



**AGENDA  
TOWN OF JUPITER  
AUDIT COMMITTEE MEETING  
COMMUNITY ROOM  
TUESDAY, APRIL 15, 2025  
4:00 PM**

**Call To Order**

**ROLL CALL**

Susan Present  
Sam Ulan  
Michael Villella  
Michael Webber

Finance Director, Scott Reynolds,  
Staff Liaison  
Assistant Finance Director, Dawn  
Clark, Staff Liaison

**MINUTES**

1. April 16, 2024 Audit Meeting Minutes.

**AGENDA ITEMS**

2. FYE 2024 Audit Presentation Discussion and Findings – Moises Ariza, CPA Presenting.
3. FYE 2024 Infrastructure Sales Tax Annual Report – Review and Accept Annual Report –Finance Director, Scott Reynolds.
4. Member Comments.

**ADJOURNMENT**

**MINUTES  
TOWN OF JUPITER  
AUDIT / SURTAX COMMITTEE  
COMMUNITY ROOM  
TUESDAY, APRIL 16, 2024**

The meeting was called to order at 4:00 P.M.

Roll Call: Ms. Susan C. Present – Absent, Mr. Michael Webber - Present, Mr. Sam Ulan – Present, Mr. Mike Vilella – Present Via Zoom; Also present were the Finance Director, Mr. Scott Reynolds, the Assistant Finance Director Dawn Clark, and the Council Representative Vice Mayor Malise Sundstrom.

**MINUTES**

1. April 18, 2023 Audit/Surtax Committee Meeting Minutes.

Mr. Webb moved to approve the April 18, 2023 Audit/Surtax Committee Meeting Minutes; seconded by Mr. Ulan motion passed.

Webber	Ulan	Vilella
Yes	Yes	Yes

2. FY 2023 Audit Presentation and Discussion – Mr. Moises Ariza, CPA Presenting.

Mr. Ariza presented the independent auditors report for the FY 2023 Town of Jupiter Community Redevelopment Area (CRA). Mr. Ariza states the auditors had an unmodified opinion which means the financial statements are fairly presented and in accordance with U.S. generally accepted accounting principles. Mr. Ariza reviewed the required Independent Florida Statute Compliance Report which reports the Agency’s material compliance with sections 163.387(6) and 163.387(7), Florida Statutes.

3. Mr. Ariza discussed the Town of Jupiter’s FY 2023 financial statements which states the auditors had an unmodified opinion which means the financial statements are fairly presented and in accordance with U.S. generally accepted accounting principles. Mr. Ariza reviewed each of the Town’s major funds which included assets, liabilities and net position of the Town. Mr. Ariza highlighted the amount of unrestricted fund balance within each of the Town’s Governmental funds to the members.

Mr. Ariza then summarized the statement of revenues, expenses and change in net position of the Enterprise funds of the Town.

Mr. Ariza reviewed the notes section of the report and highlighted the investment pools of the Town and the police pension along with disclosure statements of the investments. Mr. Ariza discussed the debt of the Town’s General Government and

Enterprise Funds. Mr. Ariza took questions from the committee members regarding audit processes and engagement with the audit committee.

4. Infrastructure Sales Surtax FY 2023 Report – Mr. Reynolds reviewed the annual report with the members and provided the year-end balance sheet which corresponds to the Town’s annual audit. The members accepted the report for publication.
  
5. Member Comments – None

**NEXT MEETING**

No date scheduled.

**ADJOURNMENT** – 5:00 P.M.

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Scott Reynolds, Staff Liaison

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Susan Present, Chair

**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

**FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

**JUPITER COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

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**INDEPENDENT AUDITORS' REPORT**

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## **Independent Auditors' Report**

To the Board of Commissioners and Executive Director  
**Jupiter Community Redevelopment Agency**

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities and the major fund of the Jupiter Community Redevelopment Agency (the "Agency"), a component unit of the Town of Jupiter, Florida, as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Agency, as of September 30, 2024, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standard* issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

## ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control—related matters that we identified during the audit.

### ***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 9, and the budgetary comparison schedule and notes to the schedule on pages 26 through 27 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2025 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Entity's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

*CBIZ CPAs P.C.*

West Palm Beach, FL  
March 28, 2025

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**MANAGEMENT'S DISCUSSION AND ANALYSIS  
(MD&A)**

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## MANAGEMENT'S DISCUSSION AND ANALYSIS

Acting in our capacity as the management of the Jupiter Community Redevelopment Agency (the "CRA" or the "Agency"), we offer readers of the CRA's financial statements this narrative overview and analysis of the financial activities of the CRA for the fiscal year ended September 30, 2024.

### Financial Highlights

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$10,149,771 (*net position*).
- The CRA's total net position increased \$1,776,822. Substantially all of this increase is attributable to tax increment revenue in excess of redevelopment expenses due to the timing of CRA projects.
- As of the close of the current fiscal year, the CRA's General Fund reported an ending fund balance of \$2,005,318, an increase of \$1,468,541 as compared to prior year. The prior year had restricted fund balance of \$536,777.
- The CRA's capital assets of \$8,108,766 increased by \$317,881 during the current fiscal year due to an increase in capital assets additions net of depreciation.

### Overview of the Financial Statements

This management discussion and analysis is intended to serve as an introduction to the CRA's financial statements. The financial statements of the CRA comprise three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains required supplementary information in addition to the financial statements themselves.

**Government-wide financial statements.** The *government-wide financial statements* are designed to provide readers with a broad overview of the CRA's finances, in a manner similar to a private-sector business.

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

The *statement of activities* presents information showing how the CRA's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flow*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements present functions of the CRA that are principally supported by tax increment revenues (*governmental activities*). The governmental activities of the CRA consist of general government expenses. The CRA has no business-type activities that are intended to recover all or a significant portion of their costs through user fees and charges. The government-wide financial statements can be found on pages 10 and 11 of this report.

**Fund financial statements.** A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA utilizes only one fund, the *General Fund*, which is classified as a *governmental* fund and accounts for all financial resources of the CRA.

**Governmental funds.** Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, the governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the CRA's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between the *governmental fund* and *governmental activities*.

The governmental fund financial statements can be found on pages 12 and 14 of this report. The reconciliation of the general fund balance sheet to the statement of net position can be found on page 13. The reconciliation between the governmental fund change in fund balance and the governmental activities change in net position can be found on page 15.

**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 16 to 25 of this report.

**Other information.** In addition to the financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the CRA's budget to actual results for the General Fund for the current year. The CRA adopts an annual appropriated budget for its General Fund, for which a budgetary comparison schedule has been provided on page 26 to demonstrate compliance with this budget.

## Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the CRA, assets exceeded liabilities by \$10,149,771 at the close of the most recent fiscal year.

The following table provides a summary of the CRA's net position for the fiscal years ended September 30, 2024 and 2023:

### SUMMARY OF NET POSITION SEPTEMBER 30, 2024 AND 2023

	Governmental Activities			
	2024	2023	(\$) Change	(%) Change
<b>Assets</b>				
Current and other assets	\$ 4,793,566	\$ 4,098,559	\$ 695,007	17.0%
Capital assets, net	<u>8,108,766</u>	<u>7,790,885</u>	<u>317,881</u>	4.1%
<b>Total Assets</b>	<u>12,902,332</u>	<u>11,889,444</u>	<u>1,012,888</u>	8.5%
<b>Liabilities</b>				
Current liabilities	<u>2,752,561</u>	<u>3,516,495</u>	<u>(763,934)</u>	-21.7%
<b>Total Liabilities</b>	<u>2,752,561</u>	<u>3,516,495</u>	<u>(763,934)</u>	-21.7%
<b>Net Position</b>				
Net investment in capital assets	8,081,390	7,784,061	297,329	3.8%
Restricted	<u>2,068,381</u>	<u>588,888</u>	<u>1,479,493</u>	100.0%
<b>Total Net Position</b>	<u>\$ 10,149,771</u>	<u>\$ 8,372,949</u>	<u>\$ 1,776,822</u>	21.2%

The CRA's net position increased by \$1,776,822 during the current fiscal year, which primarily represents the degree to which tax increment revenues exceeded current year expenses.

Current and other assets increased due to an increase in cash of approximately \$695,000. The increase in cash was due to higher tax increment revenues of approximately \$348,000.

Current liabilities decreased approximately \$764,000 (21.7%) due to the current year principal payment on an advance from the Town of Jupiter (the "Town") to the CRA.

**Governmental activities.** Governmental activities increased the CRA’s net position by \$1,776,822. Key elements of this increase are as follows.

