

**(4) Other Information - (Cont.)**

***Special Revenue Funds:***

The City maintains special revenue funds to account for external or internal restrictions placed on revenue sources. A summary of restrictions that meet the criteria for restricted net position is as follows:

*Local Option Gas Tax* - Tax levied for transportation projects and restricted per Florida Statutes.

*Infrastructure Surtax* - Tax levied, restricted for infrastructure purposes only as to use per agreement with Monroe County and Florida Statutes.

*Impact Fees* - An account that is restricted for use for public safety, transportation, libraries, solid waste or parks per agreement with Monroe County and Florida Statutes.

**Lease Revenues - Golf Course Lease**

The City has a lease agreement for the operation and management of its golf course. The lessee has paid a security deposit in the amount of \$20,000. The interest earned on those monies inures to the lessee.

**7th Street Property**

The City acquired property during February 2001 adjacent to City Hall that includes commercial rentals and a residential apartment. The lease on the residential apartment was on a month-to-month basis until December 31, 2001 and subsequently converted to City storage. The commercial leases expired on June 1<sup>st</sup>, 2011 and a new lessee was contracted. The property was demolished in July 2013.

**Violations of Law**

The audit did not disclose any violations of law, significant or otherwise, for material over expenditures at the legal level of control identified in the budgetary comparison schedules.

**(5) Other Post-Employment Health Care Benefits**

The City previously implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. GASB Statement No. 75 specifies that governments must recognize their total OPEB liability and related deferred outflows of resources, deferred inflows of resources, and OPEB expense in the financial statements based on the actuarial present value of projected benefit payments, rather than the smaller net OPEB obligation based on contribution requirements, under GASB Statement No. 45.

September 30, 2021

**(5) Other Post-Employment Health Care Benefits (Cont.)**

Employees who retire from the City and their dependents are eligible to continue to participate ("single employer plan") in the City's health insurance plan currently offered through the City at the "blended" employee group rate which is determined annually by the City. The retiree must continue to meet all participation requirements and pay all applicable premiums by the specified due date. There are currently no participating retirees in the group health program.

The City provides no funding for any portion of the premiums after retirement. However, the City recognized that there is an "implicit subsidy" arising as a result of the blended rate premium since retiree health care costs on average are higher than active employee healthcare costs. The plan is not accounted for as a trust fund and an irrevocable trust has not been established to fund this plan. The plan does not issue a separate financial report. It is the City's current policy to fund the plan on a "pay-as-you-go" basis from the General fund.

**(6) Hurricane Irma Recovery**

The City was directly impacted by Hurricane Irma which struck the Florida Keys on September 10, 2017. Clean up costs incurred post storm through the year ended September 30, 2017 amounted to \$861,334. In addition the storm damaged office and operating equipment owned by the City. The City was forced to treat as an impairment loss the amount of \$37,329 related to this damage. The storm also damaged the City's "City Hall" building. All of the structure was impacted. Engineering reviews were performed and it was determined that approximately 30% of the structure (staff offices) were unsafe and were declared such by the City Building Inspector. Accordingly, that section of City Hall is not usable and was determined to be impaired. The City incurred a loss of \$136,462 related to the impairment in fiscal year 2017. The remaining 70% of City Hall is considered safe and were cleaned and subjected to minor repairs to keep them open. During fiscal 2018, the City incurred further cleanup costs and repairs in the amount of \$1,161,386 of which approximately \$1,020,000 was related to debris removal. In addition, the City obtained a \$500,000 credit facility to cover some of these costs. The facility was paid off by November 2019 with a balance of \$49,533 outstanding at September 30, 2019 that was liquidated. During fiscal year 2019 the City incurred additional costs of \$76,435 and an additional \$42,365 were incurred in 2020 related to Hurricane Irma. There were no costs in 2021. The City incurred an additional \$16,009 (from inception) in interest from this transaction. The City Commission has voted to make plans for the ultimate tearing down of City Hall and to replace it with a new structure. To that end, efforts have begun to seek funding sources, including FEMA funds. However, as of September 30, 2021, the remaining usable assets are not considered impaired and no adjustment was recorded for any loss. During fiscal year 2019, the City received \$296,820 for the general fund and \$12,651 for the sewer fund, from FEMA in Hurricane Irma relief funds for clean up cost reimbursements and \$16,904 from the State of Florida in matching funds. During 2020 the City received \$882,129 for the general fund from FEMA and an additional \$198,778 in a disaster relief grant from the state. During 2021 they City received \$807,848 for the general fund from FEMA and \$254,847 from the State.

