

**HAMILTON COUNTY
DEVELOPMENT AUTHORITY**

FINANCIAL STATEMENTS

For the Year Ended September 30, 2021

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HAMILTON COUNTY DEVELOPMENT AUTHORITY

AUTHORITY MEMBERS

September 30, 2021

	<u>MEMBERS</u>	<u>Position</u>
District 1	Lowell Klepper	Member
District 2	Vacant	-
District 3	Danny R. Daniels	Secretary/Treasurer
District 4	Mary L. Bullard	Vice-chairperson
District 5	Megan Carter	Member
AT LARGE	Nathaniel Combass	Chairperson
	John Cloyd	Member
	Vacant	-

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HAMILTON COUNTY DEVELOPMENT AUTHORITY

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September 30, 2021

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KENNETH M. DANIELS
CERTIFIED PUBLIC ACCOUNTANT

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INDEPENDENT AUDITOR'S REPORT

Board Members of the Hamilton County Development Authority
Hamilton County, Florida

Report on the Financial Statements

I have audited the accompanying financial statements of the governmental activities and the major fund of the Hamilton County Development Authority, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

My responsibility is to express opinions on these financial statements based on my audit. I conducted my 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 I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, I 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.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Opinions

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Hamilton County Development Authority, as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The accompanying financial statements have been prepared assuming that the Hamilton County Development Authority will continue as a going concern. As discussed in Note 10 to the financial statements, legislation abolishing all special districts created prior to November 1968 was passed and approved by the Governor of Florida in April 2022. Without additional legislative action in the 2023 year, the Authority will cease to exist on June 1, 2023. Management's evaluation of the events and conditions and plans regarding these matters are also described in Note 10. The financial statements do not include any adjustments that might result from the outcome of this uncertainty. My opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4–8 and 23–24 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. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, I have also issued my report dated June 10, 2022, on my consideration of the Hamilton County Development Authority's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance

with *Government Auditing Standards* in considering Hamilton County Development Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink, appearing to read "Ken Daniels", written in a cursive style.

Kenneth M. Daniels
Certified Public Accountant
June 10, 2022

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**MANAGEMENT'S DISCUSSION
AND ANALYSIS**

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HAMILTON COUNTY DEVELOPMENT AUTHORITY

MANAGEMENT’S DISCUSSION AND ANALYSIS

For the Year Ended September 30, 2021

Our discussion and analysis of the Hamilton County Development Authority’s (the Authority), financial performance provides an overview of Authority’s financial activities for the year ended September 30, 2021. Please read it in conjunction with the Authority’s financial statements, which begin in page 9.

FINANCIAL HIGHLIGHTS

The Authority donated 44.944 acres to Jasper Fresh LLC for the development of a vertical farming facility.

The Authority sold property (the Jai Alai Fronton) to Green Point Research LLC for the purpose of cultivating and processing hemp biomass.

The Authority purchased two parcels of land at the Jennings, Florida, I75/CR143 exit. The parcels are to be used for future economic development of the “first I75 exit in Florida.”

The Authority assisted with the expansion of the Suwannee Valley Nursing Center. Upon completion of the project, the Authority granted \$250,000 towards the construction cost.

The Authority granted \$219,800 to Southland Wood Recycling, a wood processing facility, located at the Genoa Industrial Park thirteen miles south of Jasper, FL. The grant was a reimbursement of the original purchase price of the land from the Authority.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the Authority as a whole and present a longer-term view of the Authority’s finances.

Fund financial statements start on page 11. For the governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Authority’s operations in more detail than the government-wide statements by providing information about the Authority’s most significant funds.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial

statements.

Reporting the Authority as a Whole

Our analysis of the Authority as a whole begins on page 6.

The Statement of Net Position and the Statement of Activities on pages 8 and 9 report information about the Authority as a whole and its activities. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The above two statements also report the Authority's net position and changes in it. The Authority's net position—the difference between assets and liabilities—is one measure of the Authority's financial health. Over time, increases or decreases in the Authority's net position are an indicator of whether its financial health is improving or deteriorating. Additional other nonfinancial factors such as changes in the area's economic conditions and the condition of the Authority's capital assets should also be considered in assessing the Authority's overall health.

In the Statement of Net Position and the Statement of Activities, all of the Authority's activities are reported as governmental: economic environment - industry development.