**SUMMARY OF CHANGES IN NET POSITION  
FOR THE FISCAL YEARS ENDED SEPTEMBER 30, 2024 AND 2023**

	Governmental Activities			
	2024	2023	(\$) Change	(%) Change
<b>Revenues</b>				
Program revenues:				
Charges for services	\$ 107,099	\$ 101,951	\$ 5,148	5.0%
General revenues:				
Tax increment revenue	3,096,974	2,748,541	348,433	12.7%
Investment earnings	48,791	33,251	15,540	46.7%
Miscellaneous revenue	<u>          --</u>	<u>      134,253</u>	<u>    (134,253)</u>	-100.0%
<b>Total Revenues</b>	<u>      3,252,864</u>	<u>      3,017,996</u>	<u>      234,868</u>	7.8%
<b>Expenses</b>				
General government	1,384,716	327,945	1,056,771	322.2%
Interest expense	<u>      91,326</u>	<u>     111,771</u>	<u>    (20,445)</u>	-18.3%
<b>Total Expenses</b>	<u>      1,476,042</u>	<u>      439,716</u>	<u>      1,036,326</u>	235.7%
<b>Change in Net Position</b>	1,776,822	2,578,280	(801,458)	-31.1%
<b>Net Position - Beginning</b>	<u>      8,372,949</u>	<u>      5,794,669</u>	<u>      2,578,280</u>	44.5%
<b>Net Position - Ending</b>	<u><u>      \$ 10,149,771</u></u>	<u><u>      \$ 8,372,949</u></u>	<u><u>      \$ 1,776,822</u></u>	21.2%

Tax increment revenues increased by approximately \$348,000 or 12.7% for fiscal year 2024. Property values in the CRA’s development area increased by approximately \$71 million or 12.4% over 2023, accounting for the increase in tax increment revenue.

General government expenses increased approximately \$1,057,000 (322.2%) resulting from an increase in professional services for capital projects.

**Financial Analysis of the Governmental Fund**

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

**Governmental fund.** The CRA has only one governmental fund, the General Fund. The focus of this *governmental fund* is to provide information on near-term inflows, outflows and balances of *spendable* resources. Such information is useful in assessing the CRA’s financing requirements. In particular, *unassigned fund balance* and fund balance *assigned for the subsequent year’s budget* may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the CRA’s General Fund reported an ending restricted fund balance of \$2,005,318, an increase of \$1,468,541 for the year.

The \$1,468,541 increase in fund balance for the General Fund in fiscal year 2024 was primarily related to an increase in tax increment revenues.

### General Fund Budgetary Highlights

During fiscal year 2024, total revenues exceeded budget by approximately \$23,000 (excluding appropriated fund balance) as a result of increases in tax increment revenues. Overall, total expenditures were approximately \$2,888,000 less than the final budgeted appropriations for 2024 due to redevelopment projects not being completed by year end. There was an increase of approximately \$2,229,000 from the original budgeted expenditures to the final amended budget for the year, which was attributable to an increase in capital projects.

### Capital Asset and Debt Administration

**Capital assets.** The CRA’s investment in capital assets as of September 30, 2024, amounts to \$8,108,766 (net of accumulated depreciation). This investment in capital assets includes land, improvements other than buildings, and infrastructure. The net increase in the CRA’s investment in capital assets for the current fiscal year was \$317,881. Major capital asset transactions during 2024 consisted of capital outlay expenditures of \$434,851 net of depreciation of \$116,970. Capital assets at September 30, 2024 and 2023 are summarized as follows:

**CAPITAL ASSETS  
(NET OF ACCUMULATED DEPRECIATION)  
SEPTEMBER 30, 2024 AND 2023**

	Governmental Activities	
	2024	2023
Land	\$ 5,218,551	\$ 5,218,551
Construction in progress	11,080	--
Improvement other than buildings	1,482,204	1,542,395
Infrastructure	1,396,931	1,029,939
<b>Totals</b>	<b>\$ 8,108,766</b>	<b>\$ 7,790,885</b>

Additional information on the CRA’s capital assets can be found in Note 6 to the audited financial statements.

**Noncurrent liability.** The CRA does not have any debt obligations as of September 30, 2024 or 2023.

### **Economic Factors and Next Year's Budget**

The following economic factors were considered in establishing the CRA's budget for the 2024/2025 fiscal year.

- The incremental property valuations in the CRA district are anticipated to be approximately \$515 million in tax year 2025, which represents a \$42 million increase in the CRA incremental value over that of the 2024 tax year. Ad valorem revenues generated from the incremental tax base throughout the CRA is estimated at \$3.4 million for the 2025 fiscal year compared to \$3.1 million for fiscal year 2024. Overall property values compare favorably with those in other areas of Palm Beach County which continued to rise and are expected to increase modestly in future years.
- The Inlet Village within the CRA continues to experience redevelopment activity along its Riverwalk Corridor which will lead to future gains in surrounding property values.
- At the end of fiscal year 2024, the commission invested in the future development of Piatt Place Park that is adjacent to the intercoastal water waterway and Burt Reynolds Park. This project is one of the main strategic priorities within the district and required the removal of an underground parking structure which had been on the site for many years. The park project is an overlapping project with the Town's new Fire Station being constructed adjacent to the park site.

All of these factors were considered in preparing the CRA's budget for the 2024/2025 fiscal year.

### **Requests for Information**

This financial report is designed to provide a general overview of the CRA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director at 210 Military Trail, Jupiter, Florida, 33458.

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## **FINANCIAL STATEMENTS**

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**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

**STATEMENT OF NET POSITION**

**SEPTEMBER 30, 2024**

	Governmental Activities
<b>Assets</b>	
Cash	\$ 4,757,879
Note receivable	35,687
Capital assets, not being depreciated:	
Land	5,218,551
Construction in progress	11,080
Capital assets, net of accumulated depreciation:	
Improvements other than buildings	1,482,204
Infrastructure	1,396,931
<b>Total Assets</b>	<b>12,902,332</b>
<b>Liabilities</b>	
Accounts payable	185,298
Advance due to the Town of Jupiter	2,457,263
Deposits	110,000
<b>Total Liabilities</b>	<b>2,752,561</b>
<b>Net Position</b>	
Net investment in capital assets	8,081,390
Restricted for:	
Community development	2,068,381
<b>Total Net Position</b>	<b>\$ 10,149,771</b>

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

**JUPITER COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

**STATEMENT OF ACTIVITIES**

**FOR THE FISCAL YEAR ENDED SEPTEMBER, 30 2024**

Functions/Programs	Expenses	Program Revenue			Net Revenue (Expenses) and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
					Governmental Activities
<b>Governmental Activities</b>					
General government	\$ 1,384,716	\$ 107,099	\$ --	\$ --	\$ (1,277,617)
Interest expense	<u>91,326</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>(91,326)</u>
<b>Total Governmental Activities</b>	<u>\$ 1,476,042</u>	<u>\$ 107,099</u>	<u>\$ --</u>	<u>\$ --</u>	<u>(1,368,943)</u>
			Tax increment revenue		3,096,974
			Investment earnings		<u>48,791</u>
			<b>Total General Revenues</b>		<u>3,145,765</u>
			<b>Change in Net Position</b>		1,776,822
			<b>Net Position - Beginning</b>		<u>8,372,949</u>
			<b>Net Position - Ending</b>		<u>\$ 10,149,771</u>

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

**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

**BALANCE SHEET - GENERAL FUND**

**SEPTEMBER 30, 2024**

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<b>Assets</b>	
Cash	\$ 4,757,879
Note receivable	<u>35,687</u>
<b>Total Assets</b>	<u><u>\$ 4,793,566</u></u>
 <b>Liabilities and Fund Balance</b>	
<b>Liabilities</b>	
Accounts payable	\$ 185,298
Advance due to the Town of Jupiter	2,457,263
Deposits	<u>110,000</u>
<b>Total Liabilities</b>	<u>2,752,561</u>
 <b>Deferred Inflows of Resources</b>	
Unavailable revenue	<u>35,687</u>
 <b>Fund Balance</b>	
Restricted for:	
Community development	<u>2,005,318</u>
<b>Total Fund Balance</b>	<u>2,005,318</u>
 <b>Total Liabilities and Fund Balance</b>	 <u><u>\$ 4,793,566</u></u>

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

**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

**RECONCILIATION OF THE GENERAL FUND BALANCE SHEET  
TO THE STATEMENT OF NET POSITION**

**SEPTEMBER 30, 2024**

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**Fund Balance - Total General Fund** \$ 2,005,318

