



# **TOWN OF LAKE PARK FLORIDA**



## **Comprehensive Annual Financial Report**

**FISCAL YEAR ENDED  
SEPTEMBER 30, 2014**

**COMPREHENSIVE ANNUAL FINANCIAL REPORT**

**TOWN OF LAKE PARK, FLORIDA**

**Fiscal Year Ended September 30, 2014**

**Prepared by  
Finance Department**

# THE TOWN OF LAKE PARK, FLORIDA

## FINANCIAL STATEMENTS

SEPTEMBER 30, 2014

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**THE TOWN OF LAKE PARK, FLORIDA**

**FINANCIAL STATEMENTS**

**SEPTEMBER 30, 2014**

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## INTRODUCTORY SECTION



June 12, 2015

The Honorable Mayor,  
Members of the Town Commission and Citizens  
Town of Lake Park, Florida

The Comprehensive Annual Financial Report (CAFR) of the Town of Lake Park, Florida, (the "Town") for the fiscal year ended September 30, 2014, is hereby submitted. Florida law and the Rules of the Auditor General for the State of Florida require every municipality to complete a set of audited financial statements annually within twelve months of the close of the fiscal year. This report is published to fulfill that requirement for the year ended September 30, 2014.

This report consists of management's representation concerning the finances of the Town of Lake Park. 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 Town of Lake Park has established a comprehensive internal control framework that is designed both to protect the Town assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Town of Lake Park's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Town of Lake Park'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 Town of Lake Park's financial statements have been audited by Nowlen, Holt & Miner, P.A., certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town of Lake Park for the fiscal year ended September 30, 2014, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in financial statements; assign 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 Town of Lake Park's financial statements for the fiscal year ended September 30, 2014, are fairly presented in conformity with GAAP. The independent auditor's report is located at the front of the Financial Section of this report on page 1.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

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## PROFILE OF THE TOWN

Originally incorporated in 1923 as Kelsey City, the city was renamed in 1939 to the Town of Lake Park. The Town of Lake Park is a political subdivision of the State of Florida with a population of 8,248 residents (U.S.Census Bureau, 2011 estimate), ideally located in the southeastern part of the State on the Atlantic Intracoastal Waterway. The Town is primarily residential but has several types of light industry, commercial and retail businesses and shopping centers.

The Town of Lake Park operates under a commission-manager form of government. Policymaking and legislative authority are vested in a governing commission consisting of the Mayor, Vice-Mayor and three Commissioners. The governing body is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring both the Town Manager and Town Attorney. The Town Manager serves as the Chief Administrative Officer for the Town and is responsible for day-to-day operations, including the hiring, discipline, and firing of all town employees.

In 2008, the Department of Justice of the United States filed a civil action against the Town alleging that the then current at-large method of electing the Commissioners for the Town, enhanced by the use of staggered terms and designated posts, resulted in black citizens of the Town having less opportunity than white citizens to participate in the political process and elect candidates of choice in violation of Section 2 of the Voting Rights Act of 1965. Subsequent to the end of Fiscal Year 2009, as a result of the Department of Justice Consent Decree with the Town, which requires that the Town change the manner in which candidates for Commission seats are elected by imposing a method known as “Limited Voting”, an ordinance was adopted to amend the Charter to reflect this change. The seat of Mayor is elected in one election year and the four remaining commissioners are elected in the next election year, with no election occurring in the third year. The Mayor and Commission members are elected on a non-partisan basis. There are no term limits for elected officials.

The Town of Lake Park provides a full range of services, including building inspections, code enforcement, residential and commercial sanitation service, a public library, recreation and cultural events. Police and fire protection are contracted through Palm Beach County. Water and sewer service is provided through the Seacoast Utility Authority.

The Town’s financial statements also include the Lake Park Community Redevelopment Agency (CRA); a dependent special district established by the Town, under authority granted by Florida Statute 163, Section III. The Town is financially accountable for the CRA which is included in the Town’s financial statements as a blended component unit reported in a governmental (special revenue) fund, the CRA Fund.

The Town is required by State law to adopt an annual budget for the general fund. The annual budget serves as the foundation for the Town’s financial planning and control. The budget is prepared by fund, function (e.g., public safety) and department (e.g., police). The Town Manager may transfer resources within a department or fund as needed. Budgetary transfers between funds require the approval of the Town Commission.

## LOCAL ECONOMY

The Town’s economic growth continues to be stymied due to the national recession and collapse of the housing and real estate market. Property values increased dramatically throughout Palm Beach County and the Town of Lake Park between the years of 2002 through 2006, but slowed significantly in 2007. The taxable value of property within the Town decreased 5.5% in 2008, mainly due to the passage of Amendment One (Property Tax Reform), an additional 15.8% in 2009 due to the economic downturn, and values dropped an additional 17.5% in 2010 bringing the assessed value of property within the Town back to 2005 levels. The taxable value decreased an additional 5.50% in 2011 and 3.65% in 2012, but recovered 3.90% in 2013 and 7.1% in 2014. The relationship of commercial assessments compared to residential assessment has historically been around 50/50. With the decline in the housing market over the past few years, this relationship has shifted to approximately 58/42.

The Town is experiencing the buildout of some of the remaining vacant parcels but does not anticipate any significant changes in the type of development that will occur. It is anticipated that redevelopment and reuse of existing structures will eventually take place and that the Town will continue to diversify its tax base. It is anticipated that the decline in both commercial and residential assessments have leveled off.

The decrease in taxable values within the Town totaled peaked at more than \$302 million, now stands at a decrease of more than \$253 million. A small increase in the millage was adopted for Fiscal Year 2013-2014 and the millage was held at the same rate for Fiscal Year 2014-2015. While public safety costs represent more than 50% of the General Fund expenditures and consume in excess of 100% of the tax revenue, public safety is paramount to the citizens of the Town. Operational cuts across all departments, excluding public safety, were implemented to counter the loss of revenue.

The Town continues to look for ways to provide essential services to the public in the most cost efficient, effective way without the health, safety and welfare of the community being compromised. The use of one time sources of revenue for recurring expenditures is not an option given the modest level of reserves and the threat of hurricanes an annual possibility. Alternative sources of revenue and possibly increased fees will be explored for future budgets.

The Community Redevelopment Agency (CRA) purchased commercial property in 2008, located at 800 Park Avenue, was refurbished and was used as an art studio and gallery for a period in 2010 and 2011. In 2012 the building was leased to The Artists of the Palm Beaches who provide free classes, have monthly exhibits, and use the building as the group's base of operations. Improvements have continued for the downtown alleyways; in 2012 completing the alleyway between 7th and 8th streets south of Park Avenue. A very limited business development loan program was continued to encourage development of the downtown business district located within the CRA boundaries.

#### ACCOUNTING AND BUDGETARY CONTROLS

The accounting and financial reporting of the Town's general government operations takes place in four broad categories: the General Fund, Special Revenue Funds, Debt Service Fund, and Insurance Internal Service Fund. The records and reports for these funds are maintained on the modified accrual basis, with revenue being recorded when measurable and available, and expenditures being recorded when the services or goods are received and the liabilities incurred. Accounting records for the Town's enterprise operations and pension trust funds are maintained on the accrual basis.

Management of the government is responsible for establishing and maintaining internal controls designed to ensure that the assets of the government are protected from loss, theft or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States (GAAP). The internal control is designed to provide reasonable, rather than absolute, assurance these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the evaluation of costs and benefits requires estimate and judgments by management.

As a recipient of federal, state and local awards, the Town is responsible for ensuring that adequate internal control is in place to ensure compliance with applicable laws and regulations related to those programs. This internal control is subject to periodic evaluation by management.

In addition, the government maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with the legal provisions embodied in the annual budget approved by the government's governing body. Activities of the General Fund, Community Redevelopment Agency, Debt Service Fund and proprietary funds are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the department level within the individual fund. The government also maintains an encumbrance accounting system as one technique of accomplishing budgetary control.

As demonstrated by the basic financial statements and schedules included in the financial section of the report, the government continues to meet its responsibility for sound financial management.

## MAJOR INITIATIVES

During recent years, the Town has devoted a significant amount of time, energy and resources to the continuing growth and redevelopment of the Town. The Town Commission made a commitment to provide specific programming for seniors and for children, and the Director of Parks and Recreation was tasked with developing those programs. Additional emphasis was placed on the scheduling of community-wide special events.

On August 20, 2015 the Commission authorized a budget for the repairs to the seawalls and sidewalks at the Lake Park Harbor Marina. Subsequent to the year-end the Town advertised a Request for Proposal for the repairs, and in due time awarded the contract for the repairs was issued to West Construction, Inc.

Using funds from an allocation of Community Development Block Grant money provided to the Town by Palm Beach County, improvements were made to the sprinkling system and landscaping of the median of Flagler Boulevard.

Utilizing Community Development Block Grant money provided Palm Beach County the four tennis courts in Lake Shore Park and the two in Kelsey Park were resurfaced.

## CERTIFICATE OF ACHIEVEMENT

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Lake Park for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2013. To be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized CAFR, whose contents conform to program standards. This report must satisfy both U.S Generally Accepted Accounting Principles (GAAP) and applicable legal requirements. The Certificate of Achievement is the highest form of recognition for excellence in state and local government financial reporting.

A Certificate of Achievement is valid for a period of one year only. The Town of Lake Park has received a Certificate of Achievement for the past eight years. We believe our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

## ACKNOWLEDGEMENTS

A comprehensive annual financial report of this type and depth, illustrating the results of operations of the entire Town and its various diversified funds and activities, could not have been prepared so completely without the dedication and efficiency of the entire Finance Department staff. Their dedication and hard work is greatly appreciated. My appreciation is also extended to our independent auditors, Nowlen, Holt & Miner, P.A. for their cooperation and guidance.

Special appreciation is extended to the Mayor, Town Commission, Town Manager, and Department Heads for their interest and support in planning and conducting the financial operations of the Town in a responsible and progressive manner.

Respectfully submitted,



Blake K. Rane  
Finance Director

# **TOWN OF LAKE PARK**

## **List of Principal Officials**

**September 30, 2014**

### **Mayor**

James DuBois

### **Vice Mayor**

Kimberly Glas-Castro

### **Town Commission**

Erin Flaherty  
Michael O'Rourke  
Kathleen Rapoza

### **Town Manager**

Dale S. Sugerman, Ph.D.

### **Town Clerk / Deputy Town Manager**

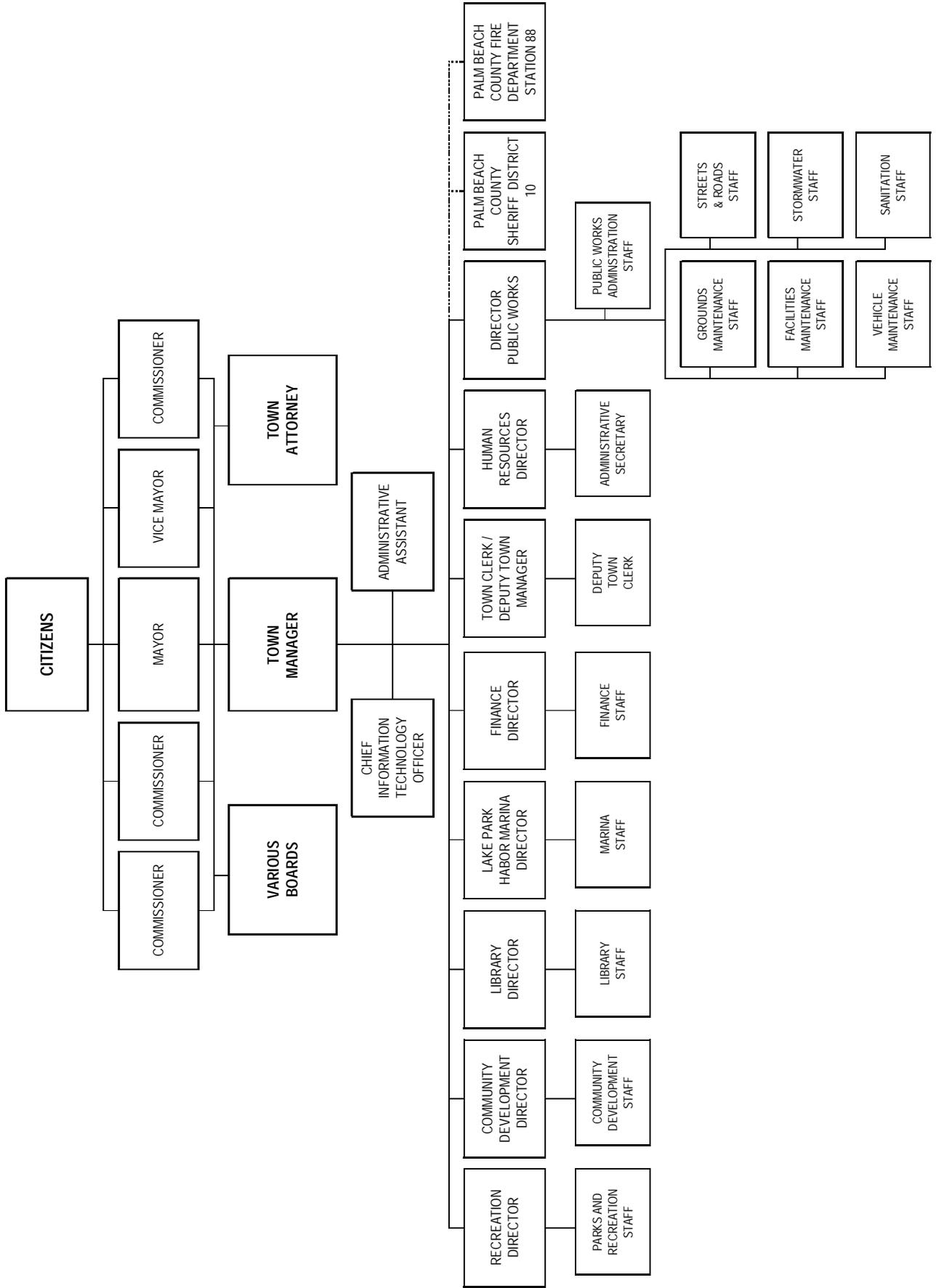
Vivian Mendez

### **Finance Director**

Blake K. Rane, CGFO

Public Works Director  
Community Development Director  
Library Director  
Recreation Director  
Harbor Marina Director  
Human Resources Director  
Information Technology Director

J. David Hunt  
Nadia DiTomasso  
Karen Mahnk  
Kathleen M. Carroll  
  
Bambi McKibbon-Turner  
Hoa Hoang





Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**Town of Lake Park  
Florida**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**September 30, 2013**

Executive Director/CEO

## FINANCIAL SECTION



# NOWLEN, HOLT & MINER, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

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The Honorable Mayor and Members of the Town Commission  
Town of Lake Park, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Lake Park, Florida as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United State 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 misstatements, whether due to fraud or error.

### *Auditor's Responsibility*

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers

internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Lake Park, Florida as of September 30, 2014, and the respective changes in financial position, and, where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Change in Accounting Principles***

As described in Note 17 to the financial statements, the Town of Lake Park, Florida adopted the recognition and disclosure requirements of Governmental Accounting Standards Board Statement No. 65, *Items Previously Reported as Assets and Liabilities* and Governmental Accounting Standards Board Statement No. 67, *Financial Reporting for Pension Plans – an amendment of GASB Statement 25* during the fiscal year ended September 30, 2014. The net position of the business-type activities, the Marina Fund and the Nonmajor Enterprise Fund as of October 1, 2013 have been restated. Our opinions are not modified with respect to these matters.

### ***Other Matters***

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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 14, Pension and Other Postemployment Benefit trend information on pages 70 through 73, and budgetary comparison information on pages 74 through 81 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our

inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Lake Park, Florida's basic financial statements. The introductory section, combining and budgetary statements and schedules, and statistical 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 budgetary statements and schedules is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 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 information is fairly stated in all material respects in relation to the basic financial statements as a whole.

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2015, on our consideration of the Town of Lake Park, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of Lake Park, Florida's internal control over financial reporting and compliance.

*Nowlen, Holt & Miner, P.A.*

June 12, 2015  
West Palm Beach, Florida

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

The Town of Lake Park, Florida (Town) administration offers readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended September 30, 2014. Readers are encouraged to consider the information presented here in conjunction with additional information that has been furnished in the transmittal letter and the accompanying basic financial statements.

The information contained within this Management's Discussion and Analysis (MD&A) is only a component of the entire financial statement report. Readers should take time to read and evaluate all sections of the report, including the Notes to the Financial Statements and the Required Supplementary Information that is provided in addition to this MD&A.

### **Financial Highlights**

#### ***Government-Wide Financial Statements***

- The assets of the Town of Lake Park exceeded its liabilities and deferred inflows of resources at September 30, 2014 by \$8,276,574. Of this amount, unrestricted net position is \$412,252.
- The total net position increased by \$376,116, of which an increase of \$691,271 was attributed to governmental activities and a decrease of \$315,156 was related to business-type activities. The change in net position the business-type and governmental activities of the Town was primarily due to depreciation expense far exceeding investment in capital assets.

#### ***Fund Financial Statements***

- As of the close of the 2014 Fiscal Year, the Town of Lake Park's General Fund reported ending fund balance of \$945,331 an increase of \$206,040 from the prior year. Of the total, \$401,086 is restricted or non-spendable, while \$544,245 is unassigned and available for future uses by the Town Commission, an increase of \$345,523 in unassigned fund balance.
- At the end of the 2014 Fiscal Year, the unassigned fund balance for the General Fund represented just less than 7.0% of total General Fund expenditures or approximately 25.5 days of available funding.
- Total long term obligations for the Town decreased by \$1,307,103. General Obligation Bond debt and loans payable decreased in the amount of \$1,268,595, due to scheduled principal payments.

## USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The three components of the financial statements are: (1) Government-wide financial statements that include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the Town as a whole. (2) Fund financial 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 Town's operations in more detail than the government-wide statements by providing information about the Town's most significant funds. (3) Notes to the basic financial statements expand upon information reported in the government-wide and governmental fund statements.

## REPORTING THE TOWN AS A WHOLE

### **Statement of Net Position and the Statement of Activities (Government-wide)**

A frequently asked question regarding the Town's financial health is whether the year's activities contributed positively to the overall financial well being. The Statement of Net Position and the Statement of Activities report information about the Town as a whole and about its activities in a way that helps answer this question. 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.

These two statements report the Town's net position and changes therein. Net position, the difference between assets, liabilities, and deferred inflows of resources are one way to measure the Town's financial health, or financial position. Over time, increases or decreases in net position are an indicator of whether the financial health is improving or deteriorating.

The Statement of Net Position and the Statement of Activities present information about the following:

- Governmental activities - All of the Town's basic services are considered to be governmental activities, including general government, community development, public safety, public services, library, and recreation. Property taxes, sales taxes, utility taxes, intergovernmental revenue and franchise fees finance most of these activities.
- Proprietary activities/Business-type activities - The Town charges a fee to customers to cover all or most of the cost of the services provided. The Town's Sanitation Fund, Stormwater Fund and Marina Fund are reported in this category.

## REPORTING THE TOWN'S MOST SIGNIFICANT FUNDS

### Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds - not the Town as a whole. Some funds are required to be established by State law. However, management establishes other funds, which aid in the management of money for particular purposes or meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The Town's three kinds of funds, governmental, proprietary, and fiduciary, use different accounting approaches as explained below.

- Governmental funds - Most of the Town's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out, with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called 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 Town's general government operations and the basic services it provides. Governmental fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the Town's programs. The basic governmental fund financial statements can be found on pages 18-21 of this report.
- Enterprise funds - The Town has three enterprise funds, Sanitation, Stormwater and Marina, which charge customers for the services they provide. These services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. These funds are reported using the full accrual basis of accounting; revenues are recognized in the period earned and expenses are recognized in the period that liabilities are incurred. The basic proprietary fund financial statements can be found on pages 22-24 of this report.
- Fiduciary 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 statement because the resources of those funds are not available to support the Town's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The basic fiduciary fund financial statements can be found on pages 25-26 of this report.

## **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 to the financial statements can be found on pages 27-69 of this report.

## **Other information**

In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the Town's progress in funding its obligation to provide pension and other post-employment benefits to its employees. Required supplementary information for pension benefits can be found on page 70-73 of this report.

The Town adopts annual appropriated budgets for the General Fund and CRA. Budgetary comparison schedules for the General Fund and CRA are included as *Required Supplementary Information* on pages 74-81 to demonstrate compliance with the budget.

The Town also adopts an annual budget for the Streets and Roads Fund, Insurance Fund, and Debt Service Fund. Budgetary comparison schedules for these funds are also included as Other Supplementary Information section of this report. The combining and individual fund statements and schedules are presented immediately following the required supplementary information on pages 82-86 of this report.

## **Government-Wide Financial Analysis**

**Net Position:** As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Town, governmental activity assets exceeded liabilities and deferred inflows of resources by \$3,007,240. Business-type activity assets exceeded liabilities by \$5,269,334. The Town-wide total net position were \$8,276,574 at the close of the fiscal year ended September 30, 2014. The Statement of Net Position is on page 15 of this report.

The Town's investment in capital assets (e.g., land, buildings, equipment and vehicles, less any related debt used to acquire those assets that is still outstanding) was \$7,499,422 or almost 91% of total net position at September 30, 2014. Capital assets total \$17,492,397 at September 30, 2014, or 88% of all assets, which total \$19,919,398. The Town uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the net position \$364,900 represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position \$412,252 may be used to meet the government's ongoing obligations to citizens and creditors. The following table reflects the condensed Statement of Net Position for the current year as compared to the prior year.

## Net Position

	Governmental Activities		Business Activities (1)		Total	
	2014	2013	2014	2013	2014	2013
<b>Assets:</b>						
Current and other assets	\$ 1,649,960	\$ 1,246,208	\$ 777,041	\$ 1,031,624	\$ 2,427,001	\$ 2,277,832
Capital assets	7,935,150	8,478,012	9,557,247	10,081,051	17,492,397	18,559,063
Total assets	<u>9,585,110</u>	<u>9,724,220</u>	<u>10,334,288</u>	<u>11,112,675</u>	<u>19,919,398</u>	<u>20,836,895</u>
<b>Liabilities:</b>						
Long-term liabilities	6,098,533	7,017,616	4,931,022	5,319,042	11,029,555	\$ 12,336,658
Other liabilities	203,925	175,346	133,932	209,143	337,857	384,489
Total liabilities	<u>6,302,458</u>	<u>7,192,962</u>	<u>5,064,954</u>	<u>5,528,185</u>	<u>11,367,412</u>	<u>12,721,147</u>
<b>Deferred inflows of resources:</b>						
Unearned revenue	275,412	215,290	-	-	275,412	215,290
<b>Net position:</b>						
Net investment in capital assets	2,837,379	1,778,341	4,662,043	4,815,940	7,499,422	\$ 6,594,281
Restricted	364,900	304,159	-	37,338	364,900	341,497
Unrestricted	(195,039)	233,468	607,291	731,212	412,252	964,680
Total net assets	<u>\$ 3,007,240</u>	<u>\$ 2,315,968</u>	<u>\$ 5,269,334</u>	<u>\$ 5,584,490</u>	<u>\$ 8,276,574</u>	<u>\$ 7,900,458</u>

(1) As restated

**Governmental Activities:** Net position of the governmental activities of the Town have increased \$691,272 from 2013. Total assets of governmental activities have decreased by \$139,110 and total liabilities and deferred inflows of resources have also decreased by \$830,382. Unrestricted net position are down by \$428,507.

**Business Activities:** Net position for business activities have decreased \$315,156 from 2013. Total assets decreased by \$778,387 while total liabilities have decreased by \$463,231. Unrestricted net position has decreased by \$123,921.