Reporting the Authority's Funds

Our analysis of the Authority's General Fund begins on page 7. The fund financial statements begin on page 11 and provide detailed information about the Authority's governmental (general) fund.

A description of the governmental funds is as follows:

Governmental funds – The Authority's services are reported in a governmental fund, which focuses on how money flows into and out of this fund and the balances left at year-end that are available for spending.

This fund is reported using the modified accrual accounting method, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Authority's general government operations and the basic services it provides.

Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the Authority's programs.

The relationship or differences between governmental activities reported in the Statement of Net Position and the Statement of Activities and governmental fund is described in reconciliations accompanying the fund financial statements.

The Authority as a Whole

The Authority's net position, as indicated in the table below, decreased along with its capital assets. Analysis of the changes follows Table 1.

Governmental Activities – Net Position

Table 1
NET POSITION
(In Thousands)

	Governmental Activities	
	<u>2021</u>	<u>2020</u>
Current and other assets	\$ 4,145	\$ 3,703
Capital assets	<u>994</u>	<u>2,293</u>
Total assets	<u>\$ 5,139</u>	<u>\$ 5,996</u>
Other liabilities	\$ 10	\$ 6
Long term liabilities	<u>4</u>	<u>4</u>
Total liabilities	<u>14</u>	<u>10</u>
Net position:		
Invested in Cap Assets	\$ 994	\$ 2,293
Restricted	3,862	3,423
Unrestricted	<u>269</u>	<u>270</u>
Total net position	<u>5,125</u>	<u>5,986</u>
Total liabilities & net position	<u>\$ 5,139</u>	<u>\$ 5,996</u>

Current and other assets increased due to the sale of approximately 33 acres of land and the Jai Alai Fronton building at Interstate 75 and State Road 129. The property sold for \$750,000. A corresponding decrease occurred in the capital assets due to the sale and the donations of parcels 2108-005 and 2883-005 for economic development (cost of approximately \$200,000).

Governmental Activities - Changes in Net Position

Table 2
CHANGES IN NET POSITION
(In Thousands)

Statement of Activities	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Program revenues		
Economic environment	\$ 100	\$ -
General revenues		
Phosphate Severance Tax	445	416
Interest	6	11
Miscellaneous	<u>1</u>	<u>1</u>
Total revenues	<u>552</u>	<u>428</u>
Program expenses		
Economic environment	<u>829</u>	<u>254</u>
Excess (deficiency) before special item	(277)	174
Special item		
Loss on asset disposals	<u>(584)</u>	<u>-</u>
Change in net position	(861)	174
Net position - beginning	<u>5,986</u>	<u>5,812</u>
Net position - ending	<u>\$ 5,125</u>	<u>\$ 5,986</u>

Table 2’s significant variances between years are explained below:

- Program revenues increased approximately \$100,000 due to a grant from Hamilton County, Florida, to assist in the purchase of the property located at 2047 Hamilton Ave Jennings, FL. Interest decreased due to the maturing of a certificate of deposit and moving of the funds into the money market account.
- Expenses at the government-wide level increased due to the following: economic development incentives paid in the current versus the prior year - 2021 \$469,800; 2020 \$0

THE AUTHORITY’S FUNDS

**TABLE 3
CHANGES IN GENERAL FUND'S
FUND BALANCES
(in Thousands)**

<u>General Fund</u>	<u>Fund Balance</u>			<u>Percent</u>
	<u>2021</u>	<u>2020</u>	<u>\$ Change</u>	<u>Change</u>
Restricted	\$ 3,862	\$ 3,423	\$ 439	12.83%
Unassigned	<u>273</u>	<u>273</u>	<u>-</u>	<u>0.00%</u>
Total	<u>\$ 4,135</u>	<u>\$ 3,696</u>	<u>\$ 439</u>	<u>12.83%</u>

As indicated above the Authority’s fund balance increased due to the general reduction of expenditures as indicated above.

GENERAL FUND BUDGETARY HIGHLIGHTS

Actual amounts expended were less than the budgeted amounts by \$3 million. The Authority budgets its reserves to use as incentives on an annual basis.

CAPITAL ASSET AND DEBT ADMINISTRATION

As indicated in the table below, the Authority, in supporting economic development within Hamilton County, has approximately 100 acres of property available for this purpose including the acreage below:

1. Three acres of land at the I75/Hamilton Ave interchange in Jennings, FL.
2. Fifty-eight acres at the I75/SR6 interchange.