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 general fund:

Governmental capital assets	\$ 9,007,561	
Less accumulated depreciation	<u>(898,795)</u>	8,108,766

In the general fund, the long-term note receivable is not available to pay for current period expenditures and, therefore, is reported as unavailable revenue in the general fund

35,687

**Net Position of Governmental Activities** \$ 10,149,771

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

**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE - GENERAL FUND**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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<b>Revenues</b>	
Tax increment revenue	\$ 3,096,974
Charges for services	107,099
Investment earnings	<u>48,791</u>
<b>Total Revenues</b>	<u>3,252,864</u>
<b>Expenditures</b>	
Current	
General government	1,258,146
Capital outlay	434,851
Debt service	
Interest	<u>91,326</u>
<b>Total Expenditures</b>	<u>1,784,323</u>
<b>Excess of Revenues over Expenditures</b>	1,468,541
<b>Fund Balance - Beginning</b>	<u>536,777</u>
<b>Fund Balance - Ending</b>	<u><u>\$ 2,005,318</u></u>

*The accompany notes are an integral part of these financial statements.*

**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

**RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCE OF THE  
GENERAL FUND TO THE STATEMENT OF ACTIVITIES**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**Net Change in Fund Balance - General Fund** **\$ 1,468,541**

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

General fund reports capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense:

Capital outlay	\$ 434,851	
Current year depreciation	<u>(116,970)</u>	317,881

Current year change in deferred inflows reported at the fund level, but recognized as revenue in the statement of activities	<u>(9,600)</u>
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**Change in Net Position of Governmental Activities** **\$ 1,776,822**

*The accompany notes are an integral part of these financial statements.*

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## **NOTES TO FINANCIAL STATEMENTS**

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# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – JUPITER COMMUNITY REDEVELOPMENT AGENCY

The Jupiter Community Redevelopment Agency (the “CRA” or “Agency”) is a dependent special district established by the Town of Jupiter, Florida, (the “Town”) under authority granted by Florida Statute 163, Section III. The purpose of the CRA is to promote and guide the physical and economic redevelopment of approximately 400 acres along the Intracoastal Waterway in the Town of Jupiter. The CRA is a legally separate entity established by Ordinance number 60-01 of the Jupiter Town Council (the “Town Council”) in December 2001. The governing body of the CRA consists of the Town Council and the Town handles the management and administration of the CRA’s financial matters.

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the CRA have been prepared in conformity with accounting principles generally accepted in the United States of America (“GAAP”) as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. This summary of the CRA’s Significant Accounting Policies is presented to assist the reader in interpreting the financial statements and other information in this report. These policies are considered essential and should be read in conjunction with the accompanying financial statements. The more significant of the CRA’s governmental accounting policies are described below.

As defined by GAAP, the financial reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete. Based upon the application of these criteria, the CRA does not have any component units to report.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *GOVERNMENT-WIDE FINANCIAL STATEMENTS*

The government-wide financial statements consist of the Statement of Net Position and the Statement of Activities and report information on all activities of the CRA. These statements include the *governmental activities* of the CRA, which are primarily supported by tax increment revenue. The CRA has no *business-type activities*. The Statement of Net Position presents the financial condition of the CRA, including all long-term assets, as well as all long-term debt and obligations.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or identifiable activity is offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or identifiable activity. *Program revenue* includes three categories of transactions: (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; (2) operating grants and contributions (none in fiscal year 2024); and, (3) capital grants and contributions (none in fiscal year 2024). Tax increment revenue and other items not meeting the definition of program revenue are reported as *general revenue*. The CRA does not allocate indirect expenses.

#### *FUND FINANCIAL STATEMENTS*

The underlying accounting system of the CRA is organized and operated as a separate fund, which is considered to be a separate accounting entity. The operations of the fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflows/outflows, fund balance, revenues and expenditures. The CRA utilizes only one fund, the *General Fund*, which is classified as a *governmental* fund and accounts for all financial resources of the CRA.

The fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balance for the General Fund. Accompanying schedules are presented to reconcile and explain the differences in fund balance and changes in fund balance as presented in these statements, to the net position and changes in net position presented in the government-wide financial statements.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *MEASUREMENT FOCUS AND BASIS OF ACCOUNTING*

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows. Tax increment revenues are recognized as revenues in the year for which they are levied. Grants, if any, are recognized as revenues 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. Under the modified accrual basis of accounting, revenues are recognized in the period in which they become both measurable and available. Revenues are considered to be available when collectible within the current period or soon enough thereafter to pay liabilities of the current period.

The CRA considers revenues to be available if collected within 60 days of the end of the current fiscal year. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, except for principal and interest on general long-term debt, which is recognized when due. Tax increment revenues, intergovernmental revenues, 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 CRA.

#### *CASH*

Cash consists of amounts on deposit in an interest-bearing account with a financial institution.

#### *ACCOUNTS RECEIVABLE*

Accounts receivable include charges for miscellaneous services. The CRA does not require collateral for such amounts. Accounts receivable are reported net of an allowance for uncollectible accounts, if deemed necessary. No allowance was required as of September 30, 2024. Accounts receivable are written off on an individual basis in the fiscal year the CRA deems them uncollectible. The CRA had no accounts receivable balance as of fiscal year end September 30, 2024.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *CAPITAL ASSETS*

The CRA has reported all capital assets in the government-wide statement of net position. Capital assets are defined by the CRA as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Capital assets are recorded at cost or, if donated, acquisition value at the date of donation. Expenditures, which materially extend the useful life of existing assets, are capitalized. Certain costs for professional services associated with the acquisition and construction of capital assets have been capitalized. The cost of capital assets sold or retired is removed from the appropriate accounts and any resulting gain or loss is included in the change in net position. Depreciation is computed on all capital assets, except land, using the straight-line method over the assets' estimated useful lives. The estimated useful lives of improvements and infrastructure range from 25 to 60 years.

Capital outlay expenditures that are for construction, renovation or acquisition of capital assets that are in the name of the Town and for which the CRA does not have any operational responsibility or obligation for ongoing repair and maintenance are not capitalized. Such assets are transferred to the Town upon acquisition or upon completion of construction or renovation.

#### *EMPLOYEE AND RELATED BENEFIT COSTS*

The CRA does not have any employees and therefore, does not have any related benefit costs. The CRA uses Town personnel to perform all operational activities and pays the Town an allocated fee for such services.

#### *DEFERRED OUTFLOWS/INFLOWS OF RESOURCES*

In addition to assets and liabilities, the government-wide Statement of Net Position and the governmental fund Balance Sheet may report a separate section for deferred outflows or deferred inflows of resources. The separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The CRA has no amounts reported as deferred inflows/outflows of resources on the government-wide Statement of Net Position. The CRA's General Fund has one item, unavailable revenue, which is reported as a deferred inflow of resources on the General Fund Balance Sheet at September 30, 2024.

The unavailable revenue results from a note receivable that will be received over a period of years in the future.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***NET POSITION/FUND BALANCE***

The government-wide financial statements utilize a net position presentation, while the governmental fund financial statements report fund balance.

#### ***Net Position***

Net position of the government-wide financial statements is categorized as investment in capital assets, restricted or unrestricted. *Investment in capital assets* is that portion of net position that relates to the CRA's net capital assets. There was no outstanding balance of long-term debt used to acquire the capital assets. *Restricted net position* is that portion of net position that has constraints placed on its use by external restrictions imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. The CRA had restricted net position for community development. *Unrestricted net position* consists of net position that does not meet the definition of investment in capital assets or restricted net position.

#### ***Fund Balance***

In the fund financial statements, the general fund reports fund balance classifications that comprise a hierarchy based primarily on the extent to which the CRA is legally bound to honor the specific purposes for which amounts in fund balance may be spent. The fund balance classifications are summarized as follows:

***Nonspendable*** - Nonspendable fund balance includes amounts that cannot be spent because they are either 1) not in spendable form; or, 2) legally or contractually required to be maintained intact.

***Restricted*** - Restricted fund balance includes amounts that are restricted to specific purposes either by 1) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments; or, 2) imposed by law through constitutional provisions or enabling legislation.