The following is a summary of the changes in net position for the years ended September 30, 2014 and 2013:

### Changes in Net Position

	Activities		Activities		Total	
	2014	2013	2014	2013	2014	2013
Revenues:						
Program revenues:						
Charges for services	\$ 938,406	\$ 931,606	\$3,039,621	\$2,766,623	\$ 3,978,027	\$ 3,698,229
Operating grants and contributions	12,541	16,371			12,541	16,371
Capital grants and contributions	64,058	54,721			64,058	54,721
General revenues:						
Taxes	6,693,730	6,246,087			6,693,730	6,246,087
Intergovernmental	1,093,000	1,033,832			1,093,000	1,033,832
Construction settlement			-	880,000		880,000
Investment earnings	12,205	26,307	814	11,214	13,019	37,521
Gain on sale of equipment	-	2,043	-	18,388		20,431
Total revenues	<u>\$ 8,813,940</u>	<u>\$ 8,310,967</u>	<u>\$3,040,435</u>	<u>\$3,676,225</u>	<u>\$11,854,375</u>	<u>\$11,987,192</u>

Overall total revenues are down by \$132,817. Program revenues increased by \$285,305 while general revenues declined by \$418,122, while noting that excluding the settlement general revenues increased by \$461,878.

**Governmental Activities:** Revenue collections of taxes including property taxes, franchise fees, utility services taxes, fuel taxes and communication services taxes have increased by \$447,643. Property values within the Town increased in 2014, 7.1% over 2013. When combined with the loss in value from Amendment One, property tax reform, and the economy changing; property values within the Town's Taxable Value remains more than \$253 million dollars below the 2007 value. The increase in charges for services of governmental activities is attributable to the increase property values and holding the millage rate constant combined with increases in the Franchise Fees and Utility Service Taxes.

**Business Activities:** Total revenues for business activities of the Town have decreased by \$635,790. Primarily the result of the settlement countered by increased Marina occupancy.

	Governmental Activities		Business Activities (1)		Total	
	2014	2013	2014	2013	2014	2013
Expenses:						
General government	\$ 1,608,593	\$ 1,543,348	\$	\$	\$ 1,608,593	\$ 1,543,348
Public safety	4,749,126	4,578,728			4,749,126	4,578,728
Physical environment	268,706	289,172			268,706	289,172
Transportation	564,501	565,936			564,501	565,936
Culture and recreation	815,290	919,506			815,290	919,506
Economic environmnet	39,905	1,921			39,905	1,921
Interest on long-term debt	276,467	316,601			276,467	316,601
Marina			1,600,962	1,587,184	1,600,962	1,587,184
Sanitation			1,152,304	1,396,551	1,152,304	1,396,551
Stormwater			402,905	410,083	402,905	410,083
Total expenses	<u>8,322,588</u>	<u>8,215,212</u>	<u>3,156,171</u>	<u>3,393,818</u>	<u>11,478,759</u>	<u>11,609,030</u>
Transfers In/(Out)	<u>199,420</u>	<u>(2,168,700)</u>	<u>(199,420)</u>	<u>2,168,700</u>		
Increase in net position	691,272	(2,072,945)	(315,156)	2,443,213	376,116	370,268
Net position - beginning of year	<u>2,315,968</u>	<u>4,388,913</u>	<u>5,584,490</u>	<u>3,141,277</u>	<u>7,900,458</u>	<u>7,530,190</u>
Net position - end of year	<u>\$ 3,007,240</u>	<u>\$ 2,315,968</u>	<u>\$ 5,269,334</u>	<u>\$ 5,584,490</u>	<u>\$ 8,276,574</u>	<u>\$ 7,900,458</u>

(1) As restated

Overall net position increased \$376,116. The increase in net position is related to the increase in property values combined with cost cutting measures that have been undertaken by the Town and the CRA.

**Governmental Activities:** Changes in the expenses for 2014 in Public Safety is attributable to a 1% increase in the Sheriff's contract combined with the increased property value effect on the constant Palm Beach County Fire/Rescue millage rate. The increase in the General government is attributable to a 2% raise for all employees. The other decreases in expenses items result from vacant positions in several departments, other cost saving measures, and continued debt service payments.

**Business-type Activities:** The increased expenses for the Marina Fund results from the moving one part-time employee to full time.

### Financial Analysis of the Governments' Funds

As noted earlier, the Town of Lake Park uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

**Governmental Funds.** The focus of the Town's governmental fund financial statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At September 30, 2014, the Town's primary operating fund, the General Fund, reported ending fund balance of \$945,331, a increase of \$206,040 from the prior year. Of this amount, \$544,245 is considered unassigned fund balance. However; \$33,826 is restricted for specific purposes; (1) Community Improvement Beautification (CIB) Fund and (2) library donations designated for improvements. The unassigned balance of \$544,245 is available for spending at the Town's discretion. However, it is recommended that these funds be maintained at this level in the event of an emergency such as a hurricane. The remainder of fund balance (\$367,260) is non-spendable to indicate that it is not available for new spending because it has already been committed (1) for inventories and prepaid expenses (\$18,732) and (2) as advances to other funds, in particular to cover the cash deficit in the pooled cash of the Marina Fund (\$348,528).

As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents less than 7.0 percent (approximately 25.5 days) of total general fund expenditures, while total fund balance represents 12.1 percent of that same amount. A sound financial management policy would dictate that the unassigned fund balance be maintained between 10-25% of total expenditures. To that end, the budget for Fiscal Year 2015 has been constructed to provide an increase in the fund balance at the end of the year, absent significant revenue shortfalls or at least be able to maintain the current level of fund balance in the event of revenue shortfalls.

**Enterprise Funds.** The Town's enterprise funds are accounted for on an accrual basis, and may be measured year-over-year by the Change in Net Position, a measure of the difference that the year made in the Total Position less the Total Liabilities.

The Marina Fund has a reduction in Net Position of \$489,876, an amount essentially the same as the depreciation expense charged to the fund for the year, bringing the fund's Total Net Position to \$4,346,267.

The Sanitation Fund has an increase in Net Position of \$41,545, bringing the fund's Total Net Position for the fund to \$47,382.

The Stormwater Fund has an increase in Net Position of \$26,610, bringing the fund's Total Net Position for the fund to \$667,246.

### **General Fund Budgetary Highlights**

The annual General Fund budget is adopted after two public hearings and approval of the Town Commission. Any amendments that would exceed the original budget at the fund level or would require funds to be transferred from contingency would require a formal budget amendment requiring the adoption of a resolution by the Town Commission. The original General Fund appropriation was unchanged during the year.

The budget was amended for new programs implemented after the adoption of the budget, revenues and corresponding expenditures not anticipated during the budget process. These items had no appropriations in the original budget.

## Capital Asset and Debt Administration

**Capital assets.** The Town's total investment in capital assets at September 30, 2014 was \$17,492,397 (net of accumulated depreciation). Capital assets include land, construction in progress, buildings, equipment and vehicles and infrastructure. The Town's net capital assets at September 30, 2014 and 2013 are summarized as follows:

### Capital Assets (Net of depreciation)

	Governmental Activities		Business Activities		Total	
	2014	2013	2014	2013	2014	2013
Land	\$ 2,691,891	\$ 2,691,891	\$ 2,492,332	\$ 2,492,332	\$ 5,184,223	\$ 5,184,223
Construction in progress	-	81,153	459,571	396,556	459,571	477,709
Buildings	2,607,766	2,806,508	-	-	2,607,766	2,806,508
Equipment and vehicles	86,003	106,253	45,294	115,639	131,297	221,892
Streets, roads, and sidewalks	2,549,490	2,792,207	6,560,050	7,076,524	9,109,540	9,868,731
Total assets	<u>\$ 7,935,150</u>	<u>\$ 8,478,012</u>	<u>\$ 9,557,247</u>	<u>\$ 10,081,051</u>	<u>\$ 17,492,397</u>	<u>\$ 18,559,063</u>

Capital projects during Fiscal Year 2014 included the following:

- Marina Seawall Reparation Project
- Tennis Court Surface Improvements at Lake Shore and Kelsey Parks
- Alleyway Drainage Improvement.

Additional information on the Town's capital assets can be found in Note 6 on pages 45-46 of this report.

**Long-term debt.** At year end 2014, the Town had \$5.3 million of outstanding debt. No new loans were incurred during fiscal year 2014. The debt position of the Town is summarized as follows:

	Governmental Activities		Business Activities		Total	
	2014	2013	2014	2013	2014	2013
Loans Payable	\$ 5,914,137	\$ 6,819,080	\$ 4,778,963	\$ 5,142,615	\$ 10,693,100	\$ 11,961,695
Other Post- Emp. Benefits	38,328	32,320	17,402	14,822	55,730	47,142
Compensated absences	146,068	166,216	18,416	39,109	164,484	205,325
Unamortized premium	-	-	116,241	122,496	116,241	122,496
Total	<u>\$ 6,098,533</u>	<u>\$ 7,017,616</u>	<u>\$ 4,931,022</u>	<u>\$ 5,319,042</u>	<u>\$ 11,029,555</u>	<u>\$ 12,336,658</u>

Additional information on the Town's debt can be found in Note 8 on pages 47-55 of this report.

### **Economic factors and Next Year's Budgets and Rates**

The Town, along with all other surrounding communities, Lake Park saw an increase in the taxable value of properties for the second year. However, prior to this values dropped within the Town for five consecutive years. The taxable assessed value of homes within the Town remain well below the 2005 level. Combined with the decreases of the previous five years, and using the current millage rate, and including these modest increases, the loss of taxable value equates to a loss of more than \$2 million dollars in tax revenue per year.

For fiscal year 2014-2015 the Town Commission adopted a General Fund budget of \$8,522,458 compared with the budget for fiscal year 2013-2014 in the amount of \$8,329,827. The operating millage rate was held constant year-over-year at 8.8055 mills. The debt millage rate decreased to 1.6650 mills, meeting the debt service requirements of the General Obligation bonds of 1997 and 1998.

The greatest impact on the General Fund expenditures is Public Safety which represents 61% of the total and uses 100% of the Ad Valorem property tax revenue plus an additional \$306,841 of other revenues of the Town. In an effort to off-set some of the impact on the General Fund revenue lost the Town continues the operational cuts across all departments and continues to limit capital and other projects.

There were no rate increases adopted for the Sanitation, and Stormwater enterprise operations for Fiscal Year 2014. The standard dockage rates at the Marina were decreased effective October 1, 2012, and selected slips were additionally discounted effective September 1, 2014 which had a very small effect on the years revenue.

### **Requests for Information**

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the Town's finances and to demonstrate the Town's accountability. Questions concerning information provided in this report or requests for additional financial information should be directed to:

Finance Department  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403  
(561) 881-3350

## BASIC FINANCIAL STATEMENTS

**TOWN OF LAKE PARK, FLORIDA**  
**Statement of Net Position**  
**September 30, 2014**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Assets</b>			
Pooled cash and cash equivalents	\$ 1,200,457	\$ 652,173	\$ 1,852,630
Accounts receivable, net	241,459	130,480	371,939
Notes receivable	57,988		57,988
Due from other governments	98,305		98,305
Internal balances	33,019	(33,019)	
Inventory	15,858	27,407	43,265
Prepaid items	2,874		2,874
<b>Capital assets</b>			
Capital assets not being depreciated	2,691,891	2,951,903	5,643,794
Capital assets being depreciated, net of accumulated depreciation	5,243,259	6,605,344	11,848,603
Total assets	<u>9,585,110</u>	<u>10,334,288</u>	<u>19,919,398</u>
<b>Liabilities</b>			
Accounts payable	58,776	21,236	80,012
Accrued expenses	62,789	19,938	82,727
Accrued interest payable	28,557	79,464	108,021
Unearned revenue	8,667		8,667
Deposits	45,136	13,294	58,430
<b>Noncurrent liabilities:</b>			
Due within one year	943,478	320,582	1,264,060
Due in more than one year	5,155,055	4,610,440	9,765,495
Total liabilities	<u>6,302,458</u>	<u>5,064,954</u>	<u>11,367,412</u>
<b>Deferred inflows of resources</b>			
Unearned revenue	<u>275,412</u>		<u>275,412</u>
<b>Net Position</b>			
Net investment in capital assets	2,837,379	4,662,043	7,499,422
<b>Restricted for:</b>			
Debt service	90,898		90,898
Capital projects	240,176		240,176
Other restrictions	33,826		33,826
Unrestricted	(195,039)	607,291	412,252
Total net position	<u>\$ 3,007,240</u>	<u>\$ 5,269,334</u>	<u>\$ 8,276,574</u>

See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**Statement of Activities**  
**For the Year Ended September 30, 2014**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Charges for Activities</b>
Government:		
Governmental activities		
General government	\$ 1,608,593	\$ 82,406
Public safety	4,749,126	778,395
Physical environment	268,706	
Transportation	564,501	31,056
Culture and recreation	815,290	46,549
Economic environmnet	39,905	
Interest on long-term debt	276,467	
Total governmental activities	<u>8,322,588</u>	<u>938,406</u>
Business-type activities		
Marina	1,600,962	1,105,139
Sanitation	1,152,304	1,445,086
Stormwater	402,905	489,396
Total business-type activities	<u>3,156,171</u>	<u>3,039,621</u>
Total	<u>\$ 11,478,759</u>	<u>\$ 3,978,027</u>

Program Revenues		Net Expense (Revenue) and Changes in Net Position		
Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
\$	\$	\$ (1,526,187)	\$	\$ (1,526,187)
		(3,970,731)		(3,970,731)
3,517		(265,189)		(265,189)
	18,642	(514,803)		(514,803)
9,024	45,416	(714,301)		(714,301)
		(39,905)		(39,905)
		(276,467)		(276,467)
<u>12,541</u>	<u>64,058</u>	<u>(7,307,583)</u>		<u>(7,307,583)</u>
			(495,823)	(495,823)
			292,782	292,782
			86,491	86,491
			<u>(116,550)</u>	<u>(116,550)</u>
<u>\$ 12,541</u>	<u>\$ 64,058</u>	<u>(7,307,583)</u>	<u>(116,550)</u>	<u>(7,424,133)</u>
General Revenues:				
Taxes:				
Property taxes		4,554,358		4,554,358
Franchise fees		651,664		651,664
Utility service taxes		926,495		926,495
Local option gas taxes		236,922		236,922
Communication services taxes		324,291		324,291
Unrestricted intergovernmental shared revenues		1,093,000		1,093,000
Investment earnings		12,705	814	13,519
Transfers		199,420	(199,420)	
Total general revenues and transfers		<u>7,998,855</u>	<u>(198,606)</u>	<u>7,800,249</u>
Change in net position		691,272	(315,156)	376,116
Net position, beginning of year, as restated		<u>2,315,968</u>	<u>5,584,490</u>	<u>7,900,458</u>
Net position, end of year		<u>\$ 3,007,240</u>	<u>\$ 5,269,334</u>	<u>\$ 8,276,574</u>

See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**Balance Sheet**  
**Governmental Funds**  
**September 30, 2014**

	<u>Major Governmental Funds</u>		<u>Nonmajor</u>	<u>Total</u>
	<u>General</u>	<u>CRA Fund</u>	<u>Governmental Funds</u>	<u>Governmental Funds</u>
<b>Assets</b>				
Pooled cash and cash equivalents	\$ 608,170	\$ 174,545	\$ 251,057	\$ 1,033,772
Accounts receivable, net	241,459			241,459
Notes receivable		57,988		57,988
Due from other governments	73,444		24,861	98,305
Due from other funds	514,353		14,458	528,811
Advances to other funds	348,528			348,528
Inventory	15,858			15,858
Prepaid items	2,874			2,874
Total assets	<u>\$ 1,804,686</u>	<u>\$ 232,533</u>	<u>\$ 290,376</u>	<u>\$ 2,327,595</u>
<b>Liabilities, deferred inflows of resources, and fund balances</b>				
<b>Liabilities</b>				
Accounts payable	\$ 44,134	\$ 7,053	\$ 4,589	\$ 55,776
Accrued liabilities	59,506		3,283	62,789
Unearned revenue	8,667			8,667
Due to other funds	426,500	52,781	8,072	487,353
Advance from other funds		348,528		348,528
Deposits	45,136			45,136
Total liabilities	<u>583,943</u>	<u>408,362</u>	<u>15,944</u>	<u>1,008,249</u>
<b>Deferred inflows of resources</b>				
Unearned revenue	<u>275,412</u>			<u>275,412</u>
<b>Fund balances</b>				
Nonspendable:				
Inventories and prepaids	18,732			18,732
Advances to other funds	348,528			348,528
Restricted for:				
Debt service			90,898	90,898
Transportation			223,583	223,583
Capital projects			16,593	16,593
Community improvement	10,316			10,316
Library	23,510			23,510
Assigned to:				
Capital projects funds			21,418	21,418
Unassigned	544,245	(175,829)	(78,060)	290,356
Total fund balances	<u>945,331</u>	<u>(175,829)</u>	<u>274,432</u>	<u>1,043,934</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 1,804,686</u>	<u>\$ 232,533</u>	<u>\$ 290,376</u>	<u>\$ 2,327,595</u>

See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**Reconciliation of the Balance Sheet – Governmental Funds**  
**to the Statement of Net Position**  
**Governmental Funds**  
**September 30, 2014**

Total Fund Balances - Governmental Funds		\$ 1,043,934
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Amounts reported for governmental activities in the statement of net position are different because:

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

Governmental capital assets	\$ 17,083,258	
Less accumulated depreciation	<u>(9,148,108)</u>	7,935,150

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the governmental funds.

Accrued interest payable on long-term debt	(28,557)	
Compensated absences	(146,068)	
Other post-employment benefits	(38,328)	
Loans payable	(3,469,381)	
General obligation bonds	<u>(2,444,756)</u>	(6,127,090)

Internal service funds are used by management to charge costs of certain activities to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the statement of net position.

	<u>155,246</u>
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Net position of governmental activities		<u><u>\$ 3,007,240</u></u>
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See notes to the financial statements.

**TOWN OF LAKE PARK**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended September 30, 2014**

	<u>Major Governmental Funds</u>		<u>Nonmajor</u>	<u>Total</u>
	<u>General</u>	<u>CRA Fund</u>	<u>Governmental Funds</u>	<u>Governmental Funds</u>
Revenues				
Taxes	\$ 5,380,917	\$	\$ 751,600	\$ 6,132,517
Licenses and permits	537,298			537,298
Intergovernmental	1,203,132	154,465	385,169	1,742,766
Charges for services	347,788			347,788
Fines and forfeitures	167,991			167,991
Miscellaneous	141,324	2,512	781	144,617
Total revenues	<u>7,778,450</u>	<u>156,977</u>	<u>1,137,550</u>	<u>9,072,977</u>
Expenditures				
Current				
General government	1,274,513	182,080	3,084	1,459,677
Public safety	4,754,459			4,754,459
Physical environment	269,391			269,391
Transportation	313,163		174,976	488,139
Culture and recreation	718,737			718,737
Economic environment		39,905		39,905
Capital outlay	41,356		81,439	122,795
Debt service				
Principal	273,461		631,482	904,943
Interest charges	147,278		136,625	283,903
Total expenditures	<u>7,792,358</u>	<u>221,985</u>	<u>1,027,606</u>	<u>9,041,949</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(13,908)</u>	<u>(65,008)</u>	<u>109,944</u>	<u>31,028</u>
Other financing sources (uses)				
Transfers in	559,363	287,535		846,898
Transfer out	(339,415)	(208,055)	(100,008)	(647,478)
Total other financing sources (uses)	<u>219,948</u>	<u>79,480</u>	<u>(100,008)</u>	<u>199,420</u>
Net change in fund balances	206,040	14,472	9,936	230,448
Fund balances				
Beginning of year	739,291	(190,301)	264,496	813,486
End of year	<u>\$ 945,331</u>	<u>\$ (175,829)</u>	<u>\$ 274,432</u>	<u>\$ 1,043,934</u>

See notes to the financial statements.

**TOWN OF LAKE PARK**  
**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, 2014**

Net change in fund balances - total governmental funds \$ 230,448

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

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

Expenditures for capital assets	\$ 113,006	
Less: current year depreciation	(655,868)	(542,862)

Governmental Funds report revenues when earned and available. However, in the Statement of Activities, revenues are recognized when earned, regardless of availability.

Flagler Boulevard Grant

The repayment (issuance) of long-term debt consumes (provides) the current financial resources of governmental funds. However, these transactions do not have any effect on net position of the governmental activities.

Long term debt repayments:

General obligation bonds	631,482	
Loans payable	273,461	904,943

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.

Change in compensated absences	20,148	
Change in other post-employment benefits	(6,008)	
Change in accrued interest	7,436	21,576

Internal service funds are used by management to charge the costs of certain activities to individual funds.

Net income allocable to governmental activities	77,167	
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Change in net position of governmental activities	\$ 691,272	
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See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**Statement of Net Position**  
**Proprietary Funds**  
**September 30, 2014**

	<u>Major Enterprise Funds</u>		<u>Nonmajor</u>	<u>Total</u>	<u>Governmental</u>
	<u>Marina</u>	<u>Sanitation</u>	<u>Enterprise</u>	<u>Enterprise</u>	<u>Activities</u>
	<u>Fund</u>	<u>Fund</u>	<u>Fund</u>	<u>Funds</u>	<u>Internal</u>
					<u>Service Fund</u>
Assets					
Current assets					
Pooled cash and cash equivalents	\$ 61,551	\$ 517,148	\$ 73,474	\$ 652,173	\$ 166,685
Accounts receivable, net	24,186	103,601	2,693	130,480	
Due from other funds	491,500		250,000	741,500	200,000
Inventory	27,407			27,407	
Total current assets	<u>604,644</u>	<u>620,749</u>	<u>326,167</u>	<u>1,551,560</u>	<u>366,685</u>
Noncurrent assets					
Capital assets not being depreciated	2,596,461	64,157	291,285	2,951,903	
Capital assets net of accumulated depreciation	<u>6,289,920</u>	<u>30,724</u>	<u>284,700</u>	<u>6,605,344</u>	
Total noncurrent assets	<u>8,886,381</u>	<u>94,881</u>	<u>575,985</u>	<u>9,557,247</u>	
Total assets	<u>9,491,025</u>	<u>715,630</u>	<u>902,152</u>	<u>11,108,807</u>	<u>366,685</u>
Liabilities					
Current liabilities					
Accounts payable	16,752	3,230	1,254	21,236	3,000
Accrued liabilities	5,454	11,649	2,835	19,938	
Due to other funds	450,000	516,000	16,958	982,958	
Deposits payable - slip rentals	13,294			13,294	
Accrued interest payable	79,464			79,464	
Compensated absences payable, current portion	22	2,886	775	3,683	
Bonds payable, current maturities	<u>158,064</u>	<u>110,048</u>	<u>48,787</u>	<u>316,899</u>	
Total current liabilities	<u>723,050</u>	<u>643,813</u>	<u>70,609</u>	<u>1,437,472</u>	<u>3,000</u>
Long-term liabilities					
Compensated absences payable, less current portion	86	11,545	3,102	14,733	
Other post-employment benefits	1,702	12,890	2,810	17,402	
Bonds payable, net of unamortized premium and current maturities	<u>4,419,920</u>		<u>158,385</u>	<u>4,578,305</u>	
Total long-term liabilities	<u>4,421,708</u>	<u>24,435</u>	<u>164,297</u>	<u>4,610,440</u>	
Total liabilities	<u>5,144,758</u>	<u>668,248</u>	<u>234,906</u>	<u>6,047,912</u>	<u>3,000</u>
Net position					
Net investment in capital assets	4,308,397	(15,167)	368,813	4,662,043	
Unrestricted	<u>37,870</u>	<u>62,549</u>	<u>298,433</u>	<u>398,852</u>	<u>363,685</u>
Total net position	<u>\$ 4,346,267</u>	<u>\$ 47,382</u>	<u>\$ 667,246</u>	<u>5,060,895</u>	<u>\$ 363,685</u>
				208,439	
Adjustment to reflect consolidation of internal service fund activities				<u>\$ 5,269,334</u>	
Net position of business-type activities					

See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**Statement of Revenues, Expenses, and Changes in Fund Net Position**  
**Proprietary Funds**  
**For the Year Ended September 30, 2014**