The Authority's capital assets are as follows:

Table 4
CAPITAL ASSETS (in Thousands)

	Governmental Activities	
	<u>2021</u>	<u>2020</u>
Land	\$ 993	\$ 957
Building	-	1,515
Infrastructure	2	2
Equipment and furniture	<u>5</u>	<u>5</u>
Total capital assets, gross	<u>\$ 1,000</u>	<u>\$ 2,479</u>

No capital outlay expenditures are budgeted in the 2021-22 fiscal year.

Debt

At year-end, the Authority had no outstanding debt.

2021-22 BUDGET AND CURRENTLY KNOWN FACTS

2021-22 Budget

The Authority appropriated \$100,000 for wages/related benefits and \$3.8 million for economic incentives/development. The budget totaled \$3.915 million.

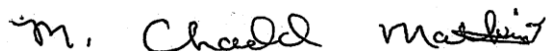
Currently Known Facts

The Authority continues in its efforts to economically stimulate Hamilton County, FL. Multiple negotiations regarding development projects are ongoing.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide the citizens of Hamilton County, Florida, with a general overview of the Authority's finances and to show the Authority's accountability for the money that it receives.

If you have questions about this report or need additional financial information, contact the Authority at 1153 US Hwy 41 NW Suite 4 Jasper, FL 32052.



Chadd Mathis
Economic Development Director

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**BASIC
FINANCIAL
STATEMENTS**

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HAMILTON COUNTY DEVELOPMENT AUTHORITY

STATEMENT OF NET POSITION

September 30, 2021

Assets	
Cash	\$ 4,144,855
Capital assets	
Land	993,464
Other capital assets, net of depreciation	<u>660</u>
Total capital assets	<u>994,124</u>
Total assets	<u>\$ 5,138,979</u>
Liabilities and net position	
Liabilities	
Accounts payable	\$ 6,293
Payroll taxes payable	1,817
Long-term liabilities	
Due within one year	
Compensated absences	1,836
Due within more than one year	
Compensated absences	<u>3,519</u>
Total liabilities	<u>13,465</u>
Net position	
Net investment in capital assets	994,124
Restricted for economic development	3,861,849
Unrestricted	<u>269,541</u>
Total net position	<u>5,125,514</u>
Total liabilities and net position	<u>\$ 5,138,979</u>

HAMILTON COUNTY DEVELOPMENT AUTHORITY

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental activities				
Economic environment				
Industry development	<u>\$ 828,713</u>	<u>\$ -</u>	<u>\$ 100,000</u>	<u>\$ -</u>
				<u>\$ (728,713)</u>
General revenues				
Phosphate Rock Severance Tax				444,863
Interest				6,062
Miscellaneous				752
Special item				
Loss on sale of building and land				<u>(583,654)</u>
Total general revenues and special item				<u>(131,977)</u>
Change in net position				(860,690)
Net position - beginning				<u>5,986,204</u>
Net position - ending				<u>\$ 5,125,514</u>

HAMILTON COUNTY DEVELOPMENT AUTHORITY

**BALANCE SHEET
GOVERNMENTAL FUNDS**

September 30, 2021

	<u>General Fund</u>
Assets	
Cash	<u>\$ 4,144,855</u>
Liabilities and Fund Balances	
Liabilities	
Accounts payable	\$ 6,293
Payroll taxes payable	1,817
Compensated absences	<u>1,836</u>
Total liabilities	<u>9,946</u>
Fund Balances	
Restricted for:	
Economic development	3,861,849
Unassigned	<u>273,060</u>
Total fund balances	<u>4,134,909</u>
Total liabilities and fund balances	<u>\$ 4,144,855</u>

HAMILTON COUNTY DEVELOPMENT AUTHORITY

**RECONCILIATION OF THE GOVERNMENTAL FUNDS' BALANCE SHEET
TO THE STATEMENT OF NET POSITION**

September 30, 2021

Total fund balances for governmental funds \$ 4,134,909

Total net position reported for governmental activities in the statement of net assets is different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. Those assets consist of the following:

Land	993,464
Infrastructure and equipment	7,125
Accumulated depreciation - building, infrastructure, and equipment	<u>(6,465)</u>
Total capital assets (See note 3.)	<u>994,124</u>