***Committed*** - Committed fund balance includes amounts that can only be used for specific purposes pursuant to constraints imposed by the CRA's Board of Commissioners through a Board resolution. The CRA had no committed fund balance.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *NET POSITION/FUND BALANCE (CONTINUED)*

##### *Fund Balance (continued)*

**Assigned** - Assigned fund balance includes amounts that are constrained by the CRA's intent to be used for specific purposes but are neither restricted nor committed. Assignments of fund balance are made by the CRA's executive director based upon direction by the CRA's Board of Commissioners or in the CRA's annual budget. The CRA had no assigned fund balance.

**Unassigned** - Unassigned fund balance includes amounts that have not been restricted, committed, or assigned to specific purposes within the general fund. The CRA has no unassigned fund balance.

The CRA considers restricted fund balance to be spent first when an expenditure is incurred for the restricted purpose. The CRA considers committed, assigned or unassigned fund balances to be spent when an expenditure is incurred for purposes for which amounts in any of those fund balance classifications could be used.

##### **MINIMUM FUND BALANCE POLICY**

The CRA has not adopted a formal minimum fund balance policy. Generally, the CRA will strive to maintain sufficient general fund balance to provide liquidity in the event of a budget shortfall or natural disaster, once its advance from the Town is repaid.

##### **USE OF ESTIMATES**

Management uses estimates and assumptions in preparing financial statements in accordance with U.S. generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets, liabilities, and deferred inflows/outflows and the disclosure of contingent assets and liabilities, and the reported revenues and expenditures. Actual results could vary from the estimates that were used.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *IMPLEMENTATION OF NEW GASB STATEMENTS*

The CRA considered the new accounting standards which effective dates are applicable for the fiscal year ended September 30, 2024. The implementation of GASB Statement No. 100, *Accounting Changes and Error Corrections – an amendment of GASB Statement No. 62*, did not have a significant impact on the CRA's financial statements.

### NOTE 3 - CASH

Cash at September 30, 2024, consists of deposits with a financial institution with a bank balance and book balance of \$4,757,879. The bank deposits were entirely covered by federal depository insurance and a collateral pool pledged to the State Treasurer of Florida by financial institutions that comply with the requirements of Florida Statutes and have been designated as a Qualified Public Depository by the State Treasurer. Qualified public depositories are required to pledge collateral to the State Treasurer with a fair value equal to a percentage of the average daily balance of all government deposits in excess of any federal deposit insurance. In the event of a default by a qualified public depository, the amount of public funds would be covered by the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Accordingly, the CRA's deposits are considered fully insured or collateralized in accordance with the provisions of GASB Statements.

### NOTE 4 - NOTE RECEIVABLE

During 2013, the CRA closed on the sale of a parcel of land to a private owner and received a note receivable for a portion of the sales price. The note is non-interest bearing and is due in 177 monthly installments of \$800 until fully paid. In lieu of cash payments on the note, the CRA and the private owner agreed that the owner shall pay all ongoing costs associated with the operation and maintenance of a public restroom facility located on the property sold by the CRA and the owner will receive a monthly credit of \$800 against the promissory note. The note receivable balance was \$35,687 at September 30, 2024.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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#### NOTE 5 - ADVANCE DUE TO THE TOWN OF JUPITER

The Town's General Fund and Capital Improvements Fund have advanced \$7,633,899 to the CRA for the purchase of property and the completion of public improvements within the boundaries of the CRA. The Town and the CRA have entered into an interlocal agreement for the repayment of these advances, with interest at 3.0%, through the fiscal year ending September 30, 2027. Annual repayments of the advances, including interest, range from approximately \$878,000 in 2024 to \$1.1 million in 2026, with a final payment of \$524,000 due in 2027, and the payments generally increase each year commensurate with the expected increases in the CRA's tax increment revenues resulting from the redevelopment activities. The outstanding combined advances payable to the General Fund and Capital Improvements Fund totaled \$2,457,263 at September 30, 2024. Future principal payments on this advance are expected to be as follows:

Fiscal Year Ending September 30	Principal	Interest	Total
2025	\$ 892,549	\$ 67,718	\$ 960,267
2026	1,055,816	39,267	1,095,083
2027	<u>508,898</u>	<u>15,267</u>	<u>524,165</u>
<b>Total</b>	<u>\$2,457,263</u>	<u>\$ 122,252</u>	<u>\$2,579,515</u>

Interest paid to the Town's General Fund and the Capital Improvement Fund during the fiscal year ended September 30, 2024 totaled \$91,326.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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### NOTE 6 - CAPITAL ASSETS

The capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Balance at Beginning of Year	Increases	Decreases	Balance at End of Year
<b>Capital Assets, not being depreciated</b>				
Land	\$ 5,218,551	\$ --	\$ --	\$ 5,218,551
Construction in progress	--	11,080	--	11,080
Capital assets not being depreciated	<u>5,218,551</u>	<u>11,080</u>	<u>--</u>	<u>5,229,631</u>
<b>Capital Assets, being depreciated</b>				
Improvements other than buildings	2,146,561	--	--	2,146,561
Infrastructure	<u>1,207,598</u>	<u>423,771</u>	<u>--</u>	<u>1,631,369</u>
Total depreciable capital assets	<u>3,354,159</u>	<u>423,771</u>	<u>--</u>	<u>3,777,930</u>
Less accumulated depreciation:				
Improvements other than buildings	(604,166)	(60,191)	--	(664,357)
Infrastructure	<u>(177,659)</u>	<u>(56,779)</u>	<u>--</u>	<u>(234,438)</u>
Total accumulated depreciation	<u>(781,825)</u>	<u>(116,970)</u>	<u>--</u>	<u>(898,795)</u>
Depreciable capital assets, net of accumulated depreciation	<u>2,572,334</u>	<u>306,801</u>	<u>--</u>	<u>2,879,135</u>
<b>Total Capital Assets</b>	<u>\$ 7,790,885</u>	<u>\$ 317,881</u>	<u>\$ --</u>	<u>\$ 8,108,766</u>

Depreciation expense of \$116,970 was charged to general government in the governmental activities statement of activities.

### NOTE 8 - RELATED PARTY TRANSACTIONS

For the fiscal year ended September 30, 2024, the CRA paid the Town \$765,911 for contractual and other services provided by the Town to the CRA in connection with various administrative and redevelopment activities.

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 9 - COMMITMENTS AND CONTINGENCIES

#### *RISK MANAGEMENT*

The CRA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The CRA purchases commercial insurance through the Town for the risks of losses to which it is exposed. Policy limits and deductibles are reviewed annually by management and established at amounts to provide reasonable protection from significant financial loss. Settlements have not exceeded insurance coverage for any of the prior three fiscal years.

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**REQUIRED SUPPLEMENTARY INFORMATION**

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**JUPITER COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE TOWN OF JUPITER, FLORIDA)**

**BUDGETARY COMPARISON SCHEDULE - GENERAL FUND**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts (GAAP Basis)	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 3,099,336	\$ 3,099,336	\$ 3,096,974	\$ (2,362)
Charges for services	105,527	105,527	107,099	1,572
Investment earnings	<u>25,000</u>	<u>25,000</u>	<u>48,791</u>	<u>23,791</u>
<b>Total Revenues</b>	<u>3,229,863</u>	<u>3,229,863</u>	<u>3,252,864</u>	<u>23,001</u>
<b>Expenditures</b>				
General government	2,081,599	1,766,779	1,258,146	508,633
Capital outlay	270,000	2,814,309	434,851	2,379,458
Interest and fiscal charges	<u>91,323</u>	<u>91,326</u>	<u>91,326</u>	<u>--</u>
<b>Total Expenditures</b>	<u>2,442,922</u>	<u>4,672,414</u>	<u>1,784,323</u>	<u>2,888,091</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<u>786,941</u>	<u>(1,442,551)</u>	<u>1,468,541</u>	<u>(2,865,090)</u>
<b>Other financing sources (uses)</b>				
Appropriated fund balance	<u>(786,941)</u>	<u>1,442,551</u>	<u>--</u>	<u>1,442,551</u>
<b>Total Other Financing Sources (Uses)</b>	<u>(786,941)</u>	<u>1,442,551</u>	<u>--</u>	<u>655,610</u>
<b>Net Change in Fund Balance</b>	<u>\$ --</u>	<u>\$ --</u>	<u>1,468,541</u>	<u>\$ 1,468,541</u>
<b>Fund Balance - Beginning</b>			<u>536,777</u>	
<b>Fund Balance - Ending</b>			<u>\$ 2,005,318</u>	

*See notes to required supplementary information.*

# JUPITER COMMUNITY REDEVELOPMENT AGENCY

## NOTES TO BUDGETARY COMPARISON SCHEDULE

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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#### NOTE 1 – BUDGETARY ACCOUNTING

The CRA’s adopted General Fund budget is prepared on the modified accrual basis of accounting in accordance with U.S. generally accepted accounting principles (“GAAP”). The budget represents departmental appropriations as authorized by CRA ordinance. Expenditures may not legally exceed budgeted appropriations at the fund level. The Town Manager, acting in his capacity as Executive Director of the CRA, has the authority to approve all budget transfers within a department. Budget transfers between departments and transfers involving appropriation of additional revenues require the approval of the Board of the CRA. Accordingly, the CRA’s legal level of budgetary control is at the fund level. Currently, other financing sources (appropriated fund balance) represent expected Transfers In from the Town to the CRA.