	<u>Major Enterprise Funds</u>		<u>Nonmajor Enterprise Fund</u>	<u>Total Enterprise Funds</u>	<u>Governmental Activities</u>
	<u>Marina Fund</u>	<u>Sanitation Fund</u>			<u>Internal Service Fund</u>
Operating revenue					
Charges for services	\$ 1,091,735	\$ 1,443,876	\$ 489,396	\$ 3,025,007	\$ 300,317
Miscellaneous	13,404	1,210		14,614	147,028
Total operating revenues	<u>1,105,139</u>	<u>1,445,086</u>	<u>489,396</u>	<u>3,039,621</u>	<u>447,345</u>
Operating expenses					
Personal services	170,087	475,407	159,760	805,254	76,909
Operating expenses	769,960	662,332	183,322	1,615,614	186,704
Depreciation	488,348	60,023	56,407	604,778	
Total operating expenses	<u>1,428,395</u>	<u>1,197,762</u>	<u>399,489</u>	<u>3,025,646</u>	<u>263,613</u>
Operating income (loss)	<u>(323,256)</u>	<u>247,324</u>	<u>89,907</u>	<u>13,975</u>	<u>183,732</u>
Nonoperating revenues (expenses)					
Interest revenue		208	606	814	
Interest expense	(218,500)	(5,987)	(12,603)	(237,090)	
Total nonoperating revenues (expenses)	<u>(218,500)</u>	<u>(5,779)</u>	<u>(11,997)</u>	<u>(236,276)</u>	
Income (loss) before transfers	<u>(541,756)</u>	<u>241,545</u>	<u>77,910</u>	<u>(222,301)</u>	<u>183,732</u>
Transfers					
Transfers in	51,880			51,880	
Transfers out		(200,000)	(51,300)	(251,300)	
Total transfers	<u>51,880</u>	<u>(200,000)</u>	<u>(51,300)</u>	<u>(199,420)</u>	
Change in net position	(489,876)	41,545	26,610	(421,721)	183,732
Net position - beginning of year, as restated	<u>4,836,143</u>	<u>5,837</u>	<u>640,636</u>	<u>5,482,616</u>	<u>179,953</u>
Net position - ending	<u>\$ 4,346,267</u>	<u>\$ 47,382</u>	<u>\$ 667,246</u>	<u>\$ 5,060,895</u>	<u>\$ 363,685</u>
Change in net position				\$ (421,721)	
Adjustment to reflect consolidation of internal service fund activities				<u>106,565</u>	
Change in net position of business-type activities				<u>\$ (315,156)</u>	

See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended September 30, 2014**

	<u>Major Enterprise Funds</u>		<u>Nonmajor Enterprise Fund</u>	<u>Total Enterprise Funds</u>	<u>Governmental Activities</u>
	<u>Marina Fund</u>	<u>Sanitation Fund</u>			<u>Internal Service Fund</u>
Cash flows from operating activities:					
Cash received from customers	\$ 1,117,343	\$ 1,435,705	\$ 489,577	\$ 3,042,625	\$
Miscellaneous receipts					147,028
Cash paid to suppliers	(801,529)	(679,550)	(184,606)	(1,665,685)	(270,613)
Cash paid to employees	(174,245)	(488,494)	(160,342)	(823,081)	
Payments to other funds				-	(25,000)
Payments from other funds	278,500	113,800	72,500	464,800	300,317
Net cash provided (used) by operating activities	<u>420,069</u>	<u>381,461</u>	<u>217,129</u>	<u>1,018,659</u>	<u>151,732</u>
Cash flows from noncapital financing activities:					
Transfers in (out)	51,880	(200,000)	(51,300)	(199,420)	
Net cash provided (used) by noncapital financing activities	<u>51,880</u>	<u>(200,000)</u>	<u>(51,300)</u>	<u>(199,420)</u>	
Cash flows from capital and related financing activities:					
Acquisition and construction of capital assets	(59,858)	(1,695)	(19,421)	(80,974)	
Interest paid on debt	(227,379)	(5,987)	(12,603)	(245,969)	
Principal repayments on revenue bonds	(151,631)	(106,153)	(105,868)	(363,652)	
Net cash provided (used) by capital and related financing activities	<u>(438,868)</u>	<u>(113,835)</u>	<u>(137,892)</u>	<u>(690,595)</u>	
Cash flows from investing activities:					
Sale of investments		11,329		11,329	
Interest on investments		208	606	814	
Net cash provided (used) by investing activities		<u>11,537</u>	<u>606</u>	<u>12,143</u>	
Net increase (decrease) in cash and cash equivalents	33,081	79,163	28,543	140,787	151,732
Cash and cash equivalents at beginning of year	28,470	437,985	44,931	511,386	14,953
Cash and cash equivalents at end of year	<u>\$ 61,551</u>	<u>\$ 517,148</u>	<u>\$ 73,474</u>	<u>\$ 652,173</u>	<u>\$ 166,685</u>
Cash flows from operating activities:					
Operating income (loss)	\$ (323,256)	\$ 247,324	\$ 89,907	\$ 13,975	\$ 183,732
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation	488,348	60,023	56,407	604,778	
Change in assets and liabilities:					
(Increase) decrease in accounts receivable	16,798	(9,381)	181	7,598	
(Increase) decrease in inventory	18,208			18,208	
(Increase) decrease in due from othe funds		113,800		113,800	
Increase (decrease) in accounts payable	(49,777)	(17,218)	(1,284)	(68,279)	(7,000)
Increase (decrease) in accrued liabilities	(887)	779	394	286	
Increase (decrease) in deposits	(4,594)			(4,594)	
Increase (decrease) in compensated absences	(3,446)	(15,694)	(1,553)	(20,693)	
Increase (decrease) in other post-employment benefits	175	1,828	577	2,580	
Increase (decrease) in due to other funds	278,500		72,500	351,000	(25,000)
Total adjustments	<u>743,325</u>	<u>134,137</u>	<u>127,222</u>	<u>1,004,684</u>	<u>(32,000)</u>
Net cash provided (used) by operating activities	<u>\$ 420,069</u>	<u>\$ 381,461</u>	<u>\$ 217,129</u>	<u>\$ 1,018,659</u>	<u>\$ 151,732</u>
Noncash investing, capital and financing activities					
Amortization of premium on bonds	<u>\$ (6,255)</u>	<u>\$</u>	<u>\$</u>	<u>\$ (6,255)</u>	<u>\$</u>

See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**Statement of Fiduciary Net Position**  
**Retired Police Officers' Pension Trust Fund**  
**September 30, 2014**

Assets	
Cash and cash equivalents	\$ 41,963
Investments:	
Equity exchange traded funds	996,539
Bond exchange traded funds	426,301
Prepaid retirement benefits	10,009
Total assets	<u>1,474,812</u>
Net position	
Held in trust for pension benefits	<u>\$ 1,474,812</u>

See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**Statement of Changes in Fiduciary Net Position**  
**Retired Police Officers's Pension Trust Fund**  
**For the Year Ended September 30, 2014**

Additions	
Contributions	
Employer	\$ 52,328
Investment income	
Net increase in fair value of investments	141,659
Interest and dividends	30,600
Total investment income	<u>172,259</u>
Less investment expenses	<u>(1,471)</u>
Net investment income	<u>170,788</u>
 Total additions	 223,116
Deductions	
Retirement benefits	156,529
Administrative expenses	15,671
Total deductions	<u>172,200</u>
 Change in net position	 50,916
Net position held in trust for pension benefits	
Net position - beginning of year	<u>1,423,896</u>
Net position - end of year	<u><u>\$ 1,474,812</u></u>

See notes to the financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES**

*A. Reporting Entity*

The Town of Lake Park, Florida (the “Town”) was incorporated in 1923. The Town’s Charter was approved by the Laws of Florida, Chapter 61-2375. The Town is governed by an elected Mayor and Town Commission which appoints a Town Manager. The Town provides the following services: public safety, recreation, sanitation, streets and roads, planning and zoning, and general administrative services.

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

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

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

Based upon application of the above criteria, the Town of Lake Park has determined that there are two legally separate entities to consider as potential component units. The Town of Lake Park Retired Police Officers’ Pension Fund is a component unit as it is fiscally dependent on and imposes a specific financial burden on the Town. It is reported in the Town’s financial statements as a fiduciary fund.

Lake Park Community Redevelopment Agency (the “CRA”) is a dependent special district established by the Town of Lake Park, Florida, under authority granted by Florida Statute 163, Section III. The CRA is included in the Town’s financial reporting entity as a blended component unit reported as a governmental (special revenue) fund, the *Community Redevelopment Fund*. The CRA is a legally separate entity and the governing body of the CRA consists of the Town Commission and the Town handles the management and administration of the CRA’s financial matters. Separate financial statements for the CRA are not prepared.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES** (Continued)

*B. Government-wide and Fund Financial Statements*

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the Town. As a general rule, the effect of interfund activities has been removed from these statements. An exception to this rule is that interfund services provided and used are not eliminated. Governmental activities, which are normally 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.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function 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.

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 the major individual enterprise funds are reported as separate columns in the fund financial statements.

*C. Measurement Focus, Basis of Accounting and Financial Statement Presentation*

The government-wide financial statements and proprietary fund financial statements are reported using the accrual basis of accounting and the economic resources measurement focus. Fiduciary funds use the accrual basis of accounting and the economic resources measurement focus. 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. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Town considers revenue to be available if it is collected within ninety days of the end of the current fiscal year, except for property taxes, for which the period is 60 days.

Unearned revenue consists primarily of grant funds and occupational licenses and other fees collected in advance of the year to which they relate.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

*C. Measurement Focus, Basis of Accounting and Financial Statement Presentation* (Continued)

Expenditures are generally recognized in the accounting period in which the fund liability is incurred. Property taxes, intergovernmental revenue, franchise fees, charges for services and investment income are all considered susceptible to accrual and so have been recognized as revenue in the current fiscal year. All other revenue items are considered to be measurable and available only when received in cash by the Town. Debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

The Town reports the following major governmental funds:

*General Fund*

The General Fund is the primary operating fund and is used to account for all financial resources applicable to the general operations of the Town except those required to be accounted for in another fund.

*CRA Fund*

The CRA fund is a special revenue fund and is used to account for all financial resources applicable to the promotion of the physical and economic development of certain areas in the Town of Lake Park.

The Town reports the following major proprietary funds:

*Marina Fund*

This enterprise fund accounts for the operations of the Town's municipal marina, which are financed primarily by user charges.

*Sanitation Fund*

This enterprise fund accounts for the operations of the Town's garbage and trash collection services, which are financed primarily by user charges.

Additionally, the Town reports the following non-major funds:

*Special Revenue Funds*

The special revenue funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. In addition to the CRA Fund, a major governmental fund, the Town has one non-major special revenue fund: the Streets and Roads Fund.

*Debt Service Fund*

This fund is used to account for resources accumulated and payments made for principal and interest of the Town's general obligation bonds which are payable from ad valorem taxes.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

*C. Measurement Focus, Basis of Accounting and Financial Statement Presentation* (Continued)

*Capital Projects Funds*

The Capital Projects Fund and Special Projects Fund are used to account for construction and renovation projects.

*Stormwater Utility Fund*

The Stormwater Utility Fund is used to account for the charges and related expenses for the Town's stormwater drainage system.

*Internal Service Fund*

Internal service funds account for operations that provide services to other departments on a cost reimbursement basis. The Insurance Fund accounts for the Town's general liability and workers' compensation insurance plans.

*Fiduciary Funds*

Fiduciary funds are used to account for assets held on behalf of outside parties, including other governments, or on behalf of other funds within the government; pension trust funds are held under the terms of a formal trust agreement. The fiduciary fund of the Town includes:

*Retired Police Officers' Pension Fund* - This fund was established in 2004 to receive and invest Town contributions in a defined benefit pension plan and to disburse these monies to Police retirees in accordance with the Pension Plan Ordinance.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's enterprise funds and various other functions of the Town. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town's marina and sanitation enterprise funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

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

*Cash and Cash Equivalents*

All short-term investments that are highly liquid are considered to be cash equivalents. Cash equivalents are readily convertible to a known amount of cash, and at the day of purchase, have a maturity date no longer than three months.

*Investments*

Investments are reported at fair value, which is determined by using various third party pricing sources. The Local Government Surplus Funds Trust is a “2a-7 like” pool and, thus, these investments are valued using the pooled share price. Investments in “Florida PRIME” of the Local Government Surplus Funds Trust are reported as cash and cash equivalents.

*Accounts Receivable*

Accounts receivable represent amounts due from local businesses for franchise taxes, utility taxes, delinquent property taxes and other charges in the General Fund, and solid waste disposal fees and marina slip rentals in the Enterprise Funds. The Town does not require collateral for accounts receivable. Accounts receivable are net of allowances for uncollectible accounts determined based on the age of the individual receivable, with age categories ranging from 30 days past due to several years past due. Generally the allowance includes accounts over 90 days past due. Accounts receivable are written off on an individual basis in the year the Town deems them uncollectible.

*Interfund Transactions*

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” (i.e., the current portion of interfund loans). All other outstanding balances between funds are reported as “advance to/advance from other funds.” Any residual balance outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as internal balances.

Transfers and interfund balances totally within governmental activities and those that are totally within business-type activities are eliminated and not presented in the government wide financial statements. Transfers and balances between governmental and business-type activities are presented in the government-wide financial statements.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

*D. Assets, Liabilities, and Net Position or Equity* (Continued)

*Inventories*

Inventories are valued at cost determined on a first-in, first-out basis. Inventories in the General Fund consist of expendable supplies held for consumption. Inventories in the Marina Fund consist of goods for sale to the public. The initial cost is recorded as an asset at the time the individual inventory items are purchased and are charged against operations in the period when used.

*Prepaid Items/Expenses*

Expenditures/expenses for insurance premiums and other administrative costs extending over more than one accounting period are accounted for as prepaid items and allocated between accounting periods. Prepaid items in governmental funds are accounted for using the consumption method.

*Capital Assets and Depreciation*

Capital assets, which include property, plant, infrastructure, and equipment, are reported in the applicable governmental or business-type activities column in the government-wide financial statements. The Town defines capital assets as assets with an initial individual cost of \$750 or more and an estimated life in excess of one year. In accordance with GASB Statement No. 34, the Town has elected not to record infrastructure assets purchased prior to October 1, 2003 in the accompanying financial statements.

The accounting and reporting treatment applied to the capital assets associated with a fund are determined by its measurement focus. General capital assets are assets of the Town as a whole. When purchased, such assets are recorded as expenditures in the governmental funds and capitalized as assets in the government-wide statement of net position. General capital assets are carried at historical cost. Where cost cannot be determined from the available records, estimated historical cost has been used to record the estimated value of the assets. Assets acquired by gifts or bequests are recorded at their fair value at the date of acquisition.

Capital assets of the enterprise funds are capitalized in the fund. The valuation basis for enterprise fund capital assets is the same as those used for general capital assets. Additionally, net interest cost is capitalized on enterprise fund projects during the construction period.

Additions, improvements, and other capital outlay that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

*D. Assets, Liabilities, and Net Position or Equity* (Continued)

*Capital Assets and Depreciation* (Continued)

Depreciation has been provided over the estimated useful lives using the straight-line method of depreciation. The estimated lives for each major class of depreciable fixed assets are as follows:

Buildings and infrastructure	30-50 years
Building improvements	7- 50 years
Equipment and vehicles	5 years
Docks and channels	20 years

*Compensated Absences*

Unused compensated absences are payable upon separation from service. Vacation is accrued as a liability when the employee earns benefits. This means that the employee has rendered services that give rise to a vacation liability and it is probable that the Town will compensate the employee in some manner, e.g., in cash or paid time-off, now or upon termination or retirement. The Town uses the vesting method in accruing sick leave liability. Under the vesting method, the liability for vacation leave is accrued for employees who are eligible to receive termination payments upon separation. The Town's policy is to allow employees to accumulate vacation leave to a maximum of 480 hours. At the time of retirement or termination all vacation leave up to a maximum of 240 hours is payable at 100% to the employee. Except for liabilities incurred by employment terminations, such benefits are paid only when taken.

Compensated absences are accrued when incurred in the government-wide and proprietary financial statements. Benefits that were earned but not used during the current year were accrued at employees' pay rates in effect at September 30, 2014. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations or retirements. For the governmental funds, compensated absences are liquidated by the General Fund. The amount attributable to the business-type activities is charged to expense with a corresponding liability established in the government-wide financial statements as well as the Enterprise Fund. The Town does not contribute to other post-employment benefits for employees.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

*D. Assets, Liabilities, and Net Position or Equity* (Continued)

*Deferred Outflows and Inflows of Resources*

The statement of net position includes a separate section for deferred outflows of resources. This represents the usage of net position applicable to future periods and will not be recognized as expenditures until the future period to which it applies. Currently, the Town does not have any deferred outflows.

The statement of net position also includes a separate section, listed below total liabilities, for deferred inflows of resources. This represents the acquisition of net position applicable to future periods and will not be recognized as revenue until the future period to which it applies. The source of the unavailable revenue is local business tax revenues collected prior to the date on the statement of net position which are unearned and will be recognized as an inflow of resources in the period that the amounts become available.

*Unearned Revenue*

The Town reports unearned revenue on its statements of net position and governmental funds balance sheet. Unearned revenue arises when resources are obtained prior to revenue recognition. In subsequent periods, when revenue recognition criteria are met the unearned revenue is removed and revenue is recognized.

*Long-Term Obligations*

In the government-wide financial statements, and proprietary fund types 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 statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. Unamortized bond premiums are presented as an addition to bonds payable.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

*D. Assets, Liabilities, and Net Position or Equity* (Continued)

*Net Position*

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

- Net investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- Restricted net position – Consists of net position with constraints placed on the use either by: 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or 2) law through constitutional provisions of enabling legislation.
- Unrestricted net position – All other net position that do not meet the definition of “restricted” or “net investment in capital assets.”

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

*Fund Equity*

Fund balance is the difference between assets, liabilities and deferred inflows of resources reported in governmental funds. There are five components of fund balance:

- Nonspendable fund balance represents amounts that are not in spendable form or are legally or contractually required to be maintained intact.
- Restricted fund balance represents amounts that can be spent only for specific purposes stipulated by external providers (e.g. creditors, grantors, contributor, or laws or regulations of other governments) or imposed by law through constitutional provisions or enabling legislation.
- Committed fund balance represents amounts that can be used only for the specific purposes pursuant to constraints imposed by Town Commission by the adoption of an ordinance, the Town’s highest level of decision making authority. Those committed amounts cannot be used for any other purpose unless the Town removes or changes the specified use by the adoption of an ordinance.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

*D. Assets, Liabilities, and Net Position or Equity* (Continued)

*Fund Equity* (Continued)

- Assigned fund balance includes spendable fund balance amounts that are intended to be used for specific purposes, that are neither considered restricted or committed. In accordance with the Town's fund balance policy, assignments can be made by the Town Commission or Town Manager.
- Unassigned fund balance is the residual fund balance classification for the general fund.

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

*Use of Estimates*

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

*Statement of Cash Flows*

For purposes of the statement of cash flows, the Town considers all short-term investments that are highly liquid to be cash equivalents. Cash equivalents are readily convertible to a known amount of cash, and at the day of purchase, have a maturity date no longer than three months.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 2 - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

*A. Budgetary Data*

Formal budgetary integration is employed as a management control device during the year for the General Fund and the enterprise funds. All budgets are legally enacted. The annual appropriated budget for the General Fund is adopted on a basis consistent with generally accepted accounting principles. Except for budgeting capital expenditures and not budgeting for depreciation, the annual appropriated budgets for the enterprise funds are adopted on a basis consistent with generally accepted accounting principles. For budgeting purposes, current year encumbrances are not treated as expenditures. The other funds with legally adopted budgets include the Community Redevelopment Fund, Streets and Roads Funds, Debt Service Fund, Insurance Fund, Marina Fund, and Sanitation fund.

The procedures for establishing budgetary data are as follows:

- Prior to September 1<sup>st</sup>, the Town Manager submits a proposed operating budget to the Town Commission for the next fiscal year commencing the following October 1<sup>st</sup>. The proposed budget includes expenditures and the means of financing them.
- Public hearings are conducted at the Town Hall to obtain taxpayer comments.
- The Town advises the Palm Beach County Tax Collector's office of the proposed millage rate, the rolled back millage rate and the day, time and place of the public hearing for budget acceptance.
- A public hearing is held to obtain taxpayer input and to adopt the final budget and millage rate.
- Upon completion of the public hearings and prior to October 1<sup>st</sup>, a final operating budget and related millage rates are legally enacted through the passage of an ordinance. Estimated beginning fund balances are considered in the budgetary process. Effective for fiscal year ending September 30, 2014, a final operating budget and related millage rates are legally enacted through the passage of a resolution.
- Changes or amendments to the total budgeted expenditures of the Town must be approved by the Town Commission. Accordingly, the legal level of control is at the fund level.
- All unencumbered balances lapse on September 30th.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 2 - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY** (Continued)

*A. Budgetary Data* (Continued)

Budgeted amounts are as originally adopted, or as amended by appropriate action. During the year several supplementary appropriations were necessary.

Encumbrance accounting is employed in governmental funds. Encumbrances (e.g. purchase orders, contracts) outstanding at year end are reported as restricted, committed or assigned fund balance and do not constitute expenditures or liabilities because the commitments will be re-appropriated and honored during the subsequent year. There were no funds with outstanding encumbrances at year end.

*B. Property Taxes*

Under Florida law, the assessment of all properties and the collection of all county, municipal and school board property taxes are consolidated in the offices of the County Property Appraiser and the County Tax Collector. All property is reassessed according to its fair market value on January 1 of each year and each assessment roll is submitted to the State Department of Revenue for review to determine if the assessment rolls meet all of the appropriate requirements of State law. The laws of the State regulating tax assessment are also designed to assure a consistent property valuation method statewide. State Statutes permit municipalities to levy property taxes at a rate of up to 10 mills for operating purposes.

The tax levy of the Town is established by the Town Commission prior to October 1 of each year during the budget process. The Palm Beach County Property Appraiser incorporates the Town's millage into the total tax levy, which includes the County, County School Board, and special district tax requirements. The millage rate assessed by the Town for the year ended September 30, 2014, was 10.4705 (\$10.4705 for each \$1,000 of assessed valuation), which includes 1.6650 mills for debt service.

Taxes may be paid, less a 4% discount, in November or at declining discounts each month through the month of February. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Delinquent taxes on real property bear interest at 18% per year. On or prior to June 1 following the tax year, certificates are offered for sale for all delinquent taxes on real property.

After sale, tax certificates bear interest at 18% per year or at any lower rate bid by the buyer. The certificate holder may make application for a tax deed on any unredeemed tax certificate after a period of two years. The County holds unsold certificates. Delinquent taxes on personal property bear interest at 18% per year until the tax is satisfied either by seizure and sale of the property or by the five-year statute of limitations. At September 30, 2014, unpaid delinquent taxes are not material and have not been recorded by the Town.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 2 - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY** (Continued)

*C. Deteriorating Financial Condition*

The Marina Fund had an operating loss of \$323,256 for the year. Excluding depreciation expense, the fund has had operating losses for four out of the last five years. One of the primary causes of this is the decreased occupancy and increased expenses caused by construction deficiencies in the renovation of the Marina. In addition, the CRA fund balance has decreased from \$3,569,781 in fiscal year 2008 to a deficit of \$175,829 for the current fiscal year. This was caused by increased expenditures and drops in the incremental tax revenues over the years.

**NOTE 3 – DEPOSITS AND INVESTMENTS**

Deposits

As of September 30, 2014, the carrying amount of deposits (including fiduciary funds) was \$1,083,270 and the bank balances were \$1,093,787. The Town also had \$690 of petty cash. In addition to insurance provided by the Federal Depository Insurance Corporation, deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, *Florida Security for Public Deposits Act*, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or other banking institution eligible collateral. In the event of failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. The Town's deposits at year end are considered insured for custodial credit risk purposes.

The Town maintains a pooled account for cash and cash equivalents that is available for use by all funds. Each fund's portion of the pooled account is displayed on the financial statements as "Pooled cash and cash equivalents". Interest income from pooled checking accounts is allocated back to the General Fund. Investment income from the pooled SBA accounts is allocated to the following funds based on each fund's relative equity in the pool: General, CRA, Debt Service, Capital Projects, and Sanitation.