All liabilities, both current and long-term, are reported in the statement of net assets. Balances at September 30, 2021, are as follows:

Compensated absences long-term	<u>(3,519)</u>
--------------------------------	----------------

Total net position of governmental activities \$ 5,125,514

HAMILTON COUNTY DEVELOPMENT AUTHORITY

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES
GOVERNMENTAL FUNDS**

For the Year Ended September 30, 2021

	General <u>Fund</u>
Revenues	
Intergovernmental revenues	
Phosphate severance tax	\$ 444,863
Grants from other local units	100,000
Miscellaneous revenues	
Interest	6,063
Other	<u>752</u>
Total revenues	<u>551,678</u>
Expenditures	
Economic environment	
Industry development	
Current:	
Personal services	92,480
Operating expenditures	65,585
Grants and aids	469,800
Capital outlay	<u>235,000</u>
Total expenditures	<u>862,865</u>
Excess (deficiency) of revenues over expenditures	(311,187)
Special item	
Proceeds from sale of building and land	<u>750,000</u>
Net change in fund balance	438,813
Fund balance - beginning	<u>3,696,096</u>
Fund balance - ending	<u>\$ 4,134,909</u>

HAMILTON COUNTY DEVELOPMENT AUTHORITY

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES**

For the Year Ended September 30, 2021

Net change in fund balances - total governmental funds \$ 438,813

Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Expenses are reduced by the capital outlay and increased by the current period's depreciation.

Capital outlay	235,000
Depreciation	(702)

Governmental funds do not recognize gain or loss on the disposal of capital assets. However, in the statement of activities the gain or loss on the asset's disposal is computed and recognized. The basis in the building and land sold by the Authority and used in the loss computation is as follows:

(1,333,655)

Governmental funds do not recognize the noncash donation of capital assets. However, in the government wide statement of activities, the donation is recorded as an expense. The expense for the donation of land for economic development is recorded as follows:

(199,177)

In governmental funds, the long-term portion of accrued annual leave is not recorded. In the statement of net assets, the adjustment is made to salaries based on the (increase) or decrease in the liability.

(969)

Change in net position of governmental activities

\$ (860,690)

HAMILTON COUNTY DEVELOPMENT AUTHORITY

NOTES TO FINANCIAL STATEMENTS

September 30, 2021

NOTE 1. – Summary of Significant Accounting Policies

The Hamilton County Development Authority (the Authority) is an Independent Special District created June 6, 1959, under the authority of Chapter 50-1322, as amended by Chapter 61-2217, *Laws of Florida*. Accordingly, the Authority is subject to restrictions imposed by the Florida Constitution and Statutes, as well as the Authority's governing board.

The Authority's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Government Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The more significant accounting policies established in GAAP and used by the Authority is discussed below.

A. Reporting Entity

These financial statements present only the Hamilton County Development Authority (the primary government). As defined by GASB No. 14, component units are legally separate entities that are to be included in the Authority's reporting entity because of the significance of the operating or financial relationships with the Authority.

At September 30, 2021, the Hamilton County Development Authority reporting entity consists only of those functions and activities administered directly by the Authority and includes no component units.

B. Basis of Presentation, Basis of Accounting

The Authority's basic financial statements include 1.) government-wide statements, which includes the financial activities of the overall government (reporting the Authority as a whole) and 2.) fund financial statements (reporting the Authority's major fund).

The Authority's industry development activities are classified as governmental activities; therefore, both the government-wide and fund financial statements are considered governmental.

Government-wide Statements

The statement of net position and the statement of activities display information about the primary government. These statements include the financial activities of the overall government. There are no fiduciary funds or component units that are fiduciary in nature.

These statements detail the *governmental activities* of the Authority. Governmental activities generally are financed through intergovernmental revenues, and other nonexchange transactions. The Authority's governmental activities include all services provided.

In the government-wide statement of net position, the government activities are presented on a consolidated basis and are reported on a full accrual, economic resource basis, which recognizes all long-term assets, receivables, deferred outflows of resources, long-term debt, and deferred inflows of resources. The Authority's net position is reported in three parts: net investment in capital assets; restricted net position; and unrestricted net position.

The statement of activities presents a comparison, reporting the gross and net costs, between direct expenses and program revenues for each function of the Authority's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. There are no indirect expense allocations.