For the fiscal year ended September 30, 2024, supplemental budget appropriations of \$2,229,492 were approved by the CRA Board during the fiscal year. Total expenditures may not legally exceed total fund appropriations including any budgeted fund balance from prior years. All annual appropriations lapse at year end. The budget amounts presented reflect the original budget and the amended budget based on legally authorized revisions to the original budget during the year.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriations, is employed as an extension of formal budgetary control. Encumbrances lapse at year end and become obligations of the subsequent year’s budget. At September 30, 2024, the CRA had commitments related to unperformed contracts, which have been re-appropriated in the 2024-2025 annual budget.

#### NOTE 2 – BUDGET AND ACTUAL COMPARISONS

The budgetary comparison schedule for the CRA is prepared under the GAAP basis of accounting used in preparing the appropriated budget. As a result, the revenue and expenditures reported in the budgetary comparison schedule for the CRA agree with that reported on the GAAP basis.

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## **REPORTING SECTION**

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**Independent Auditors' Report on Internal Control over Financial Reporting and on  
Compliance and Other Matters Based on an Audit of Financial Statements  
Performed in Accordance with Government Auditing Standards**

To the Board of Commissioners and Executive Director  
**Jupiter Community Redevelopment Agency**

We have audited, in accordance with the auditing standards generally accepted in the United States of America (“GAAS”) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (“*Government Auditing Standards*”), the financial statements of the governmental activities and the major fund of the Jupiter Community Redevelopment Agency (the “Agency”), a component unit of the Town of Jupiter, Florida, as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, and have issued our report thereon dated March 28, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Entity's internal control.

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

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

## Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency'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 financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency'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.

*CBIZ CPAs P.C.*

West Palm Beach, FL

March 28, 2025

**Management Letter in Accordance with the Rules of the  
Auditor General for the State of Florida**

To the Board of Commissioners and Executive Director  
**Jupiter Community Redevelopment Agency**

***Report on the Financial Statements***

We have audited the financial statements of the Jupiter Community Redevelopment Agency (the “Agency”), a component unit of the Town of Jupiter, Florida, as of and for the fiscal year ended September 30, 2024 and have issued our report thereon dated March 28, 2025.

***Auditors’ Responsibility***

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

***Other Reporting Requirements***

We have issued our Independent Auditors’ Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants’ Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 28, 2025, should be considered in conjunction with this management letter.

***Prior Audit Findings***

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

***Official Title and Legal Authority***

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 to the financial statements. There are no component units related to the Agency.

### ***Financial Condition and Management***

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

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

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

### ***Property Assessed Clean Energy (PACE) Program***

Section 10.554(1)(i)6.a, Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the Agency's geographical boundaries during the fiscal year under audit. During the fiscal year ended September 30, 2024, the PACE program did not operate within the Agency's geographical boundaries.

### ***Special District Component Units***

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

### ***Specific Information for Special Districts***

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Agency reported:

- a. The total number of Agency employees compensated in the last pay period of the Agency's fiscal year as zero.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Agency's fiscal year as zero.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.

- e. Each construction project with a total cost of at least \$65,000 approved by the Agency that is scheduled to begin on or after October 1 of the fiscal year being reported, together with total expenditures for such project as follows:
  - a. Piatt Place Fire Facility Project, Budget of \$4,185,632 and actual expenditures of \$104,479.
  - b. Jupiter Beach Road Project, Budget of \$1,006,874 and actual expenditures of \$480,851.
  - c. Love Street Sidewalk Project, Budget of \$173,000 and actual expenditures of \$16,121.
  - d. Shoreline Stabilization Project, Budget of \$394,381 and actual expenditures of \$12,966.
  - e. Riverwalk Connection Project, Budget of \$145,000 and actual expenditures of \$0.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before beginning of the fiscal year being reported if the Agency amends a final adopted budget under Section 189.016(6), Florida Statutes, if any, would be reported on page 26.

***Additional Matters***

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

***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, the Agency Board of Commissioners, Executive Director and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

***CBIZ CPAs P.C.***

West Palm Beach, FL  
March 28, 2025

**Independent Accountants' Report on Compliance  
with Florida Statutes**

To the Board of Commissioners and Executive Director  
**Jupiter Community Redevelopment Agency**

We have examined the Jupiter Community Redevelopment Agency (the "Agency"), a component unit of the Town of Jupiter, Florida, compliance with Sections 163.387(6) and 163.387(7), Florida Statutes for the fiscal year ended September 30, 2024. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

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

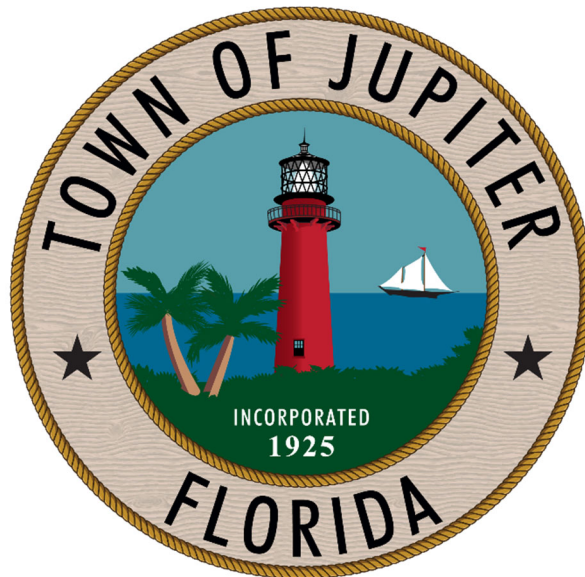
In our opinion, the Agency complied, in all material respects, with Sections 163.387(6) and 163.387(7), Florida Statutes for the fiscal year ended September 30, 2024.

This report is intended solely to describe our testing of compliance with aforementioned sections of the Florida Statutes, and it is not suitable for any other purpose.

*CBIZ CPAs P.C.*

West Palm Beach, FL  
March 28, 2025

**ANNUAL COMPREHENSIVE FINANCIAL REPORT  
OF THE  
TOWN OF JUPITER, FLORIDA  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**



**Prepared By:  
Finance Department**

**Scott Reynolds  
Finance Director**

# TOWN OF JUPITER, FLORIDA

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## **INTRODUCTORY SECTION**

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March 28, 2025

Honorable Mayor, Members of the Town Council and Citizens Town of Jupiter, Florida

The Annual Comprehensive Financial Report (ACFR) of the Town of Jupiter, Florida, (the “Town”) for the fiscal year ended September 30, 2024, is hereby submitted. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the Town. To the best of our knowledge and belief, the enclosed data is accurate in all material aspects and is reported in a manner designed to present fairly the financial position and results of operations of the Town. All disclosures necessary to enable the reader to gain an understanding of the Town’s financial activities have been included.

Management of the Town is responsible for establishing and maintaining internal controls designed both to protect the government’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Town’s financial statements in conformity with U.S. generally accepted accounting principles. The Town’s internal controls are designed to provide reasonable, but not absolute, assurance that 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 valuation of costs and benefits requires estimates and judgments by management.

The Town’s financial statements are audited by an independent certified public accounting firm. The objective of the audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management to provide reasonable assurance that the financial statements are free of material misstatements.

As part of the Town’s annual audit, a review is made of internal controls and tests are performed to determine that the Town has complied with applicable laws and regulations. The results of the Town’s audit for the fiscal year ended September 30, 2024 identified no instances of material weaknesses in internal controls or material violations of applicable laws and regulations.

The Town is required to provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management’s Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Town’s MD&A can be found beginning on page 5 of this report.

## **GOVERNMENT PROFILE**

Government Entity: The Town of Jupiter was incorporated in 1925 as a political subdivision of the State of Florida. Since that time the Town’s geographic size has increased from approximately 8.5 square miles to just over 23 square miles. Located on the Atlantic Ocean in northern Palm Beach County, Jupiter is a vibrant coastal community of more than 61,000 year-round residents, having grown from a sleepy, seaside community with less than 10,000 residents in 1980. During the “season,” which runs from Thanksgiving to Easter, an additional 12,000-15,000 residents call Jupiter “home”.