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Financial Statements

September 30, 2021

**(7) Litigation**

The City was named in a claim seeking damages for personal injury caused by an alleged defective manhole cover to an employee of a contractor hired by the City. The case was settled and all costs and fees were covered by the City's insurance with no direct cost born by the City.

**(8) COVID-19**

In early March 2020, the World Health Organization declared the outbreak of the Covid-19 virus a pandemic. Normal business continuity/operations have been impacted for an extended time period as significant and unprecedented measures were taken to mitigate the consequences of the pandemic. Management is continually monitoring the situation and evaluating its options during this time. Resulting economic uncertainties have arisen which may negatively affect the results of operations or other impacts whose effect is unknown at this time. No adjustments have been made to these financial statements as a result of this uncertainty.

**(9) Management Review and Subsequent Events**

The Company has evaluated subsequent events for disclosure and recognition through March 14, 2022, the date on which these financial statements were available to be issued.



CITY OF KEY COLONY BEACH, FLORIDA

Budgetary Comparison Schedule  
General Fund

For the Year Ended September 30, 2021

	Budget			Variance with Final Budget Positive (Negative)
	Balance Original	Final	Actual	
<u>Revenues:</u>				
Taxes	\$1,947,301	1,947,301	1,944,941	(2,360)
Licenses and Permits	750,000	750,000	902,965	152,965
Intergovernmental Revenues	120,122	120,122	210,460	90,338
Charges for Services	71,000	71,000	106,310	35,310
Fines	26,460	26,460	11,197	(15,263)
Interest Earnings	1,000	1,000	4,759	3,759
Grant - Hurricane Relief	720,000	720,000	807,848	87,848
Other and contributions	<u>102,976</u>	<u>102,976</u>	<u>303,108</u>	<u>200,132</u>
Total Revenues	<u>3,738,859</u>	<u>3,738,859</u>	<u>4,291,588</u>	<u>552,729</u>
<u>Expenditures:</u>				
Current:				
General Government	\$1,639,588	1,639,588	946,218	693,370
Contingency-Hurricane	-	-	-	-
Public Safety	1,516,262	1,516,262	1,515,303	959
Physical Environment				
Public Works	357,694	357,694	372,076	(14,382)
Culture and Recreation				
Parks	268,145	268,145	233,931	34,214
Transportation -				
Causeway Repairing	-	-	31,629	(31,629)
Debt Service				
Interest and Fiscal Charges	-	-	-	-
Capital Outlay/Reserves	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>3,781,689</u>	<u>3,781,689</u>	<u>3,099,157</u>	<u>682,532</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Budgetary Comparison Schedule  
Local Option Gas Tax

For the Year Ended September 30, 2021

	<u>Budget</u>		<u>Actual</u>	Variance with Final Budget Positive (Negative)
	<u>Balance Original</u>	<u>Final</u>		
<u>Revenues:</u>				
Taxes:				
Local Option Gas Tax	\$ 70,500	70,500	100,213	29,713
Intergovernmental Revenues:				
State & County Shared Revenues	22,312	22,312	17,586	(4,726)
Interest Earnings	<u>200</u>	<u>200</u>	<u>343</u>	<u>143</u>
Total Revenues	<u>93,012</u>	<u>93,012</u>	<u>118,142</u>	<u>25,130</u>
<u>Expenditures:</u>				
Transportation Expenditures	\$ 92,300	92,300	64,481	27,819
Capital Outlays	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>92,300</u>	<u>92,300</u>	<u>64,481</u>	<u>27,819</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Budgetary Comparison Schedule  
Infrastructure Surtax