Program revenues include (a) fees, fines, and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

The government-wide focus is on the sustainability of the Authority as an entity and the change in the Authority's net position resulting from the current year's activities.

Fund Financial Statements

The fund financial statements provide information about the Authority's funds and focus on the determination of financial position and changes in financial position rather than upon net income. When applicable, separate statements for each fund category-*governmental and proprietary* are presented.

The Authority only presents governmental funds. The emphasis of fund financial statements is on the Authority's major governmental fund.

The Authority reports the following major governmental fund:

General Fund - The General Fund is the Authority's operating fund. It is used to account for all financial resources except those required to be accounted for in another fund.

C. Measurement Focus, Basis of Accounting

The government-wide financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants, entitlements, and donations. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Authority considers all revenues reported in the governmental funds to be available if they are collected within six months after the end of the current fiscal period. Intergovernmental revenues and interest are considered to be susceptible to accrual.

In governmental funds, expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured.

General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Authority funds certain programs using a combination of restricted and unrestricted resources. Thus, when certain expenses are incurred, there are both restricted and unrestricted resources available to finance the program. It is the Authority's policy to first apply restricted resources to such programs, followed by unrestricted resources.

D. Assets, Liabilities, and Equity

Cash and Cash Equivalents

The Authority has defined cash and cash equivalents to include cash on hand, demand deposits, and certificates of deposit with original maturities of three months or less.

Inventories

It is the policy of the Authority to record the acquisition of supplies as expenditures at the time of purchase. The amount of supplies on hand at any time is nominal in amount and is considered immaterial.

Capital Assets

Capital assets purchased or acquired are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance is expensed as incurred.

Depreciation on all assets is provided on the straight-line basis over the asset's estimated useful lives.

Estimated useful lives and the asset category's capitalization threshold are as follows:

	<u>Useful Life</u>	<u>Capitalization Threshold</u>
Buildings	40 years	\$5,000
Infrastructure	10-40 years	5,000
Equipment	5-10 years	5,000

GASB No. 34 required the Authority to report and depreciate new infrastructure assets effective with the 2004 fiscal year. Infrastructure assets include roads, bridges, underground pipe, traffic signals, sidewalks, etc. In the future, these infrastructure assets are likely to be the Authority's largest asset class. The Authority retroactively reported all capital assets constructed or purchased in prior years.

Compensated Absences

Compensated absences are absences for which employees will be paid, such as paid time off. A liability for compensated absences that are attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees are accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or such events take place. The calculation for the accrued paid time off is based upon the hourly balances and the employee's rate of pay at year-end.

At September 30, 2021, the Authority had one employee and a total liability for compensated absences of \$5,355.

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.

Restricted Net Position/Fund Balance

Florida Statutes 211.3103 restricts the usage of the Phosphate Severance Tax to promote and direct the economic development of Hamilton County, Florida.

As result of the above, fund balance and net position are restricted in the amount of \$3,861,849; none of which is restricted by enabling legislation.

NOTE 2. Cash Deposits

The Authority has not adopted a written investment policy and as a result operates under Section 218.415(17), *Florida Statutes*. Under this Statute, the Authority is authorized to invest surplus public funds in:

- (a) The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act, as provided in s. 163.01.
- (b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- (c) Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in s. 280.02.
- (d) Direct obligations of the U.S. Treasury.

At September 30, 2021, the Authority's cash held in bank demand deposits totaled \$4,144,855. Of this balance, \$500,000 was covered by federal depository insurance. The remainder is insured through the Bureau of Collateral Management, Florida Department of Financial Services.

NOTE 3. Capital Assets

Capital asset activity for the year ending September 30, 2021, was as follows:

	Beginning <u>Balance</u>	<u>Additions</u>	<u>Deletions</u>	Ending <u>Balance</u>
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 957,641	\$ 235,000	\$ 199,177	\$ 993,464
Capital assets being depreciated				
Building	1,515,158	-	1,515,158	-
Infrastructure	2,318	-	-	2,318
Equipment	<u>4,808</u>	<u>-</u>	<u>-</u>	<u>4,808</u>
Total capital assets being depreciated	<u>1,522,283</u>	<u>-</u>	<u>1,515,158</u>	<u>7,126</u>
Less accumulated depreciation for				
Building	181,502	-	181,502	-
Infrastructure	1,663	232	-	1,895
Equipment, furniture, and vehicles	<u>4,101</u>	<u>470</u>	<u>-</u>	<u>4,571</u>
Total accumulated depreciation	<u>187,266</u>	<u>702</u>	<u>181,502</u>	<u>6,466</u>
Capital assets being depreciated, net	<u>1,335,017</u>	<u>(702)</u>	<u>1,333,656</u>	<u>660</u>
Governmental activity capital assets, net	<u><u>2,292,658</u></u>	<u><u>234,298</u></u>	<u><u>1,532,833</u></u>	<u><u>994,124</u></u>