As of September 30, 2014, the Town held the following investments:

	<u>Credit Rating</u>	<u>Fair Value</u>	<u>Weighted Average Maturity</u>
State Board of Administration:			
Florida PRIME	AAA(m)	\$ 774,504	39 days
Money market funds	N/R	36,129	N/A
Bond exchange traded funds	N/R	426,301	N/A
Equity exchange traded funds	N/R	996,539	N/A
Total investments		<u>\$ 2,233,473</u>	

All the investments other than the State Board of Administration are held in the fiduciary funds. The credit ratings are S&P's.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 3 – DEPOSITS AND INVESTMENTS** (Continued)

Investments

The exchange traded fund is commonly referred to as “ETF”. ETFs are funds that trade like other publicly-traded securities and are designed to track an index. Similar to shares of an index mutual fund, each share of the fund represents a partial ownership in an underlying portfolio of securities intended to track a market index. Unlike shares of a mutual fund, which can be bought and redeemed from the issuing fund by all shareholders at a price based on NAV, only authorized participants may purchase or redeem shares directly from the fund at NAV. Also, unlike shares of a mutual fund, the shares of the fund are listed on a national securities exchange and trade in the secondary market at market prices that change throughout the day.

The State Board of Administration is part of the Local Governments Surplus Funds Trust Fund and is governed by Chapter 19-7 of the Florida Administrative Code. These rules provide guidance and establish the general operating procedures for the administration of the Local Governments Surplus Funds Trust Fund. Additionally, the Office of the Auditor General performs the operational audit of the activities and investments of the State Board of Administration. The Local Government Surplus Funds Trust Fund is not a registrant with the Securities and Exchange Commission (SEC); however, the board has adopted operating procedures consistent with the requirements for a 2a-7 fund.

The State Board of Administration is divided between two separate pools. Florida PRIME, (Local Government Surplus Funds Trust Fund Investment Pool) consists of all money market appropriate assets and Pool B, (Surplus Funds Trust Fund) consists of assets that either defaulted on a payment, paid more slowly than expected, and/or had any significant credit and liquidity risk. At September 30, 2014, all the assets from Pool B were liquidated.

At September 30, 2014, Florida PRIME was assigned a "AAA(m)" principal stability fund rating by the Standard and Poor's Ratings. Florida PRIME is considered a SEC 2a7-like fund, thus, the account balance should also be considered its fair value.

The weighted average days to maturity (WAM) of Florida PRIME at September 30, 2014, was 39 days. A portfolio's WAM reflects the average maturity in days based on final maturity or reset date, in the case of floating rate instruments. WAM measures the sensitivity of Florida PRIME to interest rate changes.

As of September 30, 2014, the Town had \$774,504 invested in Florida PRIME. Additional information regarding the Local Government Surplus Funds Trust Fund may be obtained from the State Board of Administration.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 3 – DEPOSITS AND INVESTMENTS** (Continued)

Investments (Continued)

*Interest rate risk* – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Generally, the longer the time to maturity, the greater the exposure to interest rate risks. The Town limits its exposure to fair value losses resulting from rising interest rates by 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 primarily in short-term securities, money market mutual funds, or similar investment pools unless it is anticipated that long-term securities can be held to maturity without jeopardizing the liquidity requirements. The Retirement Funds do not have a formal investment policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

*Custodial credit risk* – For an investment, custodial credit is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments that are in the possession of an outside party. At September 30, 2014, all investments were insured or collateralized, except the Town's pension fund, in which the underlying securities are held by counterparty, or by its trust department or agent but not in the Town's name and is uninsured and unregistered. However, all securities are registered in the funds' names.

The money market and closed end funds are owned by the Pension Trust Funds.

The Town is authorized to invest its funds as follows:

1. Interest-bearing checking or savings accounts in qualified public depositories, as defined in Chapter 280, Florida Statutes;
2. Interest-bearing time deposits in qualified public depositories, as defined in Chapter 280, Florida Statutes;
3. The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Chapter 163, Florida Statutes;
4. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
5. Direct obligations of the United States Treasury;
6. Federal agencies and instrumentalities;

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 3 – DEPOSITS AND INVESTMENTS** (Continued)

Investments (Continued)

7. Securities of, or interest in, any open-end or closed-end management-type investment company or investment trust registered under the Investment Company Act of 1940, 15 U.S.C. sections 80a-1 et seq., as amended from time to time, provided that the portfolio of such investment company or investment trust is limited to obligations of the United States Government or any agency or instrumentality thereof and to repurchase agreements fully collateralized by such United States Government obligations, and provided that such investment company or investment trust takes delivery of such collateral either directly or through an authorized custodian;
8. Other investments authorized by law or by ordinance by the Town.

Investments of the Retired Police Officers Retirement Fund can consist of the following:

1. A qualified public depository as defined in Section 280, Florida Statutes.
2. Obligations issued by the United States Government or obligations guaranteed as to principal and interest by the United States Government or by an agency of the United States Government.
3. Stocks, bonds or other evidence of indebtedness issued or guaranteed by a corporation organized under the laws of the United States or the District of Columbia, provided that the corporation is listed on one or more of the recognized national exchanges or on the National Market System of the NASDAQ stock market.
  - a. Investments in equities shall not exceed 70% of the Pension Fund's total assets at cost.
  - b. Not more than then (5) percent of the Pension Fund's assets shall be invested in the common stock or capital stock of any one issuing company, nor shall the aggregate investment in any one issuing company exceed (5) percent of the outstanding capital stock of that company.
  - c. Not more than five (5) percent of the Fund's fixed income portfolio (at cost) shall be invested in the securities of any single corporate issuer. This limitation does not include issues of any U.S. government agency.
  - d. Bonds and other evidences of indebtedness not rated in one of the four highest classifications by a major rating service shall not exceed 5% of the Pension Fund's total assets at cost.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 3 – DEPOSITS AND INVESTMENTS** (Continued)

Investments (Continued)

4. Foreign securities provided they do not exceed 20% of the Pension Fund’s assets at cost.
5. Real estate through a security listed on one or more of the recognized national exchanges or other unit investment trust with shares redeemable on demand provided they do not exceed 10% of the Pension Fund’s assets at cost..
6. Commingled stock, bond, real estate or money market funds whose investments are restricted to securities meeting the above criteria.

A reconciliation of deposits and investments as shown on the statement of net position and statement of fiduciary net position for the Town is as follows:

By Category:

Deposits	\$ 1,083,270
Petty cash	690
Investments	<u>2,233,473</u>
Total deposits and investments	<u><u>\$ 3,317,433</u></u>

Presented in the statement of net position

Governmental activities	
Cash and cash equivalents	\$ 1,200,457
Investments	
Business-type activities	
Cash and cash equivalents	652,173
Restricted cash and cash equivalents	
Investments	
Total statements of net position	<u><u>1,852,630</u></u>

Presented in the statement of fiduciary net position

Pension trust funds	
Cash and cash equivalents	41,963
Investments	<u>1,422,840</u>
Total fiduciary funds	<u>1,464,803</u>
Total deposits and investments	<u><u>\$ 3,317,433</u></u>

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 4 – NOTES RECEIVABLES**

The CRA has a program to give grants and low interest loans for business development and façade improvements. The loans bear interest at 2% and are payable monthly for terms of five to ten years. The grants are to be repaid if the business is sold within five years and one fifth of the grant is forgiven each year. Both the loans and grants are secured by a lien on the improvements and/or the property of the business. At September 30, 2014, there were \$57,988 of loans outstanding which are recorded as notes receivable and \$16,106 of grants outstanding for which no asset is recorded since the expectation is that the business will not be sold.

**NOTE 5 – ACCOUNTS RECEIVABLES**

Receivables at September 30, 2014, were as follows:

	<u>General Fund</u>	<u>CRA Fund</u>	<u>Marina Fund</u>	<u>Sanitation Fund</u>	<u>Nonmajor Enterprise Fund</u>
Accounts receivable	\$ 46,843	\$ 2,650	\$ 32,686	\$ 118,741	\$ 2,693
Accrued receivables	<u>211,137</u>				
Total receivables	257,980	2,650	32,686	118,741	2,693
Less: allowance for uncollectible accounts	<u>(16,521)</u>	<u>(2,650)</u>	<u>(8,500)</u>	<u>(15,140)</u>	
Accounts receivable, net	<u>\$ 241,459</u>	<u>\$</u>	<u>\$ 24,186</u>	<u>\$ 103,601</u>	<u>\$ 2,693</u>

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 6 – CAPITAL ASSETS**

Capital Assets activity for the year ended September 30, 2014, was as follows:

**Primary Government**

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 2,691,891	\$	\$	\$ 2,691,891
Construction in progress	81,153		(81,153)	
Capital assets being depreciated:				
Buildings	7,357,691			7,357,691
Improvements	5,001,762	169,566		5,171,328
Machinery and equipment	<u>1,837,755</u>	<u>24,593</u>		<u>1,862,348</u>
Total at historical cost:	16,970,252	194,159	(81,153)	17,083,258
Less accumulated depreciation for:				
Buildings	(4,551,183)	(198,742)		(4,749,925)
Improvements	(2,209,555)	(412,283)		(2,621,838)
Machinery and equipment	<u>(1,731,502)</u>	<u>(44,843)</u>		<u>(1,776,345)</u>
Total accumulated depreciation	<u>(8,492,240)</u>	<u>(655,868)</u>		<u>(9,148,108)</u>
Governmental activities capital assets, net	<u>\$ 8,478,012</u>	<u>\$ (461,709)</u>	<u>\$ (81,153)</u>	<u>\$ 7,935,150</u>

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

<b>Governmental activities:</b>	
General government	\$ 406,571
Public safety	179
Physical environment	11,611
Transportation	102,651
Culture and recreation	<u>134,856</u>
<b>Total depreciation expense governmental activities</b>	<u><u>\$ 655,868</u></u>

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 6 – CAPITAL ASSETS** (Continued)

The capital asset activity of business-type activities for the year ended September 30, 2014, was as follows:

Business-type activities:	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital assets not being depreciated:				
Land	\$ 2,492,332	\$	\$	\$ 2,492,332
Construction in progress	396,556	63,015		459,571
Capital assets being depreciated:				
Improvements	10,622,507			10,622,507
Machinery and equipment	<u>2,770,180</u>	<u>17,959</u>		<u>2,788,139</u>
Total at historical cost:	<u>16,281,575</u>	<u>80,974</u>		<u>16,362,549</u>
Less accumulated depreciation for:				
Improvements	(3,545,983)	(516,474)		(4,062,457)
Machinery and equipment	<u>(2,654,541)</u>	<u>(88,304)</u>		<u>(2,742,845)</u>
Total accumulated depreciation	<u>(6,200,524)</u>	<u>(604,778)</u>		<u>(6,805,302)</u>
Business-type activities capital assets, net	<u>\$10,081,051</u>	<u>\$ (523,804)</u>	<u>\$</u>	<u>\$9,557,247</u>

**NOTE 7 – CONTRACT COMMITMENTS**

The amount remaining on contracts awarded but not yet completed as of September 30, 2014, were as follows:

Construction Commitments:	
Marina seawall	<u>\$ 403,680</u>

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES**

Long-term liability activity for the year ended September 30, 2014, was as follows:

	Balance October 1, 2013	Additions	Reductions	Balance September 30, 2014	Amount due within one year
<u>Governmental activities:</u>					
Bonds and loans payable	\$ 6,819,080	\$	\$ (904,943)	\$ 5,914,137	\$ 914,264
OPEB (see note 11)	32,320	6,008		38,328	
Compensated absences payable	166,216	185,992	(206,140)	146,068	29,214
Total	<u>\$ 7,017,616</u>	<u>\$ 192,000</u>	<u>\$(1,111,083)</u>	<u>\$ 6,098,533</u>	<u>\$943,478</u>
<u>Business-type activities:</u>					
Loans payable	\$ 5,142,615	\$	\$ (363,652)	\$ 4,778,963	\$ 316,899
OPEB (see note 11)	14,822	2,580		17,402	
Compensated absences payable	39,109	44,576	(65,269)	18,416	3,683
Total	<u>\$ 5,196,546</u>	<u>\$ 47,156</u>	<u>\$ (428,921)</u>	4,814,781	<u>\$ 320,582</u>
Unamortized premium				116,241	
				<u>\$ 4,931,022</u>	

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES** (Continued)

Compensated absences and OPEB liabilities for governmental activities are generally liquidated by the General Fund and by the Marina Fund, Sanitation Fund, and Stormwater Fund for business-type activities.

General Obligation Bonds: The debt service for general obligation bonds are payable from a separate ad valorem tax levy for the debt service fund. The Town’s outstanding governmental activities general obligation bonds at September 30, 2014, are summarized as follows:

General Obligation Bonds, Series 1997: On March 11, 1997, the voters of the Town approved the issuance of up to \$9,806,000 general obligation bonds for the purpose of financing the repair and redevelopment of the Town Hall, marina and other projects, and the construction of a new fire/medical facility and library addition. On August 7, 1997, the Town issued \$4,800,000 Town of Lake Park, Florida, General Obligation Bonds, Series 1997. Principal and interest at 4.96% are payable in semi-annual installments of \$189,725 on January 1 and July 1, commencing January 1, 1998, through maturity on July 1, 2017

The required debt service payments on the Series 1997 bond at September 30, 2014, are as follows:

<u>Year Ending</u> <u>September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> <u>Amount</u>
2015	\$ 331,947	\$ 47,503	\$ 379,450
2016	348,616	30,834	379,450
2017	<u>358,066</u>	<u>13,327</u>	<u>371,393</u>
	<u>\$1,038,629</u>	<u>\$ 91,664</u>	<u>\$1,130,293</u>

General Obligation Bond, Series 1998: On November 17, 1998, the Town issued a \$5,000,000 Town of Lake Park, Florida, General Obligation Bond, Series 1998. This bond represents the second and final series of the bonds approved by the voters of the Town in a special referendum on March 11, 1997, for the purpose of financing the repair and redevelopment of the Town Hall, marina and other projects, and the construction of a new fire/medical facility and library addition. Principal and interest at 4.46% are payable in semi-annual installments of \$194,329 on January 1 and July 1, commencing July 1, 1999, through maturity on July 1, 2018.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES** (Continued)

General Obligation Bonds (Continued)

General Obligation Bond, Series 1998 (Continued)

The required debt service payments on the Series 1998 bond at September 30, 2014, are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Amount</u>
2015	\$ 329,536	\$ 59,121	\$ 388,657
2016	344,397	44,260	388,657
2017	359,928	28,729	388,657
2018	<u>372,266</u>	<u>12,499</u>	<u>384,765</u>
	<u>\$1,406,127</u>	<u>\$144,609</u>	<u>\$1,550,736</u>

Revenue Bonds: The Town’s outstanding business-type activities revenue bonds at September 30, 2014, are summarized as follows:

Revenue Bonds, Series 2003A: On May 12, 2003, the Town entered into an agreement with the Florida Municipal Loan Council (the “Council”) to borrow funds for the construction of improvements at the Town’s marina. On May 16, 2003, the Council issued \$4,810,000 Florida Municipal Loan Council Revenue Bonds, Series 2003A, dated May 1, 2003, to finance the Town’s project and pay the costs of issuance for the bonds. The Town is required to meet certain minimum financial amounts, debt limitations and reporting requirements. Interest on the bonds is payable by the Town semi-annually on April 20 and October 20 and principal payments are due on April 20. Debt service on the bonds is payable from the net revenues of the marina operations, and all non-ad valorem revenues are pledged.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES** (Continued)

The debt service requirements and interest rates of the bonds at September 30, 2014, are as follows:

<u>Year Ending September 30</u>	<u>Interest Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	5.25	\$ 125,000	\$ 190,713	\$ 315,713
2016	5.25	130,000	184,150	314,150
2017	5.25	140,000	177,325	317,325
2018	5.25	145,000	169,975	314,975
2019	5.25	155,000	162,363	317,363
2020	5.25	160,000	154,225	314,225
2021	5.00	170,000	145,825	315,825
2022	5.00	180,000	137,325	317,325
2023	4.50	185,000	128,325	313,325
2024	4.50	195,000	120,000	315,000
2025	4.50	205,000	111,225	316,225
2026	5.00	215,000	102,000	317,000
2027	5.00	225,000	91,250	316,250
2028	5.00	235,000	80,000	315,000
2029	5.00	245,000	68,250	313,250
2030	5.00	260,000	56,000	316,000
2031	5.00	275,000	43,000	318,000
2032	5.00	285,000	29,250	314,250
2033	5.00	300,000	15,000	315,000
		<u>\$3,830,000</u>	<u>\$2,166,201</u>	<u>\$5,996,201</u>

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES** (Continued)

Promissory Notes: The Town’s outstanding promissory notes payable at September 30, 2014, are summarized as follows:

Promissary Note, Series 2008A: On August 28, 2008, the Town executed a tax-exempt note in the principal amount of \$4,928,350 with the Bank of America. Loan proceeds are restricted to finance the settlement of the pension obligation to the Town of Lake Park Firefighters’ Pension and for the construction of improvements in the marina. In addition, \$2,420,000 of the governmental loan proceeds were transferred to the CRA as a grant for the acquisition of property and for the construction of improvements within the Town’s community redevelopment area in accordance with an interlocal agreement between the Town and the CRA executed on August 20, 2008. The agreement does not require the CRA to repay the grant from the Town; however, if the CRA makes a voluntary payment to the Town, the Town will use the payment to pay debt service on the note.

Non-ad valorem revenues of the Town secure the promissory note. The Town is required to meet certain minimum financial amounts, debt limitations and reporting requirements. The continued exclusion of interest on the Tax-Exempt Note from gross income for federal income tax purposes depends, in part, upon compliance with the arbitrage limitations imposed by Sections 103(b)(2) and 148 of the Internal Revenue Code. Interest on the note is payable by the Town semi-annually on April 1 and October 1 and principal payments are due on April 1 with a final maturity date of April 1, 2028. The note bears an annual interest rate of 3.67%, which is subject to adjustment upon the occurrence of a Determination of Taxability.

Amounts currently outstanding on the note are as follows:

<u>Purpose</u>	<u>Amount</u>
Governmental activities	\$ 2,656,640
Business-type activities	<u>533,906</u>
	<u>\$ 3,190,546</u>

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES** (Continued)

Promissory Notes (Continued)

Promissory Note, Series 2008A (Continued)

Annual debt service requirements to maturity are as follows:

Governmental Activities:

Year Ending September 30	Principal	Interest	Total Amount
2015	\$ 180,760	\$ 94,182	\$ 274,942
2016	187,394	87,426	274,820
2017	194,271	80,423	274,694
2018	201,401	73,162	274,563
2019	208,792	65,635	274,427
2020-2024	1,057,645	207,202	1,264,847
2025-2028	626,377	47,011	673,388
Total	<u>\$ 2,656,640</u>	<u>\$ 655,041</u>	<u>\$ 3,311,681</u>

Business-type activities:

Year Ending September 30	Principal	Interest	Total Amount
2015	\$ 133,750	\$ 17,140	\$ 150,890
2016	24,571	14,235	38,806
2017	25,473	13,317	38,790
2018	26,408	12,365	38,773
2019	27,377	11,378	38,755
2020-2024	152,714	40,768	193,482
2025-2028	143,613	10,778	154,391
Total	<u>\$ 533,906</u>	<u>\$ 119,981</u>	<u>\$ 653,887</u>

Promissory Note, Series 2008B: On August 28, 2008, the Town executed a note in the principal amount of \$309,550 with the Bank of America to finance the construction of improvements in the marina and the purchase of recreation vehicles. Non-ad valorem revenues of the Town secure the promissory note. The Town is required to meet certain minimum financial amounts, debt limitations and reporting requirements. Interest on the note is payable by the Town semi-annually on April 1 and October 1 and principal payments are due on April 1 with a final maturity date of April 1, 2028. The note bears an annual interest rate of 6.78%.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES** (Continued)

Promissory Notes (Continued)

Promissory Note, Series 2008B (Continued)

Amounts currently outstanding on the note are as follows:

<u>Purpose</u>	<u>Amount</u>
Governmental activities	\$ 8,399
Business-type activities	<u>207,885</u>
	<u>\$ 216,284</u>

Annual debt service requirements to maturity are as follows:

Governmental Activities:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Amount</u>
2015	<u>\$ 8,399</u>	<u>\$ 285</u>	<u>\$ 8,684</u>

Business-type activities:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Amount</u>
2015	\$ 9,363	\$ 13,777	\$ 23,140
2016	9,998	13,121	23,119
2017	10,676	12,420	23,096
2018	11,400	11,672	23,072
2019	12,173	10,872	23,045
2020-2024	74,421	40,346	114,767
2025-2028	79,854	11,272	91,126
Total	<u>\$ 207,885</u>	<u>\$ 113,480</u>	<u>\$ 321,365</u>

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES** (Continued)

Promissory Notes (Continued)

Promissory Note, Series 2009: On August 7, 2009, the Town executed a note in the principal amount of \$1,475,000 with the Bank of America to land acquisition and improvements, the purchase of a sanitation truck, fuel tanks, parking meters, and make roof repairs. Non-ad valorem revenues of the Town secure the promissory note. The Town is required to meet certain minimum financial amounts, debt limitations and reporting requirements. Interest on the note is payable by the Town semi-annually on April 1 and October 1 and principal payments are due on April 1 with a final maturity date of April 1, 2024. The note bears an annual interest rate of 5.11%.

Amounts currently outstanding on the note are as follows:

<u>Purpose</u>	<u>Amount</u>
Governmental activities	<u>\$ 804,342</u>

Annual debt service requirements to maturity are as follows:

Governmental Activities:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Amount</u>
2015	\$ 63,622	\$ 41,102	\$ 104,724
2016	66,873	37,851	104,724
2017	70,289	34,434	104,723
2018	73,881	30,842	104,723
2019	77,657	27,067	104,724
2020-2024	452,020	71,595	523,615
Total	<u>\$ 804,342</u>	<u>\$ 242,891</u>	<u>\$ 1,047,233</u>

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 8 – LONG-TERM LIABILITIES** (Continued)

Promissory Notes (Continued)

Promissory Note, Series 2011: On October 20, 2011, the Town executed a note in the principal amount of \$350,000 with Seacoast National Bank to finance improvements to stormwater drainage. Non-ad valorem assessments imposed by the Town to pay for the cost of operation, maintenance, extension and replacement and debt service of the Town's stormwater management system secure the promissory note. Interest on the note is payable by the Town semi-annually on April 1 and October 1 and principal payments are due on April 1 with a final maturity date of April 1, 2018. The note bears an annual interest rate of 4%.

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Amount</u>
2015	\$ 48,787	\$ 7,311	\$ 56,098
2016	50,738	5,321	56,059
2017	52,768	3,251	56,019
2018	54,879	1,097	55,976
Total	<u>\$ 207,172</u>	<u>\$ 16,980</u>	<u>\$ 224,152</u>

Pledged Revenues: The Revenues Bonds Series 2003A and the Promissory Notes Series 2008A, 2008B and 2009 are all secured by the non-ad valorem revenues of the Town. The pledged revenues for the fiscal year ended September 30, 2014 were \$6,534,169 and the related debt service was \$768,107. The Promissory Notes Series 2011 is secured by the revenues on the stormwater utility fund which were \$489,396 and the related debt service was \$56,135 for the fiscal year ended September 30, 2014.

Annual Maturities: The aggregate maturities for all long-term debt of the Town with scheduled maturities (excluding compensated absences and claims and settlements), are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Amount</u>
2015	\$ 1,231,164	\$ 471,134	\$ 1,702,298
2016	1,162,587	417,198	1,579,785
2017	1,211,471	363,225	1,574,696
2018	885,235	311,612	1,196,847
2019	480,999	277,315	758,314
2020-2024	2,626,800	1,045,610	3,672,410
2025-2029	1,974,844	521,787	2,496,631
2030-2033	1,120,000	143,251	1,263,251
Total	<u>\$ 10,693,100</u>	<u>\$ 3,551,132</u>	<u>\$ 14,244,232</u>

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 9 – DEFERRED COMPENSATION PLAN ASSETS**

Employees of the Town may participate in a deferred compensation plan adopted under the provisions of Internal Revenue Code Section 457 (Deferred Compensation Plans with Respect to Service for State and Local Governments).

The deferred compensation plan is available to all employees of the Town. Under the plan, employees may elect to defer a portion of their salaries and avoid paying taxes on the deferred portion until the withdrawal date. The deferred compensation amount is not available for withdrawal by employees until termination, retirement, death, or unforeseeable emergency. A third party administers the deferred compensation plan.