The Town has operated under the Council-Manager form of government since the early 1970’s. Policy making and legislative authority are vested in the Town Council. The Council consists of the Mayor and four other Councilors. The Town Manager is appointed by the Town Council and is responsible for carrying out the policies and ordinances established and approved by the Town Council and managing the day-to-

day activities of the Town government. The Town provides a variety of services including public safety, public works, culture and recreation, protective inspections, water and stormwater utilities as well as general administrative services.

Reporting Entity: The management of the Town has considered whether there are potential component units that should be included in the Town's financial statements, by applying the criteria set forth by U.S. generally accepted accounting principles. Based upon the application of these criteria, the only entity to consider was the Jupiter Community Redevelopment Agency (the "CRA"); a dependent special district established by the Town, 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 in a governmental (special revenue) fund, the Community Redevelopment Fund.

Budgetary Control: The Town adopts an annual operating budget which serves as the foundation for the Town's financial planning and control. The Town Council is required by state statute to hold two public hearings and adopt a final budget by no later than the beginning of the fiscal year (October 1<sup>st</sup>). The operating budget is prepared by fund, function and department. Directors, with the Town Manager's approval, may make budget transfers within a department. Transfers between departments require the approval of the Town Council. In addition to the operating budget, the Town Council also updates and approves the Town's five-year Community Investment Program annually.

## **FINANCIAL CONDITION AND OUTLOOK**

Local Economy: Palm Beach County is the 4th most populous county in the State of Florida. The latest population estimate prepared in 2024 by the University of Florida's Bureau of Economic and Business Research indicates that the current population of the Town exceeds 61,000 and the County is approximately 1.5 million. Projections show the County population growing at an estimated annual rate of 0.67 percent over the next 15 years, with corresponding increases in service businesses and light industry. The County's median family income is \$99,093 and the unemployment rate was 3.1%.

The Town's major challenges are to provide the infrastructure and services required to maintain the quality of life to which Jupiter's residents and visitors have grown accustomed, to create future economic growth opportunities for the community and to position Jupiter to be ready to capitalize on those opportunities as the local and state economies remain stable.

Relevant Financial Policies: The Town has an "informal" policy supported by the Town Council in each year's annual operating budget that provides for the unassigned fund balance in the General Fund to equal or exceed twenty-five percent (25%) of the subsequent year's operating budget. Historically speaking, the Town has always maintained a fund balance targeted to protect its interest and provide needed financial resources to restore services and provide clean up in the event of natural disasters such as major hurricanes, to provide loans to other funds, and to ensure that large projects that have required the use of fund balance are completed successfully. In order to maintain this balance and allow the Town to continue its obligation to its residents as a first responder in the face of natural disasters and other unforeseen circumstances, the Town has implemented the following cost strategies to reduce operating cost and allow for an appropriately sized unassigned fund balance:

- Maintain the size of government based on community needs.
- Aggressively seek affordable healthcare options to allow for sustained viability of the Town's employee health plan.
- Realign capital investments to better align with the strategic goals of the Town.
- Work with developers to foster redevelopment projects within the community to allow for a stable tax base.

Long-term Financial Planning: The Town's strategic plan and performance measures are the cornerstones for its long-term financial planning and budgeting. The General Fund operating budget was adopted in September 2023, at a millage tax rate of 2.3894 which is an increase of 8.55% over the rolled back rate but a

reduction of 3% over the previous year’s millage rate of 2.4633. The governing budget supports the Town's five-year capital improvement plan and the State's comprehensive plan concurrency elements for Fiscal Year 2024. The Town uses a blended budget approach to reduce the reliance on property tax revenues and continues to initiate alternative revenue sources. As part of the Town's efforts to "maintain financial sustainability", the Town continues to seek new ways to contain costs by creating a culture of continuous improvement.

During the past few years assessed property values have been steadily increasing. For FY2024, assessed property values increased to \$15,862,964,529 or an increase of approximately \$1.8 billion or 12.71% from the \$14,073,619,777 in final taxable value for the prior fiscal year. It is anticipated that property values will slightly decrease and stabilize over time.

The largest enterprise activity, the water utility, continues to support its operating and capital improvement plan with rate structure changes to ensure operating stability and a fully funded capital plan. Investing to improve and maintain the infrastructure related to water and stormwater utility functions provides for future stability related to the current customer base and future growth.

The Town adopted a five-year capital improvement plan identifying future funding needs to maintain, repair and upgrade capital assets and infrastructure. Included in these long-term capital needs are road resurfacing and water infrastructure upgrades, within funding constraints; and aligned with the approved comprehensive plan concurrency elements.

**OTHER INFORMATION**

Independent Audit: Florida Statutes Chapter 11.45 requires an annual financial and compliance audit by an independent certified public accountant. The auditor’s report on the financial statements is included in the Financial Section of this report. The auditor’s report related specifically to compliance with *Government Auditing Standards* is included in the Compliance Reports Section.

Awards: The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2023, the thirty first consecutive year the Town has received this prestigious award. In order to be awarded a Certificate of Achievement, the Town published an easily readable and efficiently organized annual comprehensive financial report. This report satisfied both U.S. generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive 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.

Acknowledgments: The preparation of the annual comprehensive financial report on a timely basis was made possible by the dedicated services of the entire staff of the finance department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report.

We believe this report reflects the continued excellent financial position of the Town of Jupiter. We would like to thank the Mayor, the Town Council and the residents of the Town for your interest and support toward the planning and administration of the financial operations of the Town in a responsible and progressive manner. With this support, we have been able to maintain a high degree of fiscal health and responsibility for the Town of Jupiter.

Respectfully Submitted,



Frank Kitzerow  
Town Manager



Scott Reynolds  
Finance Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Town of Jupiter  
Florida**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2023