Depreciation expense was charged to functions as follows:

Governmental activities

Economic environment	<u>\$ 702</u>
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NOTE 4. Long-term Obligations

During the year ended September 30, 2021, the following changes occurred in the Authority's long-term obligations:

Governmental Activities	Amounts Due Within				
Long-term obligations	<u>10/1/2020</u>	<u>Adds</u>	<u>Deletes</u>	<u>9/30/2021</u>	<u>One Year</u>
Compensated absences	<u>\$ 3,750</u>	<u>\$ 3,825</u>	<u>\$ 2,220</u>	<u>\$ 5,355</u>	<u>\$ 1,836</u>

NOTE 5. Employee Retirement and Insurance

In lieu of retirement, the Authority made payments to its Executive Director in the amount of 9% of the annual salary. A health insurance stipend was also paid to the Director in the amount of \$1,200 per month.

NOTE 6. Fund Balance Reporting

In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable - amounts that cannot be spent because they are not expected to be converted to cash or they are legally or contractually required to remain intact.

Restricted – amounts that are constrained by external parties, constitutional provisions, or enabling legislation.

Committed – amounts that can only be used for specific purposes established by the Authority’s Board of Directors.

Assigned – amounts that are designated for a particular purpose but are not spendable until a budget ordinance is passed or there is a majority vote approval by the Authority’s Board.

Unassigned – amounts not constrained for any particular purpose.

The Authority has classified its fund balances with the following hierarchy:

Spendable

The Authority has classified the spendable fund balance as restricted and unassigned. When restricted and unassigned funds are available for use, the Authority’s procedures are to use the restricted funds first, followed by the unassigned funds.

Description

Fund Balances

Restricted for:

Economic development	\$	3,861,849
Unassigned		<u>273,060</u>
Total fund balances	\$	<u>4,134,909</u>

At September 30, 2021, the unassigned general fund balance was \$273,060 or thirty-two percent of the General Fund’s total expenditures.

NOTE 7. Economic Dependence

The Hamilton County Development Authority receives a significant portion of its revenues through annual appropriations of the Solid Mineral Severance Tax established via *Florida Statutes* 211.3103. If these annual appropriations ceased, the Authority could be adversely affected.

NOTE 8. Risk Management Programs

The Authority is exposed to various risks of loss related to torts; theft of; damage to; and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority has obtained commercial insurance from independent third parties to mitigate the costs of these risks. However, coverage may not extend to all situations.

General liability and environmental impairment incident coverage have been secured by the Authority to cover any claims less applicable deductibles.

Settled claims from the risks described above have not exceeded the commercial insurance coverage for the past three fiscal years.

NOTE 9. Current/Future Accounting Pronouncements

Due to the Covid-19 Virus, the Governmental Accounting Standards Board (GASB) postponed the effective dates of upcoming pronouncements via the issuance of GASB 95 *Postponement of the Effective Dates of Certain Authoritative Guidance*. The extensions range from twelve to eighteen months. The extended dates are as follows (effective fiscal year indicated):

Statement 87 *Leases* and Implementation Guide 2019-3, *Leases* —fiscal years beginning after June 15, 2021, and all reporting periods thereafter: FY 2021-22

Statement 89, *Accounting for Interest Cost Incurred before the End of a Construction Period* —reporting periods beginning after December 15, 2020: FY 2021-22

Statement 91, *Conduit Debt Obligations* —reporting periods beginning after December 15, 2021: FY2022-23

Statement 92, *Omnibus 2020* paragraphs 6 and 7—fiscal years beginning after June 15, 2021: FY 2021-22

Statement 92, *Omnibus 2020* paragraphs 8, 9, and 12—reporting periods beginning after June 15, 2021: FY 2021-22

Statement 92, *Omnibus 2020* paragraph 10—government acquisitions occurring in reporting periods beginning after June 15, 2021: FY 2021-22