In 1999, the Town Adopted GASB-32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. The Town modified its Deferred Compensation Plan to conform with the changes in the Internal Revenue Code brought about by the Small Business Job Protection Act of 1996 (the “Act”). The Act requires that eligible deferred compensation plans established and maintained by governmental employers be amended to provide that all assets of the plan be held in trust, or under one or more appropriate annuity contracts or custodial accounts, for the exclusive benefit of plan participants and their beneficiaries. As a result of this change, these plan assets are no longer property of the Town and will no longer be subject to the claims of the Town’s general creditors.

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

**NOTE 10 – PENSION PLANS**

Defined Contribution Plan:

The General Employees Retirement Plan is a defined contribution pension plan established by the Town to provide benefits at retirement for all current employees. Defined contribution plans have terms that specify how contributions to an individual’s account are to be determined rather than the amount of pension benefits the individual is to receive. In a defined contribution plan, the pension benefits a participant will receive depend only on the amount contributed to the participant’s account, earnings on investments of these contributions, and forfeitures of other participants’ benefits that will be allocated to the participant’s account. The Town does not hold or administer resources of the Plan. Consequently, the Plan does not meet the requirements for inclusion in the Town’s financial statements as a fiduciary fund. The Plan does not issue a stand-alone financial report. Plan provisions are established and may be amended only by the Town Commission.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 10 – PENSION PLANS** (Continued)

Defined Contribution Plan (Continued)

The Town is required to contribute 5% of the plan members' annual compensation and matches 50% of the employees' voluntary contributions under the deferred compensation plan, up to a maximum of 2.5% of participants' annual compensation. Total contributions for the year ended September 30, 2014, were \$114,403 by the Town and \$127,954 by the employees.

Vesting of the Town's contributions in the 401(a) plan commences after two years of service, with 20% vesting in year two and 20% each year thereafter until fully vested after six years. If an employee terminates before becoming fully vested, forfeited amounts will be reallocated to accounts of remaining participants as an additional employer contribution. Year of service begins upon an eligible employee successfully completing one year of service and having reached age 18. A year of service is a computation period during which an employee is credited with at least 1,000 hours of service.

Defined Benefit Plan

The Town administers one single employer defined benefit pension plan that covers no current Town employees. The Retired Police Officers' Pension Fund (RPOPF) covers certain police retirees. The plan was established by the Town and administered by a separate board of trustees. The Board of Trustees consist of five members, the Town Manager, the Town Finance Director, two plan participants and a Town Citizen appointed by the other four members. The plan does not issue stand-alone financial reports.

Basis of Accounting: All pension fund financial statements are prepared using the accrual basis of accounting. Employer contributions are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan.

Method Used to Value Investments: Plan investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates.

Administrative Expenses: Liability for future non-investment related expenses is the present value of the future anticipated expenses over the remaining UAAL amortization period based on expenses paid in the year preceding the valuation date.

Investments Concentrations. There were no investments representing concentrations of 5% or more of net plan assets in investments that are not issued or guaranteed by the U.S. government.

Post-retirement Benefits: The Town offers continuation of health, dental, vision, and life insurance benefits to employees upon retirement. The cost of such benefits is paid by the retirees and the Town has no further liability for post-retirement benefits.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 10 – PENSION PLANS** (Continued)

Defined Benefit Plans (Continued)

*The Retired Police Officers’ Pension Fund*

Effective October 1, 2001, the Palm Beach County Sheriff’s Office (PBSO) was contracted to provide police services for the Town in connection with the transfer of Town police services to the PBSO, the active plan members of the plan were terminated and eligible for a lump sum payout. Effective November 20, 2002, the Town terminated the Municipal Police Officers’ Retirement Trust Fund and distributed lump sum payouts to the vested participants. On October 15, 2003, the Town established the Retired Police Officers’ Pension Fund for the retirees covered by the original plan and transferred substantially all remaining assets of the original plan to the new plan in April 2004.

The plan is a substituted trust established on October 1, 2003 by Town Ordinance No. 13-2003 to provide the retired members of the previous defined benefit pension plan with the monthly retirement benefits that were accrued under the prior plan. Accordingly, the Retired Police Officers’ Pension Fund covers only retirees and has no active plan members or employees of the Town that are eligible to participate and the provisions of the Retired Police Officers’ Pension Fund as established by Town ordinance, do not address any provisions related to vesting, eligibility for retirement, future retirement benefits, other benefits, or employee contributions. Administrative expenses are financed as part of the unfunded actuarial accrued liability. The Town is required to contribute actuarially determined amounts sufficient to fund the plan. At October 1, 2014, the date of the latest actuarial valuation, the RPOPF included three service retirees and four disability retirees.

Asset Allocation. The plan’s adopted asset allocation policy as of September 30, 2014, is as follows:

<u>Asset Class</u>	<u>Target Allocation</u>
Equity	68%
Fixed Income	29
Cash	<u>3</u>
Total	<u>100%</u>

Rate of Return. For the year ended September 30, 2014, the annual money-weighted rate of return on Pension Plan investments, net of pension plan investment expense, was 12.44 percent adjusted for the changing amounts actually invested.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 10 – PENSION PLANS** (Continued)

Defined Benefit Plans (Continued)

The Retired Police Officers' Pension Fund (Continued)

Net Pension Liability. The components of net pension liability of the Town on September 30, 2014 were as follows:

Total pension liability	\$ 1,734,025
Plan fiduciary net position	<u>(1,474,812)</u>
Town's net pension liability	<u>\$ 259,213</u>
Plan fiduciary net position as a percentage of total pension liability	<u>85.05%</u>

Actuarial Assumptions - The total pension liability was determined by an actuarial valuation as of October 1, 2013 updated to September 30, 2014 using the following actuarial assumptions applied to the September 30, 2014, measurement period.

Inflation	<u>N/A</u>
Salary increases	N/A
Investment rate of return	7.50%
Mortality	RP-2000 Combined Healthy without projection (sex distinct) Based on a study of over 650 public safety funds, this table reflects a 10% margin for future mortality improvements. Disabled lives set forward five years.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included the pension plan's target asset allocation as of September 30, 2014, are summarized in the following table:

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 10 – PENSION PLANS** (Continued)

Defined Benefit Plans (Continued)

The Retired Police Officers' Pension Fund (Continued)

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Equity	4.88%
Fixed Income	0.57%
Cash	0.00%

Discount Rate. The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flows used to determine the discount rates assumed that plan member contributions will be made at the current contribution rate and that sponsor contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the net pension liabilities of the Town, calculated using the discount rates above, as well as what the Town's net pension liabilities would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
	6.50%	7.50%	8.50%
Town's net pension liability	<u>\$ 145,244</u>	<u>\$ 259,213</u>	<u>\$ (76,637)</u>

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 10 – PENSION PLANS** (Continued)

Defined Benefit Plans (Continued)

The Retired Police Officers' Pension Fund (Continued)

Schedule of Employer Contributions

<u>Year Ended</u> <u>September 30</u>	<u>Annual</u> <u>Required</u> <u>Contribution</u>	<u>Percentage</u> <u>Contributed</u>
2012	\$ 71,883	100%
2013	58,008	100%
2014	52,328	100%

Annual Pension Costs and Related Information: The significant actuarial assumptions used in the most recent actuarial valuation of the Retired Police Officers' Pension Fund are summarized as follows:

Valuation date	October 1, 2014
Actuarial cost method	Entry Age Normal Actuarial Cost Method
Amortization method	Level dollar amount - closed
Remaining amortization period	15 years
Asset valuation method	Market
Actuarial assumptions:	
Investment rate of return (Net of administrative expenses)	7.5%
Inflation rate	N/A
Projected salary increase	N/A
Post retirement COLA	N/A

Three Year Trend Information

	<u>Actuarially</u> <u>Determined</u> <u>Contribution</u>	<u>Percentage</u> <u>of APC</u> <u>Contributed</u>	<u>Net</u> <u>Pension</u> <u>Obligation</u>
2012	\$ 71,883	100%	
2013	58,008	100%	
2014	52,328	100%	

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS**

The Town implemented Governmental Accounting Standards Board Statement 45 (GASB 45), *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, effective October 1, 2009. The Town elected to implement prospectively, and the change in accounting principle had no effect on changes in net position/fund equity for prior periods. Retirees of the Town pay an amount equal to the actual premium for health insurance charged by the carrier, but there is an implied subsidy in the healthcare insurance premium for retirees because the premium charged for these retirees is the same as the premium charged for active employees, who are younger than retirees on average. This implied subsidy constitutes other postemployment benefits (OPEB) under GASB 45.

*Plan Description*

The Town provides a single employer defined benefit health care plan to all of its employees. The plan allows its employees and their beneficiaries, to continue to obtain health, dental, vision and life insurance benefits upon retirement. The normal retirement age of Town employees is age 65. The benefits of the plan are in accordance with Florida Statutes, which are the legal authority for the plan. The plan has no assets and does not issue a separate financial report.

*Funding Policy*

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

*Annual OPEB Cost and Net OPEB Obligation*

The annual other postemployment benefit (OPEB) cost is calculated based on the annual required contribution of the employer, an amount actuarially determined in accordance with GASB Statement No. 45. The annual required contribution represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and to amortize any unfunded actuarial liabilities over a period not to exceed 30 years.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS** (Continued)

The annual OPEB cost and the net OPEB obligation for the Town for the current year and the related information is as follows:

Required contribution rates:	
Employer	Pay-as-you-go
Plan members	N/A
Normal cost	\$ 11,067
Interest on normal cost	498
Amortization	5,156
Interest on amortization	<u>232</u>
Annual required contribution	16,953
Interest on net unfunded OPEB obligation	2,121
Adjustment to annual required contribution	<u>(2,446)</u>
Annual OPEB cost	16,628
Contributions made	<u>(8,040)</u>
Increase in net OPEB obligation	8,588
Net OPEB obligation October 1, 2013	<u>47,142</u>
Net OPEB obligation September 30, 2014	<u>\$ 55,730</u>

Trend Information

Three-Year Trend Information			
Fiscal Year End	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
09/30/12	\$21,982	38.2%	\$ 38,923
09/30/13	\$16,259	49.5%	\$ 47,142
09/30/14	\$16,628	48.4%	\$ 55,730

Funded Status

The funded status of the plan as of most recent actuarial valuation date was as follows:

Actuarial valuation date	10/01/2012
Actuarial accrued liability	\$ 81,779
Actuarial value of plan assets	\$
Unfunded actuarial accrued liability (UAAL)	\$ 81,779
Funded ratio	0.0%
Covered payroll	\$ 11,760
UAAL as a percentage of covered payroll	4.1%

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS** (Continued)

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are comparable with past expectations and new estimates are made about the future. The schedule of funding progress presented as required supplementary information following the notes to the financial statements, will present multi-year trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits. Because the fiscal year ended September 30, 2010, was the year of implementation of GASB 45 and actuarial valuations are only required every three years, only two years are presented in the schedule at this time. In future years, required trend data will be presented. The Town has not contributed assets to the plan at this time.

*Actuarial Methods and Assumptions*

Projections of benefits are based on the substantive plan (the plan as understood by the employer and plan members) and includes the types of benefits in force at the valuation date and the pattern of sharing benefit costs between the Town and the plan members to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. Significant methods and assumptions were as follows:

Actuarial valuation date	10/01/2012
Actuarial cost method	Entry Age Normal
Amortization method	Level percent of payroll, closed
Remaining amortization period	26 years
Asset valuation method	Unfunded
Actual assumptions:	
Investment rate of return	4.5%
Healthcare cost trend	8.5% for 2013 decreasing to 4.5% in 2017

**NOTE 12 – JOINTLY GOVERNED ORGANIZATION**

The Town, through an interlocal agreement with certain other municipalities and Palm Beach County, created the Seacoast Utility Authority (“Seacoast”) which provides water and sewer service to the citizens of each of the participating municipalities and a portion of Palm Beach County. Seacoast’s governing board is comprised of one member from each participating entity. Seacoast is an Independent Authority organized under the laws of the State of Florida, and the Town has no participating equity ownership in Seacoast. The Town paid \$65,674 to Seacoast during the fiscal year for water and sewer service.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 13 – RISK MANAGEMENT**

The Town is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the Town carries commercial insurance through the Florida League of Cities, Inc., a statewide commercial insurance program. The policy for comprehensive property, casualty and liability insurance provides coverage with a deductible of \$5,000 for property and casualty and \$25,000 for liability claims per occurrence, with a combined annual cap of \$2 million. The Town does not retain any risk of loss under this policy.

Florida Statutes limit the Town's maximum loss for most liability claims to \$200,000 per person and \$300,000 per occurrence under the Doctrine of Sovereign Immunity. However, under certain circumstances, a plaintiff can seek to recover damages in excess of statutory limits by introducing a claims bill to the Florida Legislature. The limits addressed in Florida Statutes do not apply to claims filed in Federal courts. There have been no significant reductions in insurance coverage in the prior year. No settlements exceeded insurance coverage for the past three years.

The Town has established a risk management program for workers' compensation where premiums are paid from each department to the Florida League of Cities who fully insures all claims to a statutory level. The Town does not retain any risk of loss under this policy. There were no significant reductions in insurance coverage from the prior year. The amount of insurance settlements has not exceeded the Town's insurance coverage in any of the prior three fiscal years.

The Town currently reports all of its risk management activities in the Insurance Fund. Claims expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. These losses include an estimate of claims that have been incurred but not reported.

**Grants**

Amounts received or receivable from grantor agencies are subject to audit and adjustment by those agencies, principally Palm Beach County, the U.S. Department of Housing and Urban Development and the State of Florida. Any disallowed claims, including amounts already received, might constitute a liability of the Town for the return of those funds.

**Litigation**

The Town is a defendant in various lawsuits arising in the ordinary course of normal operations. Although the ultimate outcome of some of these lawsuits cannot be determined at the present time, it is the opinion of legal counsel that the likelihood of unfavorable outcome and the amounts of potential losses cannot be reasonably determined for all claims at this time.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 14 - RELATED PARTY TRANSACTIONS – ENTERPRISE FUNDS**

The General Fund provides the other funds with various management services. Administrative costs totaling \$51,176 for the CRA fund, \$106,325 for the Sanitation fund, and \$71,074 for the Stormwater Utility fund were charged for 2014.

**NOTE 15 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS**

In governmental accounting, interfund loans are reported as interfund receivables in lender funds and interfund payables in borrower funds. There is no net effect in the governmental-wide financial statements. The current portion of the interfund loan is reported in the governmental funds as Due to and Due from other funds and the non-current portion is reported as Advance to and Advance from other funds. The composition of interfund balances at September 30, 2014, is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Due to/from</u>	<u>Advance</u>	<u>Total</u>
General Fund	CRA Fund	\$ 52,781	\$ 348,528	\$ 401,309
	Nonmajor			
General Fund	Governmental	8,072		8,072
	Nonmajor			
General Fund	Enterprise	2,500		2,500
General Fund	Sanitation Fund	451,000		451,000
Internal Service	Marina Fund	200,000		200,000
Nonmajor	Nonmajor			
Governmental	Enterprise	14,458		14,458
Nonmajor				
Enterprise	Marina Fund	250,000		250,000
Marina Fund	Sanitation Fund	65,000		65,000
Marina Fund	General Fund	426,500		426,500

The payable to the General Fund from the CRA Fund of \$401,309 was for the purpose of land acquisitions and improvements in the CRA.

All other payables and receivables were for cash flow purposes.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 15 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS** (Continued)

Interfund transfers during the year ended September 30, 2014, are as follows:

Fund	Transfers in	Transfers out
General Fund	\$ 208,055	
CRA Fund		\$ 208,055
General Fund	100,008	
Nonmajor Governmental		100,008
General Fund	51,300	
Nonmajor Enterprise		51,300
General Fund	200,000	
Sanitation Fund		200,000
CRA Fund	287,535	
General Fund		287,535
Marina Fund	51,880	
General Fund		51,880

The transfer of \$208,055 from the CRA Fund to the General Fund was for principal and interest payments that the CRA Fund agreed to reimburse the General Fund if the CRA Fund has sufficient available resources.

The transfer of \$287,543 from the General Fund to the CRA Fund was for the 2014 incremental tax obligation.

The transfer to the Marina Fund from the General Fund was an operating transfer to offset the revenue lost from lowering slip fees to boost occupancy in the Marina.

The transfers were also used to reimburse the General Fund for shared administrative costs and make payment in lieu of taxes.

**NOTE 16 – INTER-LOCAL AGREEMENTS**

*Fire Protection and Emergency Medical Services*

On June 5, 2002, the Town and Palm Beach County entered into an agreement for fire protection and emergency medical services beginning July 29, 2002. The agreement expired on October 1, 2009, and was renewed for an additional seven year term. The contract price for the services under the agreement each year is calculated by multiplying the Town’s current taxable property value times the millage rate for the Fire Rescue MSTU as adopted by the Board of County Commissioners. For the period from October 1, 2014 thru September 30, 2015, the Town will pay \$1,660,704 in equal monthly installments.

**TOWN OF LAKE PARK, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2014**

**NOTE 16 – INTER-LOCAL AGREEMENTS** (Continued)

*Palm Beach County Sheriff's Office Inter-local Agreement*

On April 11, 2006, the Town and the Palm Beach County Sheriff's Office entered into an agreement for law enforcement services beginning October 1, 2005. The tenth addendum to the contract extended the term of service from October 1, 2014, thru September 30, 2015, and the Town will pay \$2,648,850 in equal monthly installments.

**NOTE 17 – PRIOR PERIOD ADJUSTMENT**

As discussed in Note 18, the Town implemented GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities* during the current fiscal year. The cumulative effect of applying GASB 65 has been reported as a restatement of the beginning net position of the Business-type activities on the entity-wide financial statements and of the Marina Fund and the Nonmajor Enterprise Fund at the fund level statements . A reconciliation of the prior period ending net position to the current period beginning net positions is as follows.

	Business-type Activities	Marina Fund	Nonmajor Enterprise Fund
Balance at September 30, 2013, as reported	\$ 5,670,809	\$ 4,911,951	\$ 651,147
Adjustment to write-off loan issuance costs	(86,319)	(75,808)	(10,511)
Balance at September 30, 2013, as restated	\$ 5,584,490	\$ 4,836,143	\$ 640,636

Adoption of this new accounting principle had no effect on the change in net position for the current year.

**NOTE 18 – ACCOUNTING CHANGES**

The Town implemented the following GASB Statements during the fiscal year ended September 30, 2014:

In March 2012, the GASB issued Statement No. 65, *Items Previously Reported as Assets and Liabilities*. GASB 65 establishes accounting and financial reporting standards that reclassify as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities. The cumulative effect of applying this statement is required to be reported as a restatement of beginning net position. See Note 17.

**TOWN OF LAKE PARK, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2014**

**NOTE 18 – ACCOUNTING CHANGE** (Continued)

In June 2012, the GASB issued Statement No. 67, *Financial Reporting for Pension Plans – an amendment of GASB Statement 25*. GASB 67 improves financial reporting by state and local governmental pension plans primarily through enhanced note disclosures and schedules of required supplementary information.

**NOTE 19 – NEW ACCOUNTING STANDARDS**

Below is a brief description and effective date of new accounting standards that could have a significant impact on the Town. Management is currently evaluating the impact of the adoption of these statements on the Town's financial statements.

In June 2012, the GASB issued Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement 27*. GASB 68 improves financial reporting by state and local governments for pensions. It also improves information provided by state and local governmental employers about financial support for pensions that is provided by other entities. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for pensions with regard to providing decision-useful information, supporting assessments of accountability and inter-period equity, and creating additional transparency. This statement is effective for the fiscal year ending September 30, 2015.

In November 2013, the GASB issued Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68*. This Statement amends paragraph 137 of GASB 68 to require that, at transition, a government recognize a beginning deferred outflow of resources for its pension contributions, if any, made subsequent to the measurement date of the beginning net pension liability. The provisions of this Statement are required to be applied simultaneously with the provisions of GASB 68.

REQUIRED SUPPLEMENTARY INFORMATION OTHER THAN MD&A

FIDUCIARY FUNDS

Pension Trust Funds

*Retired Police Officers' Pension Trust Fund*

**TOWN OF LAKE PARK, FLORIDA**  
**Required Supplemental Information**  
**Retired Police Officers' Retirement Fund**  
**Schedule of Changes in Net Pension Liability and Related Ratios**  
**September 30, 2014**

**Last Fiscal Year**

	2014
Total pension liability:	
Service cost	\$ 126,439
Benefit payments, including refunds of employee contributions	(156,529)
Net change in total pension liability	(30,090)
Total pension liability - beginning	1,764,115
Total pension liability - ending (a)	\$ 1,734,025
Plan fiduciary net position	
Contributions - employer	\$ 52,328
Net investment income	170,788
Benefit payments, including refunds of employee contributions	(156,529)
Administrative expenses	(15,671)
Net change in plan fiduciary net position	50,916
Plan fiduciary net position - beginning	1,423,896
Plan fiduciary net position - ending (b)	\$ 1,474,812
Net pension liability (a) - (b)	\$ 259,213
Plan fiduciary net position as a percentage of the total pension liability	85.05%

NOTE: The Town implemented GASB Statement 67 in 2014; information is presented for those years in which information is available.

**TOWN OF LAKE PARK, FLORIDA**  
**Required Supplemental Information**  
**Retired Police Officers' Retirement Fund**  
**September 30, 2014**

**Last Fiscal Year**

**Schedule of Contributions**

<u>Fiscal Year Ending September 30</u>	<u>Acturially Determined Contribution</u>	<u>Actual Contribution</u>	<u>Contribution Deficiency (Excess)</u>
2014	\$ 52,328	\$ 52,328	\$

**Schedule of Investment Returns**

<u>Fiscal Year Ending September 30</u>	<u>Annual money weighted rate of return net of investment expenses</u>
2014	12.44%

NOTE: The Town implemented GASB Statement 67 in 2014; information is presented for those years in which information is available.

**TOWN OF LAKE PARK, FLORIDA**  
**Required Supplemental Information**  
**Retired Police Officers' Retirement Fund**  
**Notes to the Schedule of Contributions**  
**September 30, 2014**

**Methods and assumptions used in calculations of determined contributions.**

The actuarially determined contribution rates are calculated as of October 1, one year prior to the end of the fiscal year in which contributions are reported.

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level dollar amount -closed
Remaining Amortization Period	15
Asset Valuation Method	Market
Inflation	N/A
Salary increases	N/A
Investment Rate of Return	7.50%
Mortality	RP-2000 Combined Healthy without projection(sex distinct) Based on a study of over 650 public safety funds, this table reflects a 10% margin for future mortality improvements. Disabled lives set forward five years.

**OTHER POST-EMPLOYMENT BENEFITS**

**TOWN OF LAKE PARK, FLORIDA**  
**Required Supplementary Information**  
**September 30, 2014**

Schedule of Funding Progress

Other Post Employment Benefits (OPEB)

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL)- Entry Age(1) (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll ((b-a)/c)
10/01/09	\$	\$ 104,222	\$ 104,222	0.0%	\$ 2,448,717	4.3%
10/01/12	\$	\$ 81,779	\$ 81,779	0.0%	\$ 2,011,760	4.1%

The schedule of funding progress presented above will present multi-year trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits. Because the fiscal year ended September 30, 2010, was the year of implementation of GASB 45 and the Town elected to apply the statement prospectively, only two years are presented in the schedule at this time. In future years, required trend data will be presented. The Town has not contributed assets to the plan at this time.