*Christopher P. Morill*

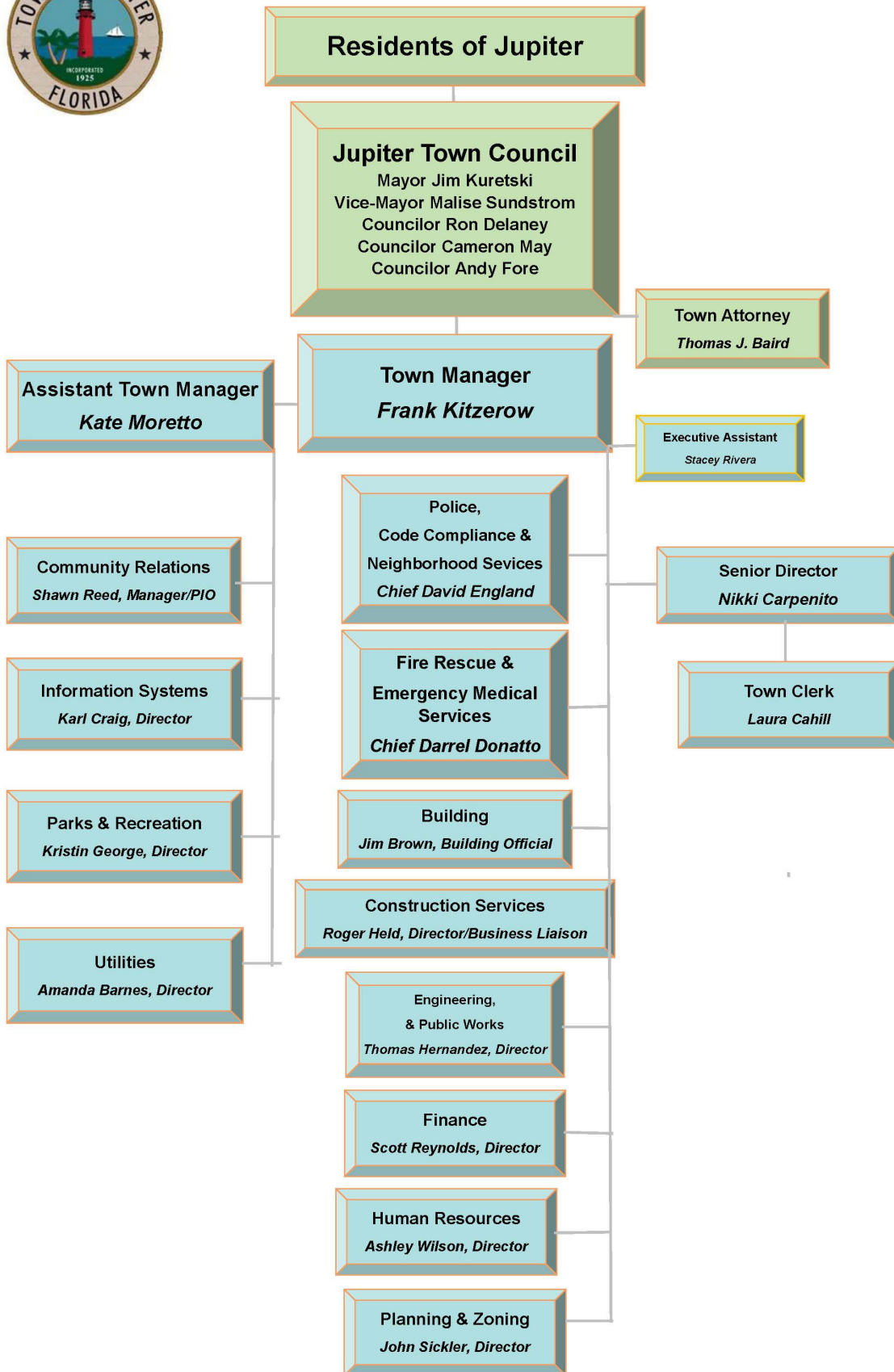
Executive Director/CEO

**TOWN OF JUPITER, FLORIDA  
LIST OF PRINCIPAL OFFICIALS  
SEPTEMBER 30, 2024**

Mayor	James Kuretski
Vice-Mayor	Malise Sundstrom
Councilor	Andrew Fore
Councilor	Cameron May
Councilor	Ron Delaney
Town Manager	Frank Kitzerow
Assistant Town Manager	Kate Moretto
Town Attorney	Thomas J. Baird
Town Clerk	Laura Cahill
Finance Director	Scott Reynolds
Chief of Police	David England
Utilities Director	Amanda Barnes
Engineering and Public Works Director	Thomas Hernandez
Planning and Zoning Director	John R. Sickler, Jr.
Information Systems Director	Karl Craig
Building Official	James Brown
Parks and Recreation Director	Kristin Fitzgerald George
Senior Director Internal Services	Nikki Carpenito
Senior Director Construction Services	Roger Held
Human Resources Director	Ashley Wilson
Fire/Rescue Chief	Darrel Donatto
Community Relations Manager/PIO	Shawn Reed



# Town of Jupiter Organizational Chart



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**INDEPENDENT AUDITORS' REPORT**

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## **Independent Auditors' Report**

To the Honorable Mayor, Members of the Town Council,  
Audit Committee and Town Manager  
**Town of Jupiter, Florida**

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jupiter, Florida (the "Town"), as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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, as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Municipal Police Officers' Retirement Trust Fund, the fiduciary fund of the Town, which represents 84%, 84% and 75%, respectively, of the assets, net position/fund balances, and revenues/additions of the aggregate remaining fund information as of September 30, 2024. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Municipal Police Officers' Retirement Trust Fund, is based solely on the report of the other auditors.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve month beyond the financial statement date including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control—related matters that we identified during the audit.

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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 14, the budgetary comparison schedules, the pension funds information and the other postemployment benefits information on pages 94 through 107, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 GAAS, 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The combining fund financial statements and the individual fund budgetary comparison schedules on pages 108 through 111, and the schedule of expenditures of federal awards on page 141, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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 GAAS. In our opinion, the combining fund financial statements and individual fund budgetary comparison schedules, and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2025 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

*CBIZ CPAs P.C.*

West Palm Beach, FL  
March 28, 2025

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

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## Management's Discussion and Analysis

Acting in our capacity as the management of the Town of Jupiter, Florida, we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town of Jupiter, Florida, for the fiscal year ended September 30, 2024.

### FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$593,388,268 (*total net position*). Of this amount, approximately \$187,866,000 (*unrestricted net position*) may be used to meet the Town's ongoing obligations to citizens and creditors.
- The Town's operations increased net position by approximately \$35,237,000. Approximately 56% of this increase is attributable to governmental activities and 44% is attributable to business-type activities.
- As of the close of the fiscal year, the Town's governmental funds reported combined ending fund balances of \$127,880,794, an increase of approximately \$13,484,000 from the prior year fund balance. Approximately 43% of the total fund balance amount is *available for spending* at the Town's discretion (*unassigned fund balance*).
- At the end of the fiscal year, unassigned fund balance for the General Fund was \$54,922,154, or 86% of total General Fund expenditures for the current fiscal year.
- The Town's total debt (bonds and notes payable) decreased by approximately \$3,603,000 (27%) during the current fiscal year. The decrease was attributable to scheduled principal payments on the debt.

### OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The basic financial statements of the Town comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the Town's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the Town's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

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

The government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the Town include general government, public safety, engineering and public works, and culture and recreation. The business-type activities of the Town include the Water System, Stormwater Utility and Building Department.

The Jupiter Community Redevelopment Agency, although a legally separate entity, functions for all practical purposes as a department of the Town, and therefore has been included as an integral part of the primary government (*a blended component unit*). The government-wide financial statements can be found on pages 15-17 of this report.

## **Fund Financial Statements**

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

- **Governmental funds** - *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenue, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The Town maintains fourteen individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenue, expenditures, and changes in fund balances for the General Fund, Community Redevelopment Fund, American Rescue Plan Fund and Capital Improvements Fund, which are considered to be major funds. Aggregated data for the remaining nonmajor governmental funds is also presented. The basic governmental funds financial statements can be found on pages 18-21 of this report.

- **Enterprise funds** - The *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The Town uses three enterprise funds to account for the separate operations of its Water System, Stormwater Utility and Building Fund. The basic enterprise fund financial statements can be found on pages 22-26 of this report.
- **Fiduciary fund** - Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the Town's own programs. The accounting used for fiduciary funds is much like that used for the enterprise funds. The Town's only fiduciary fund is the Municipal Police Officers' Retirement Trust Fund (MPORT), which is used to account for the assets held in a trustee capacity for the retirement pensions of the Town's police officers. The basic fiduciary fund financial statements can be found on pages 27-28 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 29-93 of this report.

## Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. The Town adopts an annual appropriated budget for the General Fund and Community Redevelopment Fund. Budgetary comparison schedules and accompanying notes for both funds are included as required supplementary information on pages 94-100 to demonstrate compliance with the adopted budget. The Town also presents required supplementary information related to its defined benefit retirement plans and other postemployment benefits (OPEB) plan on pages 101-107.

The Town also adopts an annual budget for the Capital Improvements Fund and the Debt Service Fund. Budgetary comparison schedules for these funds are included as supplementary information with the combining fund financial statements. The combining fund financial statements and individual fund budgetary comparison schedules are presented immediately following the required supplementary information on pages 108-111.

## 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, assets and deferred outflows exceeded liabilities and deferred inflows by approximately \$593,388,000 at the close of the most recent fiscal year. The Town's net position at September 30, 2024 and 2023 is summarized as follows (in thousands):

	Summary of Changes in Net Position					
	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
<b>Assets</b>						
Current and other assets	\$ 139,186	\$ 128,350	\$ 131,317	\$ 129,546	\$ 270,503	\$ 257,896
Capital assets, net	155,274	150,579	238,138	224,970	393,412	375,549
<b>Total Assets</b>	<u>294,460</u>	<u>278,929</u>	<u>369,455</u>	<u>354,516</u>	<u>663,915</u>	<u>633,445</u>
<b>Deferred Outflows of Resources</b>	<u>4,299</u>	<u>15,029</u>	<u>1,835</u>	<u>1,691</u>	<u>6,134</u>	<u>16,720</u>
<b>Liabilities</b>						
Long-term liabilities	34,039	49,835	17,265	19,276	51,304	69,111
Other liabilities	11,488	14,056	6,946	5,824	18,434	19,880
<b>Total Liabilities</b>	<u>45,527</u>	<u>63,891</u>	<u>24,211</u>	<u>25,100</u>	<u>69,738</u>	<u>88,991</u>
<b>Deferred Inflows of Resources</b>	<u>5,786</u>	<u>2,225</u>	<u>1,137</u>	<u>798</u>	<u>6,923</u>	<u>3,023</u>
<b>Net Position</b>						
Net investment in capital assets	150,690	143,364	229,529	215,025	380,219	358,389
Restricted	25,303	17,882	--	--	25,303	17,882
Unrestricted	71,453	66,596	116,413	115,284	187,866	181,880
<b>Total Net Position</b>	<u>\$ 247,446</u>	<u>\$ 227,842</u>	<u>\$ 345,942</u>	<u>\$ 330,309</u>	<u>\$ 593,388</u>	<u>\$ 558,151</u>

The largest portion of the Town's net position (64%) reflects its investment in capital assets (e.g., land, buildings, improvements, machinery and equipment and infrastructure), less any related debt and deferred inflows/outflows used to acquire those assets that is still outstanding. 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 Town's net position (4%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position (\$188 million) may be used to meet the Town's ongoing obligations to citizens and creditors. At the end of the current fiscal year, the Town is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

## Changes in Net Position

The Town's net position increased by approximately \$35.2 million during 2024. The increase is due to increases in charges for services, property taxes and investment earnings.