Statement 93, *Replacement of Interbank Offered Rates* paragraphs 13 and 14—fiscal years beginning after June 15, 2021, and all reporting periods thereafter: FY 2021-22

Statement No. 96, *Subscription-Based Information Technology Arrangements* - effective for fiscal years beginning after June 15, 2022: FY 2022-23

Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*

- a. Changes relating to component unit criteria are effective upon issuance (June 2020) for defined contribution pension plans, defined contribution OPEB plans, and other employee benefit plans and effective for fiscal years beginning after June 15, 2021, for all other situations. FY 2021-22
- b. Requirements relating to Section 457 plans are effective for fiscal years beginning after June 15, 2021. FY 2021-22

The Authority is evaluating the effects that these statements will have on its financial statements for the year ending September 30, 2022, and beyond.

Note 10. Going Concern

On April 21, 2022, the Florida Legislature passed legislation abolishing all special districts created prior to November 1968. On April 22, 2022, the Governor approved the legislation. The Authority was formed in 1959, so it would be abolished after June 1, 2023.

The Authority’s Board is promoting legislation that would re-establish the Authority’s existence and plans to continue operations as in the past. Until June 2023, the legislation has no effect on the Authority’s classifications of its assets or liabilities or ability to operate.

Note 11. Subsequent Events

The Authority’s management has evaluated subsequent events through the date of the audit report – June 10, 2022, and reports the following post year-end transactions:

<u>Description</u>	<u>Date</u>	<u>Amount</u>	<u>Description</u>
Purchase of property			
Christopher Prescott	12/10/2021	\$ 2,890	purchase of parcel 7345-010

Purchase of parcel 7345-010 is to improve access to the property owned at the Hamilton Ave and I75 exit in Jennings, FL.

**REQUIRED
SUPPLEMENTARY
INFORMATION**

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HAMILTON COUNTY DEVELOPMENT AUTHORITY

**BUDGETARY COMPARISON SCHEDULE
GENERAL FUND**

For the Year Ended September 30, 2021

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Budgetary fund balance	\$ 3,500,000	\$ 3,500,000	\$ 3,696,096	\$ 196,096
Estimated receipts				
Intergovernmental revenues				
Phosphate severance tax	400,000	400,000	444,863	44,863
Grants other local units	-	-	100,000	100,000
Miscellaneous revenues				
Interest	15,000	15,000	6,063	(8,937)
Other	<u>-</u>	<u>-</u>	<u>750,752</u>	<u>750,752</u>
Total amounts available for appropriation	<u>3,915,000</u>	<u>3,915,000</u>	<u>4,997,774</u>	<u>1,082,774</u>
Appropriations and reserves				
Economic environment				
Industry development				
Personal services	120,150	120,150	92,480	27,670
Operating expenditures	396,100	396,100	65,585	330,515
Capital outlay	-	-	235,000	(235,000)
Grants and aids	<u>3,398,750</u>	<u>3,398,750</u>	<u>469,800</u>	<u>2,928,950</u>
Total industry development	<u>3,915,000</u>	<u>3,915,000</u>	<u>862,865</u>	<u>3,052,135</u>
Reserves				
Contingency and reserve	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total appropriations and reserves	<u>3,915,000</u>	<u>3,915,000</u>	<u>862,865</u>	<u>3,052,135</u>
Fund balance at year end	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,134,909</u>	<u>\$ 4,134,909</u>

**HAMILTON COUNTY DEVELOPMENT AUTHORITY
NOTES TO BUDGETARY COMPARISON SCHEDULE
GENERAL FUND**

September 30, 2021

NOTE 1. BUDGET

Annual budgets, as required by state statutes, are adopted on a basis consistent with GAAP for all governmental funds. All annual appropriations lapse at fiscal year-end.

On or before June 30, the Authority’s Executive Director prepares a proposed budget and submits it to the governing board. On or before September 30, the Authority’s governing board adopts the budget by resolution.

The appropriated budget is prepared on a detailed line-item basis by fund, function, and department. Revenues are budgeted by source. Expenditures are budgeted by department and object classification as follows: personal services, operating expenditures, capital outlay, and debt service.

The legal level of budgetary control is the fund level. Budgetary information is integrated into the accounting system and appropriations are controlled at the line-item level within each department for management control purposes. Budget amendments require the Authority’s governing board’s approval recorded in the Authority’s minutes. The Authority did not amend its budget for the 2020-21 fiscal year.