GENERAL FUND

**TOWN OF LAKE PARK, FLORIDA**  
**Budgetary Comparison Schedule -**  
**General Fund**  
**For the Year Ended September 30, 2014**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Taxes				
General property taxes	\$ 3,819,488	\$ 3,802,488	\$ 3,802,758	\$ 270
Franchise taxes				
Electricity	525,000	525,000	613,022	88,022
Gas	7,500	7,500	8,404	904
Solid Waste	20,000	20,000	30,238	10,238
Utility taxes				
Electricity	636,000	636,000	736,795	100,795
Water	145,000	145,000	144,093	(907)
Gas	43,000	43,000	45,607	2,607
Total taxes	<u>5,195,988</u>	<u>5,178,988</u>	<u>5,380,917</u>	<u>201,929</u>
Building permits	113,250	113,250	114,984	1,734
Alarm permits	16,000	16,000	13,975	(2,025)
Signage permits	7,000	7,000	8,650	1,650
Business tax receipts	330,000	330,000	332,267	2,267
Business tax confirmation	10,800	10,800	14,352	3,552
Reinspection fees	6,000	6,000	9,925	3,925
Cost recovery	1,230	26,230	38,897	12,667
Special event fees	2,000	2,000	1,600	(400)
Contractors fees	2,000	2,000	2,648	648
Total licenses and permits	<u>488,280</u>	<u>513,280</u>	<u>537,298</u>	<u>24,018</u>
Intergovernmental revenues				
Local government sales tax	561,000	561,000	605,562	44,562
Local communication services taxes	344,500	344,500	324,291	(20,209)
State revenue sharing	233,000	233,000	235,154	2,154
Alcoholic beverage licenses	8,000	8,000	9,516	1,516
Motor fuel tax refund	5,123	5,123	4,114	(1,009)
County shared revenues				
County business tax	13,000	13,000	17,481	4,481
Grant revenues				
State aid to libraries	6,600	6,600	7,014	414
Total intergovernmental revenues	<u>\$ 1,171,223</u>	<u>\$ 1,171,223</u>	<u>\$ 1,203,132</u>	<u>\$ 31,909</u>

(Continued)

See notes to the budgetary comparison schedules.

**TOWN OF LAKE PARK, FLORIDA**  
**Budgetary Comparison Schedule -**  
**General Fund**  
**For the Year Ended September 30, 2014**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
(Continued)				
Revenues (Continued)				
Sanitation	\$ 106,325	\$ 106,325	\$ 106,325	\$
CRA	51,176	51,176	51,176	
Stormwater utility	71,074	71,074	71,074	
Parking fees	35,000	35,000	31,056	(3,944)
Plan review fees	8,000	8,000	16,100	8,100
Bank registration fees	6,900	6,900	7,950	1,050
Parks and recreation	70,276	60,276	44,769	(15,507)
Other charges for services	12,900	12,900	19,338	6,438
Total charges for services	<u>361,651</u>	<u>351,651</u>	<u>347,788</u>	<u>(3,863)</u>
Court fines	35,000	35,000	26,081	(8,919)
Code violations	90,350	100,350	104,494	4,144
Code violations - administrative cost	16,800	16,800	21,950	5,150
Parking violations	8,500	8,500	6,930	(1,570)
Alarm violations	10,000	10,000	7,025	(2,975)
Business tax penalties	7,300	7,300	90	(7,210)
Library fines	650	650	1,421	771
Total fines and forfeitures	<u>168,600</u>	<u>178,600</u>	<u>167,991</u>	<u>(10,609)</u>
Miscellaneous revenue				
Interest earnings	3,500	(9,500)	3,208	12,708
Interest earnings - tax collector	17,000	17,000	4,334	(12,666)
Unrealized gain on investments			(43)	(43)
Rent	62,873	52,873	54,384	1,511
Sale of surplus property	5,000	5,000	472	(4,528)
Sale of scrap material	500	500	528	28
Fuel reimbursement from Sheriff	25,000	33,000	32,746	(254)
Reimbursement from Stormwater utility	39,550	39,550	29,962	(9,588)
Miscellaneous revenues	7,873	7,873	15,733	7,860
Total miscellaneous revenues	<u>161,296</u>	<u>146,296</u>	<u>141,324</u>	<u>(4,972)</u>
Total revenues	<u>\$ 7,547,038</u>	<u>\$ 7,540,038</u>	<u>\$ 7,778,450</u>	<u>\$ 238,412</u> (Continued)

See notes to the budgetary comparison schedules.

**TOWN OF LAKE PARK, FLORIDA**  
**Budgetary Comparison Schedule -**  
**General Fund**  
**For the Year Ended September 30, 2014**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
(Continued)				
Expenditures				
General government				
Legislative				
Personal services	\$ 51,403	\$ 51,403	\$ 50,992	\$ 411
Operating expenditures	43,367	52,283	34,376	17,907
Total legislative	<u>94,770</u>	<u>103,686</u>	<u>85,368</u>	<u>18,318</u>
Town manager				
Personal services	190,199	190,449	188,658	1,791
Operating expenditures	9,900	9,900	8,517	1,383
Total town manager	<u>200,099</u>	<u>200,349</u>	<u>197,175</u>	<u>3,174</u>
Personnel				
Personal services	105,525	108,123	110,401	(2,278)
Operating expenditures	24,536	24,536	26,121	(1,585)
Total personnel	<u>130,061</u>	<u>132,659</u>	<u>136,522</u>	<u>(3,863)</u>
Town clerk				
Personal services	129,620	109,316	101,216	8,100
Operating expenditures	27,408	33,778	38,161	(4,383)
Capital outlay		7,634	9,325	(1,691)
Total town clerk	<u>157,028</u>	<u>150,728</u>	<u>148,702</u>	<u>2,026</u>
Finance				
Personal services	338,628	336,728	333,038	3,690
Operating expenditures	83,643	79,643	77,895	1,748
Total finance	<u>422,271</u>	<u>416,371</u>	<u>410,933</u>	<u>5,438</u>
Legal				
Operating expenditures	121,000	115,000	104,063	10,937
Total legal	<u>121,000</u>	<u>115,000</u>	<u>104,063</u>	<u>10,937</u>
Information technology				
Personal services	99,324	99,324	98,302	1,022
Operating expenditures	49,325	49,325	50,142	(817)
Capital outlay		22,790	16,842	5,948
Total information technology	<u>148,649</u>	<u>171,439</u>	<u>165,286</u>	<u>6,153</u>
Non-departmental				
Personal services	58,008	58,008	52,328	5,680
Operating expenditures	500	500	423	77
Debt service	382,467	382,467	379,762	2,705
Total non-departmental	<u>440,975</u>	<u>440,975</u>	<u>432,513</u>	<u>8,462</u>
Total general government	<u>1,714,853</u>	<u>1,731,207</u>	<u>1,680,562</u>	<u>50,645</u>

(Continued)

See notes to the budgetary comparison schedules.

**TOWN OF LAKE PARK, FLORIDA**  
**Budgetary Comparison Schedule -**  
**General Fund**  
**For the Year Ended September 30, 2014**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Expenditures (Continued)				
Public Safety				
Law enforcement				
Operating expenditures	\$ 2,667,115	\$ 2,667,115	\$ 2,670,583	\$ (3,468)
Disaster				
Operating expenditures	1,000	1,000		1,000
Total disaster	1,000	1,000		1,000
Fire department				
Operating expenditures	1,550,505	1,550,505	1,550,508	(3)
Community development				
Personal services	371,816	371,816	376,851	(5,035)
Operating expenditures	142,367	169,264	156,517	12,747
Total community development	514,183	541,080	533,368	7,712
Total public safety	4,732,803	4,759,700	4,754,459	5,241
Physical environment				
Public works- administration				
Personal services	187,004	187,004	165,267	21,737
Operating expenditures	14,412	14,412	20,003	(5,591)
Total Public works- administration	201,416	201,416	185,270	16,146
Vehicle maintenance				
Personal services	36,484	36,484	36,844	(360)
Operating expenditures	40,933	40,933	47,157	(6,224)
Total vehicle maintenance	77,417	77,417	84,001	(6,584)
Total physical environment	278,833	278,833	269,271	9,562
Transportation				
Facility maintenance				
Personal services	86,516	86,516	86,111	405
Operating expenditures	175,242	177,156	185,977	(8,821)
Capital outlay		-	4,806	(4,806)
Total facility maintenance	261,758	263,672	276,894	(13,222)
Parking facilities				
Personal services	19,402	19,402	19,106	296
Operating expenditures	23,950	23,950	21,969	1,981
Debt service	32,277	32,277	32,276	1
Total parking facilities	75,629	75,629	73,351	2,278
Total transportation	337,387	339,301	350,245	(10,944)

(Continued)

See notes to the budgetary comparison schedules.

**TOWN OF LAKE PARK, FLORIDA**  
**Budgetary Comparison Schedule -**  
**General Fund**  
**For the Year Ended September 30, 2014**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
(Continued)				
Expenditures (Continued)				
Culture and recreation				
Library				
Personal services	\$ 185,514	\$ 180,966	\$ 166,879	\$ 14,087
Operating expenditures	70,852	70,852	65,202	5,650
Capital outlay		-	1,066	(1,066)
Total library	<u>256,366</u>	<u>251,818</u>	<u>233,147</u>	<u>18,671</u>
Recreation				
Personal services	104,801	105,501	106,614	(1,113)
Operating expenditures	70,265	69,965	58,537	11,428
Capital outlay		5,758	9,317	(3,559)
Debt service	8,701	8,701	8,701	-
Total recreation	<u>183,767</u>	<u>189,925</u>	<u>183,169</u>	<u>6,756</u>
Public works - ground maintenance				
Personal services	288,417	288,417	258,127	30,290
Operating expenditures	74,764	74,764	63,378	11,386
Total public works - ground maintenance	<u>363,181</u>	<u>363,181</u>	<u>321,505</u>	<u>41,676</u>
Total culture and recreation	<u>803,314</u>	<u>804,924</u>	<u>737,821</u>	<u>67,103</u>
Total expenditures	<u>7,867,190</u>	<u>7,913,965</u>	<u>7,792,358</u>	<u>121,607</u>
Excess (deficiency) of revenues over (under) revenues	<u>(320,152)</u>	<u>(373,927)</u>	<u>(13,908)</u>	<u>360,019</u>
Other financing sources (uses)				
Transfers in				
Transfer from Streets and Roads	100,000	100,000	100,008	8
Transfer from CRA	260,841	260,841	208,055	(52,786)
Transfer from Stormwater	51,300	51,300	51,300	
Transfer from Sanitation	200,000	200,000	200,000	
Total transfers in	<u>612,141</u>	<u>612,141</u>	<u>559,363</u>	<u>(52,778)</u>
Transfers out				
Transfer out CRA	(285,757)	(285,757)	(287,535)	(1,778)
Transfer out Marina	(51,880)	(51,880)	(51,880)	
Total transfers out	<u>(337,637)</u>	<u>(337,637)</u>	<u>(339,415)</u>	<u>(1,778)</u>
Balance brought forward	<u>170,648</u>	<u>99,424</u>		<u>(99,424)</u>
Contingency, reserves and unappropriated	<u>(125,000)</u>	<u>(1)</u>		<u>1</u>
Total other financing sources (uses)	<u>320,152</u>	<u>373,927</u>	<u>219,948</u>	<u>(153,979)</u>
Net change in fund balances	<u>\$</u>	<u>\$</u>	<u>\$ 206,040</u>	<u>\$ 206,040</u>

See notes to the budgetary comparison schedules.

CRA FUND

**TOWN OF LAKE PARK, FLORIDA**  
**Required Supplementary Information**  
**Budgetary Comparison Schedule -**  
**Community Redevelopment Fund**  
**For the Year Ended September 30, 2014**

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget</b>
	<b>Original</b>	<b>Final</b>		<b>Positive (Negative)</b>
Revenues				
Intergovernmental	\$ 156,133	\$ 156,133	\$ 154,465	\$ (1,668)
Miscellaneous revenue	2,700	2,700	2,512	(188)
Transfer from General Fund	291,251	291,251	287,535	(3,716)
Total revenues	<u>450,084</u>	<u>450,084</u>	<u>444,512</u>	<u>(5,572)</u>
Expenditures				
General government	189,243	189,243	182,080	7,163
Economic environment			39,905	(39,905)
Transfers	260,841	260,841	208,055	52,786
Total expenditures	<u>450,084</u>	<u>450,084</u>	<u>430,040</u>	<u>20,044</u>
Net change in fund balances	<u>\$</u>	<u>\$</u>	<u>\$ 14,472</u>	<u>\$ 14,472</u>

See notes to the budgetary comparison schedules.

**TOWN OF LAKE PARK  
REQUIRED SUPPLEMENTARY INFORMATION  
NOTES TO BUDGETARY COMPARISON SCHEDULES  
SEPTEMBER 30, 2014**

**NOTE A - BUDGETARY ACCOUNTING**

An appropriated budget has been legally adopted for the General Fund and Community Redevelopment Fund on the same modified-accrual basis used to reflect revenue and expenditures.

The Town follows these procedures in establishing the annual budget:

1. Prior to September 1, the Town Manager submits to the Town Commission a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted at the Town Hall to obtain taxpayer comments.
3. The Town advises the Palm Beach County Tax Collector's office of the proposed millage rate, the rolled back millage rate and the day, time and place of the public hearing for budget acceptance.
4. A public hearing is held to obtain taxpayer input and to adopt the final budget and millage rate.
5. A final operating budget and related millage rates are legally enacted through the passage of a resolution.
6. Changes or amendments to the total budgeted expenditures of the must be approved by the Town Commission. Accordingly, the legal level of control is at the fund level.
7. All unencumbered balances lapse at the end of each fiscal year.

**TOWN OF LAKE PARK**  
**NOTES TO BUDGETARY COMPARISON SCHEDULES**  
**SEPTEMBER 30, 2014**

**NOTE A - BUDGETARY ACCOUNTING** (Continued)

The reported budgetary data represents the final appropriated budget after amendments adopted by the Town Commission. An appropriated budget is legally required and has been legally adopted for the General Fund, Community Redevelopment Special Revenue Fund, Debt Service Fund, Streets and Roads Special Revenue Fund, and the Insurance Internal Service Fund on the same modified-accrual basis used to reflect actual revenues and expenditures. The operations of the Town's other funds are non-budgeted financial activities, which are not legally required to adopt budgets. Budgetary comparison schedules for the Debt Service Fund and Streets and Roads Special Revenue Fund, non-major funds, and the Insurance Internal Service Fund, a proprietary fund, are not required to be presented and may be found in Other Supplementary Information.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to assign that portion of the applicable appropriations, is employed as an extension of formal budgetary control in the General Fund. There were no encumbrances outstanding at year end.

**NOTE B – EXPENDITURES OVER APPROPRIATIONS**

There were no expenditures in excess of appropriations.

OTHER SUPPLEMENTARY INFORMATION

NONMAJOR GOVERNMENTAL FUNDS

Debt Service Fund

Special Revenue Funds  
*Streets and Roads Fund*

Capital Projects Funds  
*Capital Projects Fund*  
*Special Projects Fund*

**TOWN OF LAKE PARK, FLORIDA**  
**Combining Balance Sheet**  
**Nonmajor Governmental Funds**  
**September 30, 2014**

	<b>Debt Service Fund</b>	<b>Special Revenue Fund Streets &amp; Roads Fund</b>	<b>Capital Projects Funds</b>		<b>Total Nonmajor Governmental Funds</b>
			<b>Capital Projects Bond Fund</b>	<b>Special Projects Fund</b>	
<b>Assets</b>					
Pooled cash and cash equivalents	\$ 90,898	\$ 119,490	\$ 16,593	\$ 24,076	\$ 251,057
Due from other governments		19,447		5,414	24,861
Due from other funds		14,458			14,458
Total assets	<u>\$ 90,898</u>	<u>\$ 153,395</u>	<u>\$ 16,593</u>	<u>\$ 29,490</u>	<u>\$ 290,376</u>
<b>Liabilities and fund balances</b>					
<b>Liabilities</b>					
Accounts payable	\$	\$ 4,589	\$	\$	\$ 4,589
Accrued items		3,283			3,283
Due to other funds				8,072	8,072
Total liabilities		<u>7,872</u>		<u>8,072</u>	<u>15,944</u>
<b>Fund balances</b>					
Restricted for:					
Debt service	90,898				90,898
Transportation		223,583			223,583
Capital projects			16,593		16,593
Assigned to:					
Capital projects fund				21,418	21,418
Unassigned		(78,060)			(78,060)
Total fund balances	<u>90,898</u>	<u>145,523</u>	<u>16,593</u>	<u>21,418</u>	<u>274,432</u>
Total liabilities and fund balances	<u>\$ 90,898</u>	<u>\$ 153,395</u>	<u>\$ 16,593</u>	<u>\$ 29,490</u>	<u>\$ 290,376</u>

**TOWN OF LAKE PARK, FLORIDA**  
**Combining Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Nonmajor Governmental Funds**  
**For the Year Ended September 30, 2014**

	<b>Debt Service Fund</b>	<b>Special Revenue Fund</b>	<b>Capital Projects Funds</b>		<b>Total Nonmajor Governmental Funds</b>
		<b>Streets &amp; Roads Fund</b>	<b>Capital Projects Bond Fund</b>	<b>Special Projects Fund</b>	
Revenues					
Taxes	\$ 751,600	\$	\$	\$	\$ 751,600
Intergovernmental		339,753		45,416	385,169
Miscellaneous	781				781
Total revenues	<u>752,381</u>	<u>339,753</u>		<u>45,416</u>	<u>1,137,550</u>
Expenditures					
Current					
General government				3,084	3,084
Transportation		174,976			174,976
Capital outlay		33,610		47,829	81,439
Debt service					
Principal	631,482				631,482
Interest charges	136,625				136,625
Total expenditures	<u>768,107</u>	<u>208,586</u>		<u>50,913</u>	<u>1,027,606</u>
Excess of revenues over (under) expenditures	<u>(15,726)</u>	<u>131,167</u>		<u>(5,497)</u>	<u>109,944</u>
Other financing sources (uses)					
Transfers out		(100,008)			(100,008)
Total other financing sources (uses)		<u>(100,008)</u>			<u>(100,008)</u>
Net changes in fund balances	(15,726)	31,159		(5,497)	9,936
Fund balances - beginning (deficit)	106,624	114,364	16,593	26,915	264,496
Fund balances - ending (deficit)	<u>\$ 90,898</u>	<u>\$ 145,523</u>	<u>\$ 16,593</u>	<u>\$ 21,418</u>	<u>\$ 274,432</u>

**TOWN OF LAKE PARK, FLORIDA**  
**Budgetary Comparison Schedule -**  
**Debt Service Fund**  
**For the Year Ended September 30, 2014**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes	\$ 775,600	\$ 775,600	\$ 751,600	\$ (24,000)
Investment earnings			781	781
Total revenues	<u>775,600</u>	<u>775,600</u>	<u>752,381</u>	<u>(23,219)</u>
Expenditures				
Debt service	<u>775,600</u>	<u>775,600</u>	<u>768,107</u>	<u>7,493</u>
Net change in fund balances - budgetary basis	<u>\$</u>	<u>\$</u>	<u>\$ (15,726)</u>	<u>\$ (15,726)</u>

**TOWN OF LAKE PARK, FLORIDA**  
**Budgetary Comparison Schedule -**  
**Streets and Roads Fund**  
**For the Year Ended September 30, 2014**

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget</b>
	<b>Original</b>	<b>Final</b>		<b>Positive (Negative)</b>
	<u>          </u>	<u>          </u>		<u>          </u>
Revenues				
Intergovernmental	\$ 333,685	\$ 333,685	\$ 339,753	\$ 6,068
Total revenues	<u>333,685</u>	<u>333,685</u>	<u>339,753</u>	<u>6,068</u>
Expenditures				
Transportation	184,923	184,923	174,976	9,947
Capital outlay	30,000	44,719	33,610	11,109
Debt service	16,842	16,842		16,842
Other	1,920	1,920		1,920
Transfer to General fund	100,000	100,000	100,008	(8)
Total expenditures	<u>333,685</u>	<u>348,404</u>	<u>308,594</u>	<u>39,810</u>
Balance brought forward		<u>14,719</u>		<u>(14,719)</u>
Net change in fund balances - budgetary basis	<u>\$</u>	<u>\$</u>	<u>\$ 31,159</u>	<u>\$ 31,159</u>

PROPRIETARY FUNDS

Internal Service Fund

*Insurance Fund*

**TOWN OF LAKE PARK, FLORIDA**  
**Budgetary Comparison Schedule -**  
**Insurance Fund**  
**For the Year Ended September 30, 2014**

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget</b>
	<b>Original</b>	<b>Final</b>		<b>Positive (Negative)</b>
Revenues				
Contributed revenue	\$ 270,400	\$ 270,400	\$ 300,317	\$ 29,917
Miscellaneous revenue			147,028	147,028
Total revenues	270,400	270,400	447,345	176,945
Expenditures				
Personal services	87,000	87,000	76,909	10,091
Operating expenses	183,400	183,400	186,704	(3,304)
Total expenditures	270,400	270,400	263,613	6,787
Net change in net position - budgetary basis	\$	\$	\$ 183,732	\$ 183,732

STATISTICAL SECTION

## STATISTICAL SECTION

*This part of the Town of Lake Park's comprehensive annual financial report presents detailed unaudited information as a context for understanding what the information in the financial statement, note disclosures, and required supplementary information says about the Town's overall financial health.*

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#### **Financial Trends**

*These schedules contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.*

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#### **Revenue Capacity**

*These schedules contain information to help the reader assess the Town's most significant local revenue source, the property tax.*

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#### **Debt Capacity**

*These schedules present information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.*

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#### **Demographic and Economic Information**

*These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.*

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#### **Operating Information**

*These schedules contain service and infrastructure data to help understand how the information in the Town's financial report relates to the services the Town provides and the activities it performs.*

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*Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.*



**TOWN OF LAKE PARK, FLORIDA**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting) Unaudited**

	Fiscal Year				
	2005	2006	2007	2008	2009
<b>Expenses</b>					
Governmental activities:					
General government	\$ 1,462,056	\$ 1,704,011	\$ 2,237,149	\$ 2,538,501	\$ 2,656,309
Public safety	3,870,758	4,377,568	5,008,257	5,211,776	5,421,845
Physical environment	462,674	953,466	652,725	361,170	319,993
Transportation	559,433	820,777	573,501	683,463	659,113
Culture and recreation	1,052,857	1,242,254	1,450,650	1,161,870	1,242,156
Economic environment					
Interest on long-term debt	351,729	334,083	314,933	320,280	420,671
<b>Total governmental activities expenses</b>	<u>7,759,507</u>	<u>9,432,159</u>	<u>10,237,215</u>	<u>10,277,060</u>	<u>10,720,087</u>
Business-type activities:					
Marina	216,922	1,143,506	1,610,274	1,902,634	1,734,561
Sanitation	1,321,437	1,245,151	1,283,851	1,355,926	1,430,694
Stormwater					208,668
<b>Total business-type activities expenses</b>	<u>1,538,359</u>	<u>2,388,657</u>	<u>2,894,125</u>	<u>3,258,560</u>	<u>3,373,923</u>
<b>Total primary government expenses</b>	<u>\$ 9,297,866</u>	<u>\$ 11,820,816</u>	<u>\$ 13,131,340</u>	<u>\$ 13,535,620</u>	<u>14,094,010</u>
<b>Program revenues</b>					
Governmental activities:					
Charges for services:					
General government	\$ 415,029	\$ 504,806	\$ 33,232	\$ 40,726	\$ 43,756
Public safety	607,252	451,805	967,365	796,094	775,124
Physical environment					
Transportation					
Culture and recreation	38,817	48,471	49,352	56,775	58,785
Operating contributions and grants:					
General government	200,470	324,969	103,021	15,879	
Public safety			7,950		
Physical environment	22,662	10,000			
Transportation	748,968	810,226			
Culture and recreation			16,816	16,168	11,639
Capital contributions and grants:		16,437			
General government	327,408	226,097			
Public safety			3,435	8,637	4,295
Physical environment			40,000		
Transportation			15,709	91,533	22,903
Culture and recreation			306,858	225,100	160,597
<b>Total governmental activities program revenues</b>	<u>2,360,606</u>	<u>2,392,811</u>	<u>1,543,738</u>	<u>1,250,912</u>	<u>1,077,099</u>
Business-type activities:					
Charges for services:					
Marina	184,545	1,092,204	1,279,927	1,220,299	1,017,094
Sanitation	1,403,863	1,409,510	1,423,947	1,483,528	1,401,682
Stormwater					455,587
Operating contributions and grants					
Marina	22,098				
Sanitation	354,529	259,527			
Capital contributions and grants					
Marina	240,193		825		110,276
Stormwater					95,755
<b>Total business-type activities program revenues</b>	<u>2,205,228</u>	<u>2,761,241</u>	<u>2,704,699</u>	<u>2,703,827</u>	<u>3,080,394</u>
<b>Total primary government program revenues</b>	<u>\$ 4,565,834</u>	<u>\$ 5,154,052</u>	<u>\$ 4,248,437</u>	<u>\$ 3,954,739</u>	<u>\$ 4,157,493</u>