For the Year Ended September 30, 2021

	Budget		Actual	Variance with Final Budget Positive (Negative)
	Balance Original	Final		
<u>Revenues:</u>				
Taxes:				
Infrastructure Tax	\$ 235,600	235,600	337,669	102,069
Interest Earnings	250	250	636	386
TDC Grants	-	-	-	-
State Grants	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total Revenues	<u>235,850</u>	<u>235,850</u>	<u>338,305</u>	<u>102,455</u>
 <u>Expenditures:</u>				
Culture and Recreation	\$ -	-	-	-
Hurricane Cleanup	-	-	-	-
Transportation	25,560	25,560	391,100	(365,540)
Culture and Recreation	-	-	-	-
Principal reduction	-	-	-	-
Interest and fiscal charges	57,690	57,690	43,093	14,597
Capital Outlay	-	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total Expenditures	<u>83,250</u>	<u>83,250</u>	<u>434,193</u>	<u>(350,943)</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA

Budgetary Comparison Schedule  
Impact Fees Fund

For the Year Ended September 30, 2021

	<u>Budget</u>		<u>Actual</u>	Variance with Final Budget Positive (Negative)
	<u>Balance Original</u>	<u>Final</u>		
<u>Revenues:</u>				
Interest Earnings	\$ 325	325	244	(81)
Other Fees	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>325</u>	<u>325</u>	<u>244</u>	<u>(81)</u>
 <u>Expenditures:</u>				
General Government	\$ -	-	285	(285)
Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>285</u>	<u>(285)</u>

See accompanying notes to financial statements.

CITY OF KEY COLONY BEACH, FLORIDA  
Note to Budgetary Comparison Schedules  
For the Year Ended September 30, 2021

NOTE 1 - BUDGETS AND BUDGETARY ACCOUNTING

An annual appropriated budget is adopted for the General Fund, Local Gas Option Tax Fund, Infrastructure Surtax Fund, and Impact Fees Fund on a basis consistent with accounting principles generally accepted in the United States. The City follows these procedures in establishing the budgetary data reflected in the financial statements.

- a. Annually, the City Clerk submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1<sup>st</sup>. The operating budget includes proposed expenditures and the means of financing them.
- b. Public hearing are conducted to obtain taxpayer comments.
- c. Prior to October 1<sup>st</sup>, the budget is legally enacted through passage of a resolution.
- d. The City Commission, by motion, may make supplemental appropriations for the year up to the amount of revenues in excess of those estimated.
- e. The City management is authorized to transfer budget amounts within the departments within any fund. However, any revisions that alter the total appropriations of any department must be approved by the City Commission. Therefore, the legal level of control is at the commission level.
- f. Formal budgetary integration is employed as a management control device during the year for all budgeted funds. The final budget included an amendment by City Commission to reclassify expenditures in the General Fund; however, overall expenditures did not change from the original budget.
- g. Appropriations which are neither expended nor specifically designated to be carried over, lapse at the end of the fiscal year.

CITY OF KEY COLONY BEACH, FLORIDA

Required Supplementary Information  
 Schedule of the Proportionate Share of the Net Pension Liability  
 and Schedule of Contributions  
 Florida Retirement System (FRS) Pension Schedule  
 (in thousands)

For the Year Ended September 30, 2021

	<u>FRS (000's)</u>	<u>HIS (000's)</u>
Florida Retirement System Plan:		
Total pension liability	\$ 209,636,046	\$ 12,719,121
Plan fiduciary net position	<u>(202,082,183)</u>	<u>(452,618)</u>
Net pension liability	\$ <u><u>7,553,863</u></u>	\$ <u><u>12,266,503</u></u>
Plan fiduciary net position as a percentage of the total pension liability	96.40%	3.56%
City of Key Colony Beach, Florida:		
Share of net pension liability as a percentage	0.003695196%	0.002950114%
Share of net pension liability as an amount	\$ 279,130	\$ 361,876
Covered-employee payroll	\$1,106,942	\$1,106,942
City's share net pension liability as a percentage of covered-employee payroll	25.22%	32.69%
<b><u>Contributions:</u></b>		
Contractually required contributions	\$140,771	\$ 17,341
Contributions made	<u>140,771</u>	<u>17,341</u>
Contribution deficiency (excess)	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>
Covered employee payroll	\$1,106,942	\$1,106,942
Contribution as a percentage of covered payroll	12.72%	1.5665%

CITY OF KEY COLONY BEACH, FLORIDA  
 Schedule of Proportionate Share of Net Pension Liability  
 Florida Retirement System Pension Plan  
 Last 10 Fiscal Years\*  
 (Unaudited)