NOTE 2. EXPLANATION OF DIFFERENCES BETWEEN BUDGETARY INFLOWS AND OUTFLOWS AND GAAP REVENUES AND EXPENDITURES

	<u>General Fund</u>
Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriation" from the budgetary comparison schedules	\$ 4,997,774
Differences - budget to GAAP	
Special items are recognized on the statement of revenues, expenditures, and changes in fund balance but not for budgetary purposes	(750,000)
The beginning fund balance is a budgetary resource but is not a current-year revenue for financial reporting purposes	<u>(3,696,096)</u>
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	<u>\$ 551,678</u>
Appropriations	
Actual amounts (budgetary basis) appropriated for expenditure from the budgetary comparison schedules	<u>\$ 862,865</u>

NOTE 3. POSTING BUDGET ON WEBSITE

Per *Florida Statutes* 189.016(4) and (6), the Authority’s budget “must be posted on the special district’s website within 30 days after adoption . . .” Contrary to the aforementioned, the Authority did not post its budget on its website as required.

COMPLIANCE
SECTION

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

To the Board Members of the Hamilton County Development Authority
Hamilton County, Florida

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standard* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of the Hamilton County Development Authority, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Hamilton County Development Authority's basic financial statements, and have issued my report thereon dated June 10, 2022. An emphasis of matter paragraph has been added to the auditor's report concerning the entity's ability to continue as a going concern. The additional communication should be considered in conjunction with this report.

Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered Hamilton County Development Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Hamilton County Development Authority's internal control. Accordingly, I do not express an opinion on the effectiveness of Hamilton County Development Authority'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.

My 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 my audit I did

not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Hamilton County Development Authority's financial statements are free from material misstatement, I 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 my audit, and accordingly, I do not express such an opinion. The results of my 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 my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Kenneth M. Daniels
Certified Public Accountant
June 10, 2022

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INDEPENDENT ACCOUNTANT'S REPORT

To the Board Members of the Hamilton County Development Authority
Hamilton County, Florida

I have examined the Hamilton County Development Authority's compliance with *Florida Statutes* 218.415 during the period October 1, 2020 to September 30, 2021. Management of the Hamilton County Development Authority is responsible for the Authority's compliance with those requirements. My responsibility is to express an opinion on the Hamilton County Development Authority's compliance based on my examination.

My examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that I plan and perform the examination to obtain reasonable assurance about whether the Hamilton County Development Authority complied in all material respects with the specified requirements above. An examination involves performing procedures to obtain evidence about whether the Hamilton County Development Authority complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on my judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. I believe that my examination provides a reasonable basis for my opinion.

My examination does not provide a legal determination on the Hamilton County Development Authority's compliance with the specified requirements.

In my opinion, the Hamilton County Development Authority, complied in all material respects, with the aforementioned requirements for the period October 1, 2020 to September 30, 2021.



Kenneth M. Daniels
Certified Public Accountant
June 10, 2022

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MANAGEMENT LETTER

To the Board Members of the Hamilton County Development Authority
Hamilton County, Florida

Report on the Financial Statements

I have audited the financial statements of the Hamilton County Development Authority, as of and for the fiscal year ended September 30, 2021, and have issued my report thereon dated June 10, 2022.

Auditor's Responsibility

I conducted my 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.

Other Reporting Requirements

I have issued my 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 and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550 *Rules of the Auditor General*. Disclosures in that report, which is dated June 10, 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 I determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit reports.

All prior year findings were cleared.

There were no current year findings.

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. See Note 1. The Hamilton County Development Authority's financial statements included no component units.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, requires that I report the results of my determination as to whether or not the Hamilton County Development Authority, 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 my audit, I determined that the Hamilton County Development Authority 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*, I applied financial condition assessment procedures. It is management's responsibility to monitor the Hamilton County Development Authority's financial condition, and my financial condition assessment was based in part on representations made by management and review of financial information provided by the same. The financial condition assessment was performed as of September 30, 2021.

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

Special District Component Units

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

Additional Matters

Section 10.554(1) (i)3., *Rules of the Auditor General*, requires me to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with my audit, I did not 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 Authority Members, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Kenneth M. Daniels
Certified Public Accountant
June 10, 2022