<b>Fiscal Year</b>				
<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
\$ 2,543,961	\$ 2,371,297	\$ 1,938,137	\$ 1,543,348	\$ 1,608,593
5,723,360	4,910,050	4,726,961	4,578,728	4,749,126
349,637	333,799	286,687	289,172	268,706
600,669	662,871	619,207	565,936	564,501
987,778	1,022,770	846,998	919,506	815,290
32,063	49,637	3,458	1,921	39,905
430,289	388,633	354,828	316,601	276,467
<u>10,667,757</u>	<u>9,739,057</u>	<u>8,776,276</u>	<u>8,215,212</u>	<u>8,322,588</u>
2,005,435	1,856,283	1,632,308	1,591,055	1,600,962
1,412,372	1,464,491	1,396,191	1,396,551	1,152,304
313,994	353,584	384,366	414,106	402,905
<u>3,731,801</u>	<u>3,674,358</u>	<u>3,412,865</u>	<u>3,401,712</u>	<u>3,156,171</u>
<u>\$ 14,399,558</u>	<u>\$ 13,413,415</u>	<u>\$ 12,189,141</u>	<u>\$ 11,616,924</u>	<u>\$ 11,478,759</u>
\$ 58,700	\$ 69,481	\$ 70,516	\$ 79,381	\$ 82,406
768,338	743,715	795,284	754,094	778,395
40,396	41,964	35,608	29,015	31,056
75,384	96,576	57,038	69,116	46,549
	2,100	3,259		
			5,000	3,517
15,926	12,608	20,165	11,371	9,024
3,379	1,311			
16,180	16,665	17,910	18,141	18,642
43,250	77,506	117,533	36,580	45,416
<u>1,021,553</u>	<u>1,061,926</u>	<u>1,117,313</u>	<u>1,002,698</u>	<u>1,015,005</u>
1,166,201	1,149,451	890,305	801,716	1,105,139
1,510,419	1,496,006	1,468,553	1,459,636	1,445,086
514,865	516,126	503,251	505,271	489,396
	2,400,000			
<u>3,195,731</u>	<u>5,561,583</u>	<u>2,862,109</u>	<u>2,766,623</u>	<u>3,039,621</u>
<u>\$ 4,217,284</u>	<u>\$ 6,623,509</u>	<u>\$ 3,979,422</u>	<u>\$ 3,769,321</u>	<u>\$ 4,054,626</u>

**TOWN OF LAKE PARK, FLORIDA**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting) Unaudited**

	Fiscal Year				
	2005	2006	2007	2008	2009
<b>Net (expense) revenue</b>					
Governmental activities	\$ (5,398,901)	\$ (7,039,348)	\$ (8,693,477)	\$ (9,026,148)	\$ (9,642,988)
Business-type activities	666,869	372,584	(189,426)	(554,733)	(293,529)
<b>Total primary government net expense</b>	<u>\$ (4,732,032)</u>	<u>\$ (6,666,764)</u>	<u>\$ (8,882,903)</u>	<u>\$ (9,580,881)</u>	<u>\$ (9,936,517)</u>
<b>General revenues and other changes in net position</b>					
Governmental activities:					
Taxes:					
Property taxes	\$ 4,251,570	\$ 5,066,005	\$ 6,262,727	\$ 6,156,686	\$ 6,827,668
Franchise fees	518,641	631,811	629,365	630,215	603,269
Utility service taxes	651,733	671,970	668,400	681,568	690,743
Local option gas taxes			260,282	246,643	236,037
Communication sales tax			539,562	505,783	539,808
Intergovernmental, unrestricted	1,266,350	720,919	1,062,715	974,834	893,510
Gain on sale of surplus property	17,140	39,629		26	
Miscellaneous revenue			24,658	38,971	102,096
Investment earnings	133,691	532,902	306,398	174,117	54,121
Transfers		262,647	75,000	321,996	212,554
<b>Total governmental activities</b>	<u>6,839,125</u>	<u>7,925,883</u>	<u>9,829,107</u>	<u>9,730,839</u>	<u>10,159,806</u>
Business-type activities					
Investment earnings	44,694	62,167	78,419	29,038	7,100
Gain on sale of equipment	100,250		14,720		
Miscellaneous revenues			7,168		
Transfers			(75,000)	(321,996)	(212,554)
<b>Total business-type activities</b>	<u>144,944</u>	<u>62,167</u>	<u>25,307</u>	<u>(292,958)</u>	<u>(205,454)</u>
<b>Total primary government</b>	<u>\$ 6,984,069</u>	<u>\$ 7,988,050</u>	<u>\$ 9,854,414</u>	<u>\$ 9,437,881</u>	<u>\$ 9,954,352</u>
<b>Changes in net position</b>					
Governmental activities	\$ 1,440,224	\$ 886,535	\$ 1,135,630	\$ 704,691	\$ (2,072,945)
Business-type activities	811,813	434,751	(164,119)	(847,691)	2,443,213
<b>Total primary government</b>	<u>\$ 2,252,037</u>	<u>\$ 1,321,286</u>	<u>\$ 971,511</u>	<u>\$ (143,000)</u>	<u>\$ 370,268</u>

Fiscal Year				
2010	2011	2012	2013	2014
\$ (9,628,204)	\$ (8,677,131)	\$ (7,658,963)	\$ (7,212,514)	\$ (7,307,583)
(536,070)	1,887,225	(550,756)	(635,089)	(116,550)
<u>\$ (10,164,274)</u>	<u>\$ (6,789,906)</u>	<u>\$ (8,209,719)</u>	<u>\$ (7,847,603)</u>	<u>\$ (7,424,133)</u>
\$ 5,448,106	\$ 4,730,840	\$ 4,434,500	\$ 4,315,899	\$ 4,554,358
569,868	572,846	545,895	493,884	651,664
771,384	796,663	804,467	849,228	926,495
236,960	230,060	229,780	230,639	236,922
464,184	414,748	375,003	356,437	324,291
1,144,701	1,072,929	1,012,470	1,033,832	1,093,000
174			2,043	
54,473	36,181	37,586	26,307	12,705
281,801	284,050	324,350	(2,168,700)	199,420
<u>8,971,651</u>	<u>8,138,317</u>	<u>7,764,051</u>	<u>5,139,569</u>	<u>7,998,855</u>
16,780	10,652	11,902	11,214	814
8,355			18,388	
			880,000	
(281,801)	(284,050)	(324,350)	2,168,700	(199,420)
<u>(256,666)</u>	<u>(273,398)</u>	<u>(312,448)</u>	<u>3,078,302</u>	<u>(198,606)</u>
<u>\$ 8,714,985</u>	<u>\$ 7,864,919</u>	<u>\$ 7,451,603</u>	<u>\$ 8,217,871</u>	<u>\$ 7,800,249</u>
\$ (656,553)	\$ (538,814)	\$ 105,088	\$ (2,072,945)	\$ 691,272
(792,736)	1,613,827	(863,204)	2,443,213	(315,156)
<u>\$ (1,449,289)</u>	<u>\$ 1,075,013</u>	<u>\$ (758,116)</u>	<u>\$ 370,268</u>	<u>\$ 376,116</u>

**TOWN OF LAKE PARK, FLORIDA**  
**Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting) Unaudited**

	Fiscal Year			
	2005	2006	2007	2008
<b>General fund</b>				
Reserved	\$ 177,971	\$ 135,074	\$ 946,499	\$ 1,379,773
Unreserved				
Designated			151,963	121,572
Undesignated	2,672,593	3,138,613	1,010,346	686,285
Total general fund	<u>\$ 2,850,564</u>	<u>\$ 3,273,687</u>	<u>\$ 2,108,808</u>	<u>\$ 2,187,630</u>
<b>All other governmental funds</b>				
Reserved	\$	\$ 149,558	\$ 1,590,692	\$ 2,754,260
Unreserved	114,301			
Designated for capital projects				
Designated for subsequent year's budget				
Undesignated, reported in:				
Debt service fund				
Special revenue funds			849,579	883,122
Capital projects fund	135,371	244,852	164,837	3,930
Total all other governmental funds	<u>\$ 249,672</u>	<u>\$ 394,410</u>	<u>\$ 2,605,108</u>	<u>\$ 3,641,312</u>
	Fiscal Year			
	2009	2010		
<b>General fund</b>				
Reserved	\$ 2,209,117	\$ 2,526,148		
Unreserved				
Designated	28,814	32,424		
Undesignated	1,176,019	510,773		
Total general fund	<u>\$ 3,413,950</u>	<u>\$ 3,069,345</u>		
<b>All other governmental funds</b>				
Reserved	\$ 638,293	\$ 241,608		
Unreserved				
Designated for capital projects				
Designated for subsequent year's budget				
Undesignated, reported in:				
Debt service fund				
Special revenue funds	1,156,193	842,342		
Capital projects fund	49,634	42,786		
Total all other governmental funds	<u>\$ 1,844,120</u>	<u>\$ 1,126,736</u>		
	Fiscal Year			
	2011	2012	2013	2014
<b>General fund</b>				
Nonspendable	\$ 2,582,849	\$ 3,045,989	\$ 435,992	\$ 367,260
Restricted	118,164	54,100	33,929	33,826
Assigned				
Subsequent year's expenditures	84,887		70,648	
Unassigned	277,015	20,643	198,722	544,245
Total general fund	<u>\$ 3,062,915</u>	<u>\$ 3,120,732</u>	<u>\$ 739,291</u>	<u>\$ 945,331</u>
<b>All other governmental funds</b>				
Nonspendable	\$ 4,022	\$	\$ 1,640	\$
Restricted	123,345	213,533	270,230	331,074
Assigned				
Subsequent year's expenditures	181,592			
Special revenue funds	8,374			
Capital projects funds	24,863	18,458	26,915	21,418
Unassigned		(236,283)	(224,590)	(253,889)
Total all other governmental funds	<u>\$ 342,196</u>	<u>\$ (4,292)</u>	<u>\$ 74,195</u>	<u>\$ 98,603</u>

Note: The Town implemented GASB 54, *Fund Balance Reporting and Government Fund Definitions*, in 2011.

**TOWN OF LAKE PARK, FLORIDA**  
**Changes in Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting) Unaudited**

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>Revenues</b>					
Taxes	\$ 5,556,457	\$ 6,369,786	\$ 7,286,723	\$ 7,165,046	\$ 7,825,211
Licenses and permits	786,175	567,044	695,726	579,519	529,487
Intergovernmental	2,415,388	2,356,210	2,323,977	2,681,555	2,198,263
Charges for services	161,681	239,705	254,759	295,517	293,756
Fines and forfeitures	100,642	185,234	220,724	174,643	213,105
Miscellaneous	162,248	600,715	421,268	250,799	184,381
<b>Total revenues</b>	<u>9,182,591</u>	<u>10,318,694</u>	<u>11,203,177</u>	<u>11,147,079</u>	<u>11,244,203</u>
<b>Expenditures</b>					
General government	1,451,403	1,594,394	1,701,253	3,267,652	2,361,396
Public safety	3,814,984	4,302,722	4,992,454	5,206,596	5,413,894
Physical environment	357,690	835,987	551,320	368,740	287,322
Transportation	550,861	809,325	573,007	626,366	553,392
Culture and recreation	806,050	940,868	1,330,674	1,039,190	1,087,407
Economic environment					
Capital outlay	116,093	1,008,895	1,126,772	2,699,269	2,369,922
Debt service					
Principal	448,808	472,830	510,523	538,385	746,625
Interest	356,611	339,199	320,294	308,481	397,670
Other debt service charges				17,488	19,450
<b>Total expenditures</b>	<u>7,902,500</u>	<u>10,304,220</u>	<u>11,106,297</u>	<u>14,072,167</u>	<u>13,237,078</u>
Excess of revenues over (under) expenditures	1,280,091	14,474	96,880	(2,925,088)	(1,992,875)
<b>Other financing sources (uses)</b>					
Transfers in		46,107	867,005	3,868,013	1,392,713
Transfers out		(46,107)	(792,005)	(3,546,017)	(1,180,159)
Proceeds from sale of assets	243,905	256,897	5,742	630	
Bonds issued					
Loan proceeds				3,717,488	1,209,449
Capital lease obligations	84,453	103,185			
<b>Total other financing sources (uses)</b>	<u>328,358</u>	<u>360,082</u>	<u>80,742</u>	<u>4,040,114</u>	<u>1,422,003</u>
Net change in fund balances	<u>\$ 1,608,449</u>	<u>\$ 374,556</u>	<u>\$ 177,622</u>	<u>\$ 1,115,026</u>	<u>\$ (570,872)</u>
Debt service as a percentage of non-capital expenditures	<u>10.34%</u>	<u>8.74%</u>	<u>8.33%</u>	<u>7.46%</u>	<u>10.55%</u>

	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
\$	6,789,358	\$ 6,100,349	\$ 5,784,862	\$ 5,659,011	\$ 6,132,517
	526,201	467,389	470,844	502,279	537,298
	1,938,633	1,833,846	1,765,296	1,718,020	1,742,766
	375,283	467,931	431,057	418,675	347,788
	120,890	132,963	183,345	185,451	167,991
	302,937	310,590	291,484	167,701	144,617
	<u>10,053,302</u>	<u>9,313,068</u>	<u>8,926,888</u>	<u>8,651,137</u>	<u>9,072,977</u>
	2,432,667	2,382,504	1,915,421	1,429,575	1,459,677
	5,484,119	4,906,546	4,725,084	4,578,945	4,754,459
	308,366	292,967	256,855	267,232	269,391
	581,424	533,475	517,457	471,465	488,139
	858,955	870,465	697,998	776,567	718,737
	32,063	49,637	3,458	1,921	39,905
	490,174	153,252	234,513	70,763	122,795
	765,541	801,042	827,516	865,224	904,943
	442,783	398,200	361,607	323,700	283,903
	<u>11,396,092</u>	<u>10,388,088</u>	<u>9,539,909</u>	<u>8,785,392</u>	<u>9,041,949</u>
	(1,342,790)	(1,075,020)	(613,021)	(134,255)	31,028
	1,248,816	1,109,374	986,222	866,943	846,898
	(967,015)	(825,324)	(661,872)	(3,035,643)	(647,478)
	<u>281,801</u>	<u>284,050</u>	<u>324,350</u>	<u>(2,168,700)</u>	<u>199,420</u>
\$	<u>(1,060,989)</u>	<u>(790,970)</u>	<u>(288,671)</u>	<u>(2,302,955)</u>	<u>\$ 230,448</u>
	<u>11.08%</u>	<u>11.72%</u>	<u>12.78%</u>	<u>13.64%</u>	<u>13.33%</u>

**TOWN OF LAKE PARK, FLORIDA**  
**Governmental Funds Tax Revenues by Source**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting) Unaudited**

<b>Fiscal Year</b>	<b>Property Taxes</b>	<b>Franchise Fees</b>	<b>Utility Service Taxes</b>	<b>Communication Services Taxes</b>	<b>Sales Tax</b>	<b>Totals</b>
<b>2005</b>	\$ 4,251,570	\$ 518,641	\$ 655,214	\$ 530,407	\$ 679,722	\$ 6,635,554
<b>2006</b>	5,066,005	631,811	673,848	532,902	720,919	7,625,485
<b>2007</b>	6,262,727	629,365	668,400	539,562	675,208	8,775,262
<b>2008</b>	6,156,686	630,215	681,568	505,783	632,680	8,606,932
<b>2009</b>	6,827,668	613,269	690,713	539,808	558,085	9,229,543
<b>2010</b>	5,698,210	569,868	771,384	464,184	559,351	8,062,997
<b>2011</b>	4,894,342	572,846	796,663	414,748	579,262	7,257,861
<b>2012</b>	4,434,500	545,895	804,467	375,003	533,602	6,693,467
<b>2013</b>	4,315,899	493,884	849,228	356,437	563,688	6,579,136
<b>2014</b>	4,554,358	651,664	926,495	324,291	605,562	7,062,370

**TOWN OF LAKE PARK, FLORIDA**  
**General Governmental Revenue by Source**  
**Last Ten Fiscal Years**  
*(Modified Accrual Basis of Accounting) Unaudited*

<b>Fiscal Year</b>	<b>Taxes</b>	<b>Licenses and Permits</b>	<b>Inter- governmental</b>	<b>Charges for Services</b>
2005	\$ 4,637,685	\$ 786,175	\$ 1,538,637	\$ 161,681
2006	5,861,265	566,508	843,445	239,705
2007	7,286,723	695,726	2,323,977	254,759
2008	7,165,046	579,519	2,681,555	295,517
2009	7,825,211	529,487	2,198,263	293,756
2010	6,030,552	526,201	1,299,144	352,993
2011	5,315,754	467,389	1,253,538	420,027
2012	5,784,862	470,844	1,765,296	431,057
2013	5,659,011	502,279	1,718,020	418,675
2014	6,132,517	537,298	1,742,766	347,788

<b>Fiscal Year</b>	<b>Fines and Forfeitures</b>	<b>Miscellaneous</b>	<b>Other Financing Sources</b>	<b>Total</b>	<b>Annual Percentage Increase (Decrease)</b>
2005	\$ 100,642	\$ 142,127	\$	\$ 7,366,947	20.7 %
2006	182,788	696,141		8,389,852	13.9 %
2007	220,724	421,268		11,203,177	33.5 %
2008	174,643	250,799	3,717,488	14,864,567	32.7 %
2009	213,105	184,381	1,209,449	12,453,652	(16.2) %
2010	120,890	294,946	665,080	9,289,806	(25.4) %
2011	132,963	302,661	755,494	8,647,826	(6.9) %
2012	183,345	291,484	324,350	9,251,238	7.0 %
2013	185,451	167,701	376,907	9,028,044	(2.4) %
2014	167,991	144,617	251,300	9,324,277	3.3 %

**TOWN OF LAKE PARK, FLORIDA**  
*Assessed Value of Taxable Property*  
*Last Ten Fiscal Years*  
*Unaudited*

Tax Year	Real Property		Personal Property	Centrally Assessed Property	Assessed Value for Operations	Total Direct Tax Rate	Total Taxable Value (1)
	Residential	Commerical					
2005	275,026,756	197,918,997	38,469,559	897,274	512,312,586	10.1000	512,312,586
2006	343,048,900	277,146,764	43,072,903	899,238	664,167,805	9.3000	664,167,805
2007	362,447,556	319,364,915	50,439,255	1,038,292	733,290,018	8.5850	733,290,018
2008	317,287,667	324,380,752	43,278,568	2,033,244	686,980,231	9.6663	686,980,231
2009	223,053,149	310,344,797	44,930,557	1,338,599	579,667,102	9.9163	579,667,102
2010	177,057,371	251,733,749	43,531,640	1,200,814	473,523,574	10.2163	473,523,574
2011	179,035,832	229,986,440	37,217,462	1,257,953	447,497,687	10.3283	447,497,687
2012	168,646,621	227,349,266	33,926,821	1,236,975	431,159,683	10.2920	431,159,683
2013	180,958,234	232,119,848	33,942,130	910,919	447,931,131	10.5455	447,931,131
2014	199,990,131	244,391,470	34,480,712	1,079,128	479,941,441	10.4705	479,941,441

(1) Florida state law requires all property to be assessed at current fair market value. Accordingly, the estimated actual value is equal to the Total Assessed Value.

Source: Palm Beach County Property Appraiser

**TOWN OF LAKE PARK, FLORIDA**  
***Direct and Overlapping Property Tax Rates***  
***Last Ten Fiscal Years***  
***Rate per \$1,000 of Assessed Value***  
***Unaudited***

<b>Fiscal Year</b>	<b>Town of Lake Park Property Tax Rates</b>			<b>Overlapping Property Tax Rates - (1)</b>		
	<b>Operating Millage</b>	<b>General Obligation Debt Service</b>	<b>Total Town Millage</b>	<b>Operating Millage</b>	<b>General Obligation Debt Service</b>	<b>Total County Millage</b>
<b>2005</b>	8.3500	1.9000	10.2500	4.5000	0.2677	4.7677
<b>2006</b>	8.2000	1.9000	10.1000	4.4500	0.2700	4.7200
<b>2007</b>	8.0000	1.3000	9.3000	4.2800	0.1975	4.4775
<b>2008</b>	7.6350	0.9500	8.5850	3.7811	0.2002	3.9813
<b>2009</b>	8.5163	1.1500	9.6663	3.7811	0.1845	3.9656
<b>2010</b>	8.5163	1.7000	10.2163	4.3440	0.2174	4.5614
<b>2011</b>	8.5083	1.8200	10.3283	4.7815	0.2110	4.9925
<b>2012</b>	8.5000	1.7920	10.2920	4.7815	0.2087	4.9902
<b>2013</b>	8.8055	1.7400	10.5455	4.7815	0.2037	4.9852
<b>2014</b>	8.8055	1.6650	10.4705	4.7815	0.1914	4.9729

Note: All millage rates are based on \$1 for every \$1000 of assessed value

Source: Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

- (1) Overlapping rates are those of local and county governments that apply to property owners within the Town of Lake Park. Not all overlapping rates apply to all Town property owners (i.e. The rates for special districts apply only to the proportion of the government's property owners whose property is located within the geographic boundaries of the special district.)

**Overlapping Property Tax Rates - (1)**

<b>Palm Beach County School District</b>			<b>Palm Beach</b>	
<b>Operating Millage</b>	<b>General Obligation Debt Service</b>	<b>Total School Millage</b>	<b>County Special Districts</b>	<b>Total</b>
8.251	0.320	8.571	2.5557	26.7677
8.158	0.274	8.432	2.5257	25.9754
7.880	0.220	8.100	2.5085	25.4285
7.712	0.160	7.872	2.3254	23.9749
7.356	-	7.356	2.1308	22.0531
7.251	-	7.251	2.2569	23.1398
7.983	-	7.983	2.4934	25.2541
8.180	-	8.180	2.3433	25.8441
7.778	-	7.778	2.3154	25.3756
7.586	-	7.586	2.2280	25.3447
7.594	-	7.594	2.1732	25.2106

**TOWN OF LAKE PARK, FLORIDA**  
**Principal Property Taxpayers**  
**Current Year and Nine Years Ago**  
**Unaudited**

	<b>2014</b>			
	<b>Taxable Assessed Valuation</b>	<b>Taxes</b>	<b>Rank</b>	<b>Percentage of Total Taxes Levied</b>
Lake Park Owner LLC	\$ 23,627,361	234,852	1	4.67%
Wal Mart Stores East LP	14,064,427	147,262	2	2.93%
Mullinax Ford of PBC, LLC	10,134,771	98,819	3	1.97%
Lake Park Square Joint Venture	9,559,895	100,097	4	1.99%
Trust Lake Park LTD	9,000,000	94,235	5	1.88%
Northlake Square East LLC	7,308,226	76,510	6	1.52%
Kelsey Industrial, LLC	7,236,884	74,923	7	1.49%
Congress Avenue Properties LTD	7,120,358	74,554	8	1.48%
Earl Stewart Toyota	7,058,280	73,904	9	1.47%
Twin City Investors, Inc	7,016,766	73,476	10	1.46%
<b>Totals</b>	<b>\$ 102,126,968</b>	<b>\$ 1,048,632</b>		<b>20.86%</b>

Source: Palm Beach County Property Appraiser.

	<b>2005</b>			
	<b>Taxable Assessed Valuation</b>	<b>Taxes</b>	<b>Rank</b>	<b>Percentage of Total Taxes Levied</b>
Lake Park Owners LLC	\$ 18,000,000	\$ 486,331	1	11.03%
SC Lake Park Associates, LLLP	11,497,242	312,615	2	7.09%
Trust Lake Park LTD	11,400,000	330,380	3	7.50%
Twin Cities Investors Inc	8,896,862	259,398	4	5.89%
Lake Park Square Joint Venture	8,968,387	243,289	5	5.52%
Nicholas S Smith	7,971,409	207,693	6	4.71%
Stewart Enterprises, Inc	7,638,830	212,534	7	4.82%
Apartments by Timberlake	6,300,000	175,921	8	3.99%
Earl Stewart LLC	5,272,004	136,769	9	3.10%
Trust Lake Park Two, LTD	4,300,000	125,054	10	2.84%
<b>Totals</b>	<b>\$ 90,244,734</b>	<b>\$ 2,489,984</b>		<b>56.49%</b>

Source: Palm Beach County Property Appraiser.