---

	2021	2020	2019	2018	2017	2016
Proportion of the net pension liability	.003695196%	.003981630%	.003920538	0.003519139%	0.002833244%	0.003019982%
Proportionate share of the net pension liability	\$279,130	\$1,725,697	\$1,350,719	\$1,059,983	\$838,055	\$762,548
Covered payroll	\$1,106,942	\$1,167,128	\$1,123,494	\$990,595	\$842,730	\$768,814
Proportionate share of the net pension liability as a percentage of its covered payroll	25.22%	147.86%	120.22%	107%	99.45%	99%
Plan fiduciary net position as a percentage of total pension liability	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%

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

CITY OF KEY COLONY BEACH, FLORIDA  
Schedule of Proportionate Share of Net Pension Liability  
Retiree Health Insurance Subsidy Program  
Last 10 Fiscal Years\*  
(Unaudited)

	2021	2020	2019	2018	2017	2016
Proportion of the net pension liability	.002950114%	.003216131%	.00322535%	0.002972866%	0.002404191%	0.002512935%
Proportionate share of the net pension liability	\$361,876	\$392,684	\$360,849	\$314,654	\$257,067	\$292,872
Covered payroll	\$1,106,942	\$1,167,128	\$1,123,494	\$990,595	\$842,730	\$768,814
Proportionate share of the net pension liability as a percentage of its covered payroll	32.69%	33.65%	32.12%	31.76%	30.5%	38%
Plan fiduciary net position as a percentage of total pension liability	3.56%	3%	2.63%	2.15%	1.64%	0.97%

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



CITY OF KEY COLONY BEACH, FLORIDA  
Schedule of Contributions  
Florida Retirement System Pension Plan  
Last 10 Fiscal Years\*  
(Unaudited)

---

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$140,771	\$132,292	\$121,565	\$100,293	\$ 73,756	\$ 73,647
Contributions in relation to the contractually required contribution	<u>140,771</u>	<u>132,292</u>	<u>121,565</u>	<u>100,293</u>	<u>72,683</u>	<u>75,255</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,073</u>	<u>\$ (1,608)</u>
City of Key Colony Beach, Florida's covered payroll	\$1,106,942	\$1,167,128	\$1,123,494	\$990,595	\$842,730	\$768,814
Contributions as a percentage of covered payroll	12.72%	11.33%	10.82%	10.12%	8.62%	10%

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

CITY OF KEY COLONY BEACH, FLORIDA  
 Schedule of Contributions  
 Retiree Health Insurance Subsidy Program  
 Last 10 Fiscal Years\*  
 (Unaudited)

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$17,341	\$18,533	\$17,908	\$ 16,122	\$ 12,724	\$ 12,880
Contributions in relation to the contractually required contribution	<u>17,341</u>	<u>18,533</u>	<u>17,908</u>	<u>16,122</u>	<u>12,724</u>	<u>12,880</u>
Contribution deficiency (excess)	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
City of Key Colony Beach, Florida's covered payroll	\$1,106,942	\$1,167,128	\$1,123,494	\$990,595	\$842,730	\$768,814
Contributions as a percentage of covered payroll	1.5665%	1.5879%	1.5939%	1.6275%	1.51%	2%

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

CITY OF KEY COLONY BEACH, FLORIDA

Note to FRS Pension Schedules

For the Fiscal Year Ending September 30, 2021

Assumptions:

1. The total pension liability for each of the defined benefit plans was determined by an actuarial valuation as of July 1, 2021, using the individual entry age actuarial cost method.
2. Inflation increases for both plans is assumed at 2.4%
3. Payroll growth for both plans is assumed at 3.25%.
4. Both the discount rate and the long-term expected rate of return used for FRS Pension Plan investments is 6.8%.
5. Mortality assumptions for both plans were based on the Generational RP-2000 with Projection Scale BB tables.
6. The municipal bond rate (the Bond Buyer General Obligation 20-year Bond Municipal Bond Index) was used to determine total pension liability for HIS is 3.5%.

Benefit Types:

1. FRS Pension Plan's retirees receive a lifetime pension benefit with joint and survivor payment options.
2. HIS Program is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. For the fiscal year ended June 30, 2021, eligible retirees and beneficiaries received a monthly HIS Payment equal to the number of years of service credited at retirement multiplied by \$5. The minimum payment is \$30 and the maximum payment is \$150 per month, pursuant to section 112.363, Florida Statutes.

CITY OF KEY COLONY BEACH, FLORIDA

Schedule of Expenditures of State Financial Assistance

Fiscal Year Ended September 30, 2021

State Grant, Pass Through Entity State Assistance	CFSA No.	Contract/ Grant No.	Total Expenditures
Florida Department of Environmental Protection:			
Wastewater			
Treatment facility construction state revolving loan	37.077	WW440110	\$ <u>          -</u>
Total Florida Department of Environmental Protection			-
Florida Department of Revenue - City Hall Appropriation			-
Disaster Relief Funds - Reimbursement Hurricane Irma			245,973
FRDAP Grant - Park			<u>8,874</u>
Total Expenditures of State Financial Assistance			<u>\$ 254,847</u>

See Accompanying Notes to Schedule of Expenditures of State Financial Assistance

CITY OF KEY COLONY BEACH, FLORIDA

Notes to Schedule of Expenditures of State Financial Assistance

Fiscal Year Ended September 30, 2021

NOTE 1 - GENERAL AND BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of State Financial Assistance (the Schedule) presents the activity of all state financial assistance of the City of Key Colony Beach, Florida (the City) for the year ended September 30, 2021. The information in this Schedule is presented in accordance with the requirements of *Chapter 10.550, Rules of the Florida Auditor General*. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City. The City's reporting entity is defined in Note 1 of the City's basic financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule is presented using the modified accrual basis of accounting for grants which are accounted for in the governmental fund types and on the accrual basis of accounting for grants which are accounted for in the proprietary fund types. The information in this Schedule is presented in accordance with the requirements of the *Rules of the Department of Financial Services, State of Florida*.

CITY OF KEY COLONY BEACH, FLORIDA  
 Schedule of Findings and Questioned Costs  
 Fiscal Year Ended September 30, 2021

***Section I – Summary of Independent Auditor’s Results***

Financial Statements

Type of auditor’s report issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified?	___ Yes	_X_ No
Significant deficiency(ies) identified that are not considered to be material weaknesses	___ Yes	_X_ None Reported
Noncompliance material to financial statements noted	___ Yes	_X_ No

State Financial Assistance

Internal control over major project:

Material weakness(es) identified?	___ Yes	_X_ No
Significant deficiency(ies) identified that are not considered to be material weaknesses	___ Yes	_X_ None Reported

Type of auditor’s report issued on compliance:  
 for major project: Unmodified

Any audit findings disclosed that are required to be reported in accordance with Chapter 10.550, Rules of the Florida Auditor General?

	___ Yes	_X_ No
--	---------	--------

Identification of major projects:

<u>CFSA Number(s)</u>	<u>Name of State Project</u>
None	N/A

Dollar threshold used to distinguish between type A and type B programs: \$750,000

***Section II – Financial Statements Findings***

None reported.

***Section III – Federal Award Findings***

None reported.

**Summary of Schedule of Prior Audit Findings**

No findings were reported for fiscal year ended September 30, 2020.

**SMITH, BUZZI & ASSOCIATES, LLC.**  
**CERTIFIED PUBLIC ACCOUNTANTS**  
9425 SUNSET DRIVE, SUITE 180  
MIAMI, FLORIDA 33173  
TEL. (305) 598-6701  
FAX (305) 598-6716

JULIO M. BUZZI, C.P.A.  
JOSE E. SMITH, C.P.A.

MEMBERS:  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS

REPORT ON COMPLIANCE FOR EACH MAJOR STATE PROJECT; REPORT ON  
INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON THE SCHEDULE  
OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE REQUIRED BY  
CHAPTER 10.550, RULES OF THE AUDITOR GENERAL

Independent Auditor's Report

Honorable Mayor and City Commissioners  
City of Key Colony Beach, Florida:

**Report on Compliance for Each Major State Project**

We have audited the City of Key Colony Beach, Florida's (the City) compliance with the types of compliance requirement described in the Florida Department of Financial Services' State Projects Compliance Supplement that could have a direct and material effect on the City's major state projects for the year ended September 30, 2021. The City's major state financial assistance project is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

**Management's Responsibility**

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its state projects.