Note: Assessed values are established by the Palm Beach County Property Appraiser's office as of January 1st of each year.

**TOWN OF LAKE PARK, FLORIDA**  
*Property Tax Levies and Collections*  
*Last Ten Fiscal Years*  
*Unaudited*

<b>Fiscal Year</b>	<b>Total Tax Levy</b>	<b>Amount of Current Taxes Collected (1)</b>	<b>Percent of Current Taxes Collected (1)</b>	<b>Amount of Delinquent Taxes Collected</b>
2005	\$ 4,407,224	\$ 4,119,485	93.5 %	\$ 132,085
2006	5,082,715	4,885,172	96.1 %	13,804
2007	6,209,531	5,989,731	96.5 %	18,140
2008	6,316,263	5,867,407	92.9 %	10,883
2009	6,649,031	6,281,877	94.5 %	19,880
2010	5,754,637	5,391,827	93.7 %	12,057
2011	4,822,342	4,638,001	96.1 %	113,182
2012	4,621,891	4,409,912	95.4 %	42,039
2013	4,723,657	4,272,897	90.5 %	55,412
2014	5,025,228	4,550,477	90.6 %	8,107

<b>Fiscal Year</b>	<b>Total Collected for the Year</b>	<b>Ratio of Total Taxes Collected to Current Levy</b>	<b>Accumulated Delinquent Taxes</b>	<b>Ratio of Delinquent Taxes to Current Levy</b>
2005	\$ 4,251,570	96.5 %	\$ 144,146	3.3 %
2006	4,898,976	96.4 %	145,225	2.9 %
2007	6,007,871	96.8 %	145,225	2.3 %
2008	5,878,290	93.1 %	145,225	2.3 %
2009	6,301,757	94.8 %	145,225	2.2 %
2010	5,403,884	93.9 %	-	- %
2011	4,751,183	98.0 %	-	- %
2012	4,451,951	96.3 %	-	- %
2013	4,328,309	91.6 %	-	- %
2014	4,558,584	90.7 %	-	- %

(1) Includes discount taken for early payment of property taxes.

Source: Palm Beach County Property Appraiser

**TOWN OF LAKE PARK, FLORIDA**  
*Ratios of Outstanding Debt by Type*  
*Last Ten Fiscal Years*  
*Unaudited*

<b>Governmental Activities</b>						
<b>Fiscal Year</b>	<b>General Obligation Bonds</b>	<b>Capital Lease Obligations</b>	<b>Loans Payable</b>	<b>Total Governmental Activities</b>	<b>Percentage of Taxable Value of Property</b>	<b>Per Capita</b>
<b>2005</b>	\$ 7,203,749	\$ 113,870	\$ -	\$ 7,317,619	1.40%	\$ 802.99
<b>2006</b>	6,768,877	179,097	-	6,947,974	1.08%	762.42
<b>2007</b>	6,313,300	124,150	-	6,437,450	0.97%	706.40
<b>2008</b>	5,836,031	63,034	3,717,488	9,616,553	1.31%	1032.48
<b>2009</b>	5,329,323	28,702	4,721,352	10,079,377	1.74%	1154.30
<b>2010</b>	4,804,644	9,767	4,498,425	9,312,836	1.97%	1066.52
<b>2011</b>	4,254,912	-	4,256,908	8,511,820	1.90%	1043.75
<b>2012</b>	3,679,109	-	4,005,195	7,684,304	1.78%	931.60
<b>2013</b>	3,076,238	-	3,742,842	6,819,080	1.52%	815.68
<b>2014</b>	2,444,756		3,469,381	5,914,137	1.23%	707.43

Note: Details about the Town's outstanding debt can be found in the notes to the financial statements.

<b>Business-type Activities</b>				<b>Primary Government</b>			
<b>Marina Revenue Bonds</b>	<b>Loans Payable</b>	<b>Capital Lease Obligations</b>	<b>Total Business- type Activities</b>	<b>Total Primary Government</b>	<b>Population</b>	<b>Percent Of Average Household Income</b>	<b>Per Capita</b>
\$ 4,810,000	\$ -	\$ 153,175	\$ 4,963,175	\$ 12,645,149	9,105	2.87%	\$ 1,388.81
4,725,000	-	355,961	5,080,961	12,398,580	9,113	3.08%	1,360.54
4,640,000	-	287,367	4,927,367	11,875,341	9,113	2.92%	1,303.12
4,550,000	-	191,521	4,741,521	11,178,971	9,113	3.00%	1,226.71
4,460,000	1,520,412	91,793	6,072,205	15,688,758	9,314	3.79%	1,684.43
4,365,000	1,646,951	7,060	6,019,011	16,098,388	8,732	3.91%	1,843.61
4,270,000	1,482,147	2,403	5,754,550	15,067,386	8,732	3.66%	1,725.54
4,170,000	1,308,383	-	5,478,383	13,990,203	8,155	3.60%	1,715.54
4,065,000	1,426,473	-	5,491,473	13,175,777	8,248	3.34%	1,597.45
3,950,000	1,192,615	-	5,142,615	11,961,695	8,314	3.27%	1,438.74
3,830,000	948,963	-	4,778,963	10,693,100	8,360	2.63%	1,279.08

**TOWN OF LAKE PARK, FLORIDA**  
*Ratios of General Bonded Debt Outstanding*  
*As of September 30, 2014*  
*Unaudited*

<b>Fiscal Year</b>	<b>General Obligation Bonds</b>	<b>Less: Amounts Available in Debt Service Fund</b>	<b>Total</b>	<b>Percentage of Estimated Actual Taxable Value of Property</b>	<b>Per Capita</b>
<b>2005</b>	\$ 7,203,749	\$ 83,533	\$ 7,120,216	1.39%	\$ 781
<b>2006</b>	6,768,877	149,558	6,619,319	1.00%	726
<b>2007</b>	6,313,300	239,847	6,073,453	0.83%	666
<b>2008</b>	5,836,031	119,780	5,716,251	0.83%	614
<b>2009</b>	5,329,323	96,090	5,233,233	0.90%	663
<b>2010</b>	4,804,644	86,902	4,717,742	1.00%	537
<b>2011</b>	4,254,912	106,753	4,148,159	0.93%	509
<b>2012</b>	3,679,109	123,385	3,555,724	0.82%	431
<b>2013</b>	3,076,238	106,624	2,969,614	0.66%	357
<b>2014</b>	2,444,756	90,898	2,353,858	0.49%	282

**TOWN OF LAKE PARK, FLORIDA**  
*Direct and Overlapping Governmental Activities Debt*  
*As of September 30, 2014*  
*Unaudited*

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated (1) Percentage Applicable to Town of Lake Park</u>	<u>Estimated (1) Share of Direct and Overlapping Debt</u>
<b>Overlapping debt:</b>			
<b>Direct debt - Town of Lake Park</b>			
General obligation bonds	\$ 2,444,756	100.0%	\$ 2,444,756
Loans payable	<u>3,469,381</u>	100.0%	<u>3,469,381</u>
	<u>5,914,137</u>		<u>5,914,137</u>
<b>Other debt</b>			
Palm Beach County	163,630,000	0.304%	497,435
Palm Beach County School Board	<u>1,862,653</u>	0.304%	<u>5,662</u>
	<u>165,492,653</u>		<u>503,097</u>
<b>Total direct and overlapping debt</b>			6,417,234
Estimated town population			<u>8,360</u>
Total per capita			<u>\$ 767.61</u>

(1) Estimates based on ratio of assessed taxable values.

Source: Finance Department, Town of Lake Park, Florida  
Palm Beach County Property Appraiser  
School Board of Palm Beach County

**TOWN OF LAKE PARK, FLORIDA**  
***Pledged-Revenue Coverage***  
***Last Ten Fiscal Years***  
***Unaudited***

<b>Marina Revenue Bonds</b>					
<b>Fiscal Year</b>	<b>Gross Revenue</b>	<b>Operating Expense (1)</b>	<b>Net Revenue Available for Debt Service</b>	<b>Debt Service (2)</b>	<b>Coverage</b>
<b>2005</b>	\$ 234,161	\$ 192,934	\$ 41,227	\$ 316,625	0.13
<b>2006</b>	1,098,735	812,296	286,439	314,925	0.91
<b>2007</b>	1,285,288	1,075,249	210,039	316,525	0.66
<b>2008</b>	1,222,835	1,240,785	(17,950)	313,600	(0.06)
<b>2009</b>	1,018,448	1,029,912	(11,464)	315,900	(0.04)
<b>2010</b>	1,184,628	1,271,621	(86,993)	313,050	(0.28)
<b>2011</b>	1,168,626	1,127,092	41,534	313,300	0.13
<b>2012</b>	880,405	923,846	(43,441)	318,050	(0.14)
<b>2013</b>	806,493	890,456	(83,963)	317,013	(0.26)
<b>2014</b>	1,157,019	940,047	216,972	315,713	0.69

(1) Expense is exclusive of depreciation.

(2) Includes principal and interest of revenue bonds only.

**TOWN OF LAKE PARK, FLORIDA**  
*Demographic and Economic Statistics*  
*Last Ten Fiscal Years*  
*Unaudited*

<u>Fiscal Year</u>	<u>Population (1)</u>	<u>Per Capita Personal Income (1)</u>	<u>Average Household Income (1)</u>	<u>Median Age (1)</u>	<u>Education Level in Years of Formal Schooling</u>	<u>School Enrollment (3)</u>	<u>Unemployment Rate (4)</u>
2005	9,113	N/A	44,050	-	N/A	430	4.2%
2006	9,113	N/A	44,518	-	N/A	386	3.7%
2007	9,113	\$ 16,485	40,864	35	N/A	420	4.0%
2008	9,314	16,485	44,397	35	N/A	392	6.4%
2009	7,898	19,939	45,458	36	N/A	344	11.7%
2010	8,783	20,185	47,108	36	N/A	374	11.7%
2011	8,155	16,898	47,375	34	N/A	366	10.9%
2012	8,248	18,885	47,813	36	N/A	343	9.0%
2013	8,314	20,978	44,014	37	N/A	323	7.1%
2014	8,360	22,071	48,691	37	N/A	341	6.0%

**Data Sources:**

- (1) The population 2003 through 2006 was obtained from the University of Florida, Bureau of Economic Business Administration.  
The Population for 2011 & 2012, 2013, 2014 was obtained from the US Census Bureau Fact Finder  
Per Capita, Avg Household Income & Median Age was obtained from the US Census Bureau Fact Finder
- (3) Lake Park Elementary
- (4) Unemployment rate was obtained from the US Dept of Labor

**TOWN OF LAKE PARK, FLORIDA**  
*Principal Employers*  
*Current Year and Nine Years Ago*  
*Unaudited*

	2014			2005		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total Town Employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total Town Employment</u>
<b>Employer</b>						
Palm Beach County School District	21,449	1	N/A	21,618	1	N/A
Tenet Healthcare Corp	6,100	2	N/A	5,000	3	N/A
Palm Beach County	5,330	3	N/A	6,379	2	N/A
Next Era Energy	3,804	4	N/A	N/A	N/A	N/A
G4S	3,000	5	N/A	N/A	N/A	N/A
Florida Atlantic University	2,980	6	N/A	1,400	12	N/A
Hospital Corporation of America	2,714	7	N/A	N/A	15	N/A
Veterans Health Administration	2,700	8	N/A	1,400	13	N/A
Bethesda Memorial Hospital	2,643	9	N/A	1,280	16	N/A
Boca Raton Community Hospital	2,250	10	N/A	1,700	10	N/A
<b>Totals</b>	<u>52,970</u>		<u>N/A</u>	<u>N/A</u>		<u>N/A</u>

Source: Business Development Board of Palm Beach County. Data is for the West Palm Beach to Boca Raton metropolitan area.

N/A: Not available.

**TOWN OF LAKE PARK, FLORIDA**  
*Full-Time Equivalent Town Employees by Function/Program*  
*Last Ten Fiscal Years*  
*Unaudited*

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
<b>General government</b>										
Town Manager	3	3	3	3	3	3	3	2	2	2
Personnel	2	2	2	1	2	1	1	1	2	2
Town Clerk	2	2	2	2	2	2	2	2	2	1
Finance	5	5	5	4	4	4	4	4	4	4
Information technology	-	1	1	1	1	1	1	1	1	1
<b>Public Safety</b>										
Police	-	-	-	-	-	-	-	-	-	-
Fire	-	-	-	-	-	-	-	-	-	-
Community Development	5	5	7	8	7	5	5	5	6	6
<b>Physical Environment</b>										
Public works	7	8	9	11	11	7	8	9	8	8
Vehicle maintenance	2	2	2	2	2	1	1	1	1	1
<b>Transportation</b>										
Transportation	3	3	3	2	2	2	2	2	2	2
<b>Culture and Recreation</b>										
Library	3	3	6	6	1	2	2	4	4	5
Park maintenance	6	6	8	8	6	5	5	5	6	6
Recreation	2	2	2	3	1	1	1	1	1	1
<b>Marina</b>	5	5	5	5	3	3	2	3	3	3
<b>Sanitation</b>	<u>8</u>	<u>8</u>	<u>10</u>	<u>8</u>	<u>10</u>	<u>11</u>	<u>10</u>	<u>10</u>	<u>8</u>	<u>8</u>
<b>Total</b>	<u><u>53</u></u>	<u><u>55</u></u>	<u><u>65</u></u>	<u><u>64</u></u>	<u><u>55</u></u>	<u><u>48</u></u>	<u><u>47</u></u>	<u><u>50</u></u>	<u><u>50</u></u>	<u><u>50</u></u>

**TOWN OF LAKE PARK, FLORIDA**  
*Operating Indicators by Function/Program*  
*Last Ten Fiscal Years*  
*Unaudited*

Function	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Public Safety</b>										
<b>Community development</b>										
Code violations	1,571	1,534	1,612	1,722	1,026	638	636	396	385	503
Building permits issued	1,784	1,140	841	841	651	590	555	566	564	581
Value of permits (in thousands)	\$ 37,679	\$ 20,121	\$ 24,835	\$ 189,451	\$ 5,860	\$ 6,598	\$ 2,676	\$ 5,711	\$ 4,379	\$ 5,160
<b>Transportation</b>										
Street resurfacing (miles)	N/A	3	-	1	-	-	-	-	-	-
Pot holes repaired	N/A	70	215	160	160	232	253	140	215	127
<b>Culture and Recreation</b>										
<b>Library</b>										
Circulation	24,972	23,021	26,789	23,296	23,316	23,316	27,656	26,942	27,240	27,360
Programs offered	467	430	434	468	434	434	280	942	1,283	1,282
<b>Park maintenance</b>										
Acres of parks	69	69	69	69	69	69	69	69	69	69
<b>Recreation</b>										
Recreation programs offered	10	12	18	15	9	7	7	3	3	3
Recreation program attendance	304	394	431	419	305	315	305	136	75	825
Youth athletic participants	185	210	263	241	125	150	140	21	-	-
<b>Marina</b>										
Available slips	103	103	103	103	103	103	103	112	112	112
<b>Sanitation</b>										
Residential customers	369	357	3,698	3,698	3,596	3,645	3,666	3,666	3,666	3,666
Commercial customers	300	300	367	275	272	264	259	264	268	375
Refuse collected (tons)	12,685	11,381	9,222	9,260	9,178	9,293	8,466	8,598	9,056	8,970
Recyclables collected (tons)	283	282	573	655	645	627	666	670	424	392

Sources: Town departments

N/A: Not available

**TOWN OF LAKE PARK, FLORIDA**  
*Capital Asset Statistics by Function/Program*  
**Last Ten Fiscal Years**  
*Unaudited*

Function/Program	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>Public Safety (contracted to Palm Beach County)</b>										
Police Station - County	1	1	1	1	1	1	1	1	1	1
Fire Station - County	1	1	1	1	1	1	1	1	1	1
<b>Transportation</b>										
Roads & Streets										
Street Lights	331	331	331	340	340	340	340	340	340	340
Lane Miles	64	64	64	64	64	64	64	64	64	64
<b>Culture and Recreation</b>										
Marina										
Wet Slips	103	103	103	103	103	103	103	112	112	112
Library										
Books	29,582	30,413	28,257	33,233	33,710	33,710	36,119	35,611	34,676	35,435
<b>Leisure Services</b>										
Ballfields - lighted	2	2	2	2	2	2	2	2	2	2
Basketball courts	1	1	2	2	2	2	2	2	2	2
Soccer fields	1	1	1	1	1	1	1	1	1	1
Tennis courts	2	2	6	6	6	6	6	6	6	6
Parks	5	5	5	6	6	6	7	7	7	7
<b>Sanitation</b>										
Garbage Trucks	8	8	8	10	14	13	13	13	13	13
<b>Water /Sewer</b>	N/A									
(Provided by Seacoast Utility)										

N/A: Not applicable

Source: Town Departments, Town of Lake Park, Florida

## OTHER REPORTS



# NOWLEN, HOLT & MINER, P.A.

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

The Honorable Mayor and Members of the Town Commission  
Town of Lake Park, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Town of Lake Park, Florida, as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the Town of Lake Park, Florida's basic financial statements and have issued our report thereon dated June 12, 2015.

### **Internal Control Over Financial Reporting**

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

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, we identified a deficiency in internal control that we consider to be a material weakness.

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 *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. 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. We consider the deficiency described below to be a material weakness.

### **Finding 2013-1 Written Accounting Procedures Manual**

#### Condition

In the prior year the Town prepared an accounting policy manual.. However, there is not a detailed written accounting procedures manual. Written procedures, instructions, and assignments of duties will prevent or reduce misunderstandings, errors, inefficiencies, duplicated or omitted procedures, and other situations that can result in inaccurate or untimely accounting records. A well-devised accounting manual can also help to ensure that all similar transactions are treated consistently, that accounting principles used are proper, and that records are produced in the form desired by management. A good accounting manual should aid in the training of new employees and provide continuity when experienced employees leave. Although developing the manual will take some time and effort, we believe this time will be more than offset by time saved later in training and supervising accounting personnel. Also, in the process of the comprehensive review of existing accounting procedures for the purpose of developing the manual, management might discover procedures that can be eliminated or improved to make the system more efficient and effective.

#### Effect

In the current year's audit, we noted that bank reconciliations were not being timely prepared and reviewed and accounts receivable balances and related allowances for uncollectable accounts were not being timely reconciled and adjusted.

#### Recommendation

We recommend that the Town establish written monthly and year-end closing procedures, which should include deadlines and supervisory review of the procedures performed. We also recommend that the Town continue work on the accounting procedures manual.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Town of Lake Park, Florida's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts.

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

### **Town of Lake Park, Florida's Response to Findings**

Town of Lake Park, Florida's response to the finding identified in our audit is described in the attached letter dated June 12, 2015. Town of Lake Park, Florida's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

### **Purpose of this Report**

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

*Nowlen, Holt & Mimer, P.A.*

June 12, 2015  
West Palm Beach, Florida



# NOWLEN, HOLT & MINER, P.A.

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

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The Honorable Mayor and Members of the Town Commission  
Town of Lake Park, Florida

### Report on the Financial Statements

We have audited the financial statements of the Town of Lake Park, Florida, as of and for the year ended September 30, 2014, and have issued our report thereon dated June 12, 2015.

### Auditor's Responsibility

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

### Other Reports

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 12, 2015, 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. Finding 2013-1 *Written Accounting Procedures Manual* still applies in the current year and was in the prior two years' reports.

The following prior year comment was in the prior two years' reports and still applies in the current year.

### 2011-2 Financial Condition Assessment Procedures

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the Town's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provide by management. Our assessment was done as of the fiscal year end.

Based on our procedures, we noted the following items that lead us to believe the Town is in a deteriorating financial condition. The Marina Fund had an operating loss of \$323,256 for the year. Excluding depreciation expense, the fund has had operating losses for five out of the last six years. One of the primary causes of this is due to decreased occupancy and increased expenses caused by construction deficiencies in the renovation of the Marina. In addition, the CRA fund balance has decreased from \$3,569,781 in fiscal year 2008 to a deficit of \$175,829 for the current fiscal year. This was caused by increased expenditures and drops in the incremental tax revenues over the years.

### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this Management Letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 to the financial statements.

### **Annual Financial Report**

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for the Town of Lake Park, Florida for the fiscal year ended September 30, 2014, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2014. In connection with our audit, we determined that these two reports were in agreement.

### **Special District Component Units**

Section 10.554(1)(i)5.d., Rules of the Auditor General, requires that we determine whether or not 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 our audit, we determined that all special district component units provided the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

## **Financial Emergency**

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires that we report the results of our determination as to whether or not the Town of Lake Park, Florida 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 Town of Lake Park, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes, during the fiscal year ended September 30, 2014.

## **Other Matters**

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.

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.

## **Single Audits**

The Town expended less than \$500,000 of federal awards and less than \$500,000 of state financial assistance for the year ended September 30, 2014, and was not required to have a federal single audit or a state single audit.

## **Response to Management Letter**

The Town of Lake Park, Florida's responses to the findings identified in our audit are described in the attached letter dated June 12, 2015. We did not audit Town of Lake Park, Florida's responses and, accordingly, we express no opinion on them.

## **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 state awarding agencies and pass-through agencies, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Nowlen, Holt & Mimer, P.A.*

June 12, 2015  
West Palm Beach, Florida



**NOWLEN, HOLT & MINER, P.A.**

CERTIFIED PUBLIC ACCOUNTANTS

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

The Honorable Mayor and Members of the Town Commission  
Town of Lake Park, Florida

We have examined the Town of Lake Park, Florida’s compliance with Section 218.415, Florida Statutes during the year ended September 30, 2014. Management is responsible for the Town of Lake Park, Florida’s compliance with those requirements. Our responsibility is to express an opinion on the Town of Lake Park, Florida’s compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Town of Lake Park, Florida’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Town of Lake Park, Florida’s compliance with specified requirements.

In our opinion, the Town of Lake Park, Florida complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2014.

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

*Nowlen, Holt & Miner, P.A.*

West Palm Beach, Florida  
June 12, 2015



June 12, 2015

The Honorable Mayor, Vice-Mayor,  
Town Commissions and Town Manager

RE: Response to the Report on Internal Control and the  
Management Letter required by the Rules of the  
Auditor General for the State of Florida for the Fiscal  
Year ended September 30, 2014.

#### REPORT ON INTERNAL CONTROLS

##### *2013-1: Written Accounting Procedure Manual*

We appreciate that the Town's external auditor noted that a policy manual was prepared. We recognize that a detailed manual is important towards the safeguarding of the Town's assets. Additionally the timely analyses of the Town's internal financial statements are similarly important. Steps are being taken to insure that the detailed manual is created and that monthly financial statements are prepared for the current fiscal year.

#### MANAGEMENT LETTER

##### *2011-2 Financial Condition Assessment Procedures*

As reported in the Management Letter the Town continues to remain in a deteriorating financial condition. While property values did begin to improve for the second year, the prior five years of significant losses in property values has left the Town vulnerable to rising costs for required services. For the fiscal year in question, the remaining resources have only been able to cover a limited number of the Town's improvements and basic needs. It is unlikely that the financial condition will significantly improve based solely upon an increased tax rate or increases in various fees for services; therefore the Town will have to continue to be as frugal as it can be in its spending on capital improvements and services, and wait for an significant improvement in the economy with a resultant recovery of property values.

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Specifically, it is expected to take the Marina Fund several more years to overcome the financial challenges it faces, even with the progress that has been made through price cutting, advertising, and promotion. The Marina is making progress as occupancy rates have significantly increased as prices were reduced, and the seawall restoration project was started in the fiscal year, but the Marina's challenges are long lasting which include substantial operating expenses and heavy debt load that extends until 2028 and 2033, combined with its borrowings from other Town funds. Finally, the Community Redevelopment Agency (CRA) has seen only minor redevelopment within its geographical boundaries within the last five years and it is unlikely that its financial condition will improve until general economic conditions significantly improve or outside developers begin to invest in major projects within the Town.

Should you have any questions or concerns about the above response, please contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Blake K. Rane", with a long horizontal flourish extending to the right.

Blake K. Rane, MBA, CGFO  
Finance Director