**Auditor's Responsibility**

Our responsibility is to express an opinion on compliance for the City's major state projects based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General of the State of Florida. Those standards and Chapter 10.550 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major state project occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major state project. However, our audit does not provide a legal determination of the City's compliance.

## **Opinion on Each Major State Project**

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major state projects for the year ended September 30, 2021.

## **Report on Internal Control Over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major state project to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major state project and to test and report on internal control over compliance in accordance with Chapter 10.550, *Rules of the Auditor General*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

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

## **Purpose of the Report**

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Chapter 10.550, *Rules of the Auditor General of the State of Florida*. Accordingly, this report is not suitable for any other purpose.



**Report on Schedule of Expenditures of State Financial Assistance Required  
by Chapter 10.550, Rules of the Auditor General**

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 14, 2022, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying Schedule of Expenditures of State Financial Assistance is presented for purposes of additional analysis, as required by Chapter 10.550, *Rules of the Auditor General*, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of State Financial Assistance is fairly stated in all material respects in relation to the basic financial statements as a whole.

This report is intended solely for the information and use of City management, state awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than those specified parties.

*Smith, Buggs & Associates, LLC.*

Miami, Florida  
March 14, 2022

**SMITH, BUZZI & ASSOCIATES, LLC.**  
**CERTIFIED PUBLIC ACCOUNTANTS**  
9425 SUNSET DRIVE, SUITE 180  
MIAMI, FLORIDA 33173  
TEL. (305) 598-6701  
FAX (305) 598-6716

JULIO M. BUZZI, C.P.A.  
JOSE E. SMITH, C.P.A.

MEMBERS:  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS

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

Honorable Mayor and City Commissioners  
City of Key Colony Beach, Florida:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States the financial statements of the governmental activities, the business-type activities and the aggregate remaining fund information of City of Key Colony Beach, Florida (the "City") as of and for the year ended September 30, 2021 and the related notes to the financial statements, which collectively comprises the City's basic financial statements and have issued our report thereon dated March 14, 2022.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

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

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

#### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City'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.

#### **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 City'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 organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose

*Smith, Buggs & Associates, LLC.*

Miami, Florida  
March 14, 2022

**SMTH, BUZZI & ASSOCIATES, LLC.**  
**CERTIFIED PUBLIC ACCOUNTANTS**  
9425 SUNSET DRIVE, SUITE 180  
MIAMI, FLORIDA 33173  
TEL. (305) 598-6701  
FAX (305) 598-6716

JULIO M. BUZZI, C.P.A.  
JOSE E. SMITH, C.P.A.

MEMBERS:  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS

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

Honorable Mayor, and City Council  
City of Key Colony Beach, Florida

**Report on the Financial Statements**

We have audited the financial statements of the City of Key Colony Beach, Florida (the "City"), as of and for the year ended September 30, 2021, and have issued our report thereon dated March 14, 2022.

**Auditor's Responsibility**

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

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards, Independent Auditor's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 14, 2022, should be considered in conjunction with this management letter.

**Prior Audit Findings**

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

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The City of Key Colony Beach, Florida was established by Chapter 24386 special acts of 1963 of the Florida Legislature. This information has been disclosed in the notes to the 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 City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations 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. and 10.556(7), 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 City 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).

**Additional Matters**

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

**Purpose of this Letter**

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

*Smith, Burgin & Associates, LLC.*

Miami, Florida  
March 14, 2022

**SMITH, BUZZI & ASSOCIATES, LLC.**  
**CERTIFIED PUBLIC ACCOUNTANTS**  
9425 SUNSET DRIVE, SUITE 180  
MIAMI, FLORIDA 33173  
TEL. (305) 598-6701  
FAX (305) 598-6716

JULIO M. BUZZI, C.P.A.  
JOSE E. SMITH, C.P.A.

MEMBERS:  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES

Honorable Mayor, and City Council  
City of Key Colony Beach, Florida  
Key Colony Beach, Florida

We have examined City of Key Colony Beach, Florida's (the "City") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

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

Our examination does not provide a legal determination on the City's compliance with specified requirements. In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

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

SMITH, BUZZI AND ASSOCIATES, LLC.

*Smith, Buzzi & Associates, LLC.*

Miami, Florida  
March 14, 2022