The changes in the Town's net position for the fiscal years ended September 30, 2024 and 2023 are summarized as follows (in thousands):

### Summary of Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
<b>Program Revenues</b>						
Charges for services	\$ 14,537	\$ 12,803	\$ 44,401	\$ 39,218	\$ 58,938	\$ 52,021
Operating grants and contributions	2,050	2,148	11	269	2,061	2,417
Capital grants and contributions	931	2,678	1,476	1,324	2,407	4,002
<b>General Revenues</b>						
Property taxes	40,545	37,305	--	--	40,545	37,305
Other taxes	28,810	28,695	--	--	28,810	28,695
Intergovernmental, unrestricted	2,767	2,884	--	--	2,767	2,884
Investment earnings (losses) and other income	<u>7,962</u>	<u>4,262</u>	<u>4,554</u>	<u>2,656</u>	<u>12,516</u>	<u>6,918</u>
<b>Total Revenues</b>	<u>97,602</u>	<u>90,775</u>	<u>50,442</u>	<u>43,467</u>	<u>148,044</u>	<u>134,242</u>
<b>Expenses</b>						
General government	29,538	25,140	--	--	29,538	25,140
Public safety	30,769	32,344	--	--	30,769	32,344
Engineering and public works	12,518	10,225	--	--	12,518	10,225
Culture/Recreation	4,871	5,811	--	--	4,871	5,811
Interest on debt	296	247	--	--	296	247
Water system	--	--	26,376	25,899	26,376	25,899
Stormwater	--	--	3,959	3,216	3,959	3,216
Building	--	--	4,480	4,884	4,480	4,884
<b>Total Expenses</b>	<u>77,992</u>	<u>73,767</u>	<u>34,815</u>	<u>33,999</u>	<u>112,807</u>	<u>107,766</u>
Change in net position before transfers	19,610	17,008	15,627	9,468	35,237	26,476
Transfers	<u>(6)</u>	<u>(2,020)</u>	<u>6</u>	<u>2,020</u>	<u>--</u>	<u>--</u>
<b>Change in Net Position</b>	19,604	14,988	15,633	11,488	35,237	26,476
<b>Net Position - Beginning</b>	<u>227,842</u>	<u>212,854</u>	<u>330,309</u>	<u>318,821</u>	<u>558,151</u>	<u>531,675</u>
<b>Net Position - Ending</b>	<u>\$ 247,446</u>	<u>\$ 227,842</u>	<u>\$ 345,942</u>	<u>\$ 330,309</u>	<u>\$ 593,388</u>	<u>\$ 558,151</u>

## Governmental Activities

Governmental activities increased the Town's net position by approximately \$19,604,000, thereby accounting for 56% of the total growth in the net position of the Town. This increase is directly attributed to increases in revenue collections. When compared to the previous year, revenues increased approximately \$6.8 million and transfers decreased by approximately \$2 million. These net increases were offset by increases in expenses of approximately \$4.2 million.

## Business-type Activities

Business-type activities increased the Town's net position by approximately \$15,633,000. Key elements of this change were as follows:

- The Water System change in net position was \$12,112,688 which was \$3,813,979 greater than the prior year. The current year change in net position is attributable to operating revenues in excess of operating expenses of \$6,986,783, utility connection charges and other capital contributions of \$1,461,472, investment earnings of \$2,119,322, and transfers in of \$119,256.
- The Stormwater Utility change in net position was \$1,315,015 which was \$1,522,286 lower than the prior year. The current year change in net position is attributable to operating revenues in excess of operating expenses of \$1,061,723 and transfers in of \$231,790.
- The Building department change in net position was \$2,204,730 which was \$1,852,143 greater than the prior year. The current year change in net position is attributable to operating revenues in excess of operating expenses of \$1,881,746 and investment earnings of \$671,433 offset by transfers out of \$345,267.

## FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The significant financial activities of the Town's funds are described below.

## Governmental Funds

The focus of the Town's *governmental funds* 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 the end of the current fiscal year, the Town's governmental funds reported combined ending fund balance of \$127,880,794, an increase of \$13,484,469 from the prior year. Approximately 43% of the total fund balance at September 30, 2024 of \$54,922,154 constitutes *unassigned fund balance*, which is available for spending at the Town's discretion. The remainder of the fund balance is not available for new spending and is broken down into the following categories:

Nonspendable	\$ 2,051,380	1%
Restricted	\$ 24,961,648	20%
Assigned	\$ 45,945,612	36%

The General Fund is the chief operating fund of the Town. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$54,922,154, while total fund balance was \$67,953,586. 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 General Fund expenditures. Unassigned fund balance represents 86% of total General Fund expenditures for 2024. The fund balance of the Town's General Fund increased by \$2,994,296 during the current fiscal year as compared to an increase of \$11,648,461 for the prior year. The key factor contributing to the smaller net change in fund balance was an increase in transfers out of approximately \$11,283,000 to the fire rescue department fund for the purchase of fire apparatus, miscellaneous equipment for the outfitting of the apparatus, ambulances, executive staff funding and hiring of consultants for the development of the department.

The Community Redevelopment Fund (CRA) had a fund balance of \$2,005,318. The General Fund and Capital Improvement Fund advances will be repaid from future tax increment funds received by the CRA as commercial and redevelopment projects increase taxable property values in the CRA district. The CRA had an increase in the net change of fund balance during 2024 of \$1,468,541.

The American Rescue Plan Fund had a fund balance of \$0 at fiscal year end 2024, the same as in fiscal year 2023. The American Rescue Plan Fund recognized \$471,105 in American Rescue Plan Act (ARPA) funding, which was transferred for construction of water and stormwater infrastructure improvements.

The Capital Improvements Fund has a total fund balance of \$36,106,540 which is intended for the Town's current and future capital projects. The net increase in fund balance during the current year in the Capital Improvements Fund was \$2,497,961 as compared to the decrease of \$15,674,359 for the prior year. The reduction in fund balance during the prior year was due to the construction and draw down of fund balance to pay for the new town hall building project.

### **Enterprise Funds**

The Town's enterprise fund financial statements provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Water System Fund, Stormwater Fund and Building Fund at the end of the year amounted to \$89,055,409, \$11,102,282 and \$16,254,909, respectively. The total change in net position of the Water System Fund, Stormwater Fund and Building Fund was \$12,112,688, \$1,315,015, and \$2,204,730, respectively. Other factors concerning the finances have already been addressed in the discussion of the Town's business-type activities.

## BUDGETARY HIGHLIGHTS

**General Fund:** Differences between the original budget and the final amended budget for total expenditures resulted in a net decrease of approximately \$222,000 in appropriations for 2024 and were generally attributable to the re-appropriation of open contracts from the previous fiscal year and appropriated revenues received but not originally budgeted.

During the year, actual revenues were \$6,643,338 more than budgetary estimates due primarily to increases in taxes of \$647,845, state shared and sales tax revenues of \$423,573 and investment earnings of \$5,318,801. Actual expenditures and other financing uses were under budget by \$4,674,114, due primarily to decreases in other general government operating expenses of \$1,328,175 and public works of \$1,192,950 being less than budget.

## CAPITAL ASSET AND DEBT ADMINISTRATION

**Capital Assets:** The Town’s investment in capital assets for its governmental and business-type activities as of September 30, 2024, amounts to approximately \$393.4 million (net of accumulated depreciation and amortization). This investment in capital assets includes land, construction in progress, buildings and improvements, machinery and equipment, park facilities, easements, roads, highways and bridges, water plant facilities, water meters and transmission lines and stormwater facilities. The total increase in the Town’s investment in capital assets for the current fiscal year was approximately \$17.9 million or 5%.

The Town’s capital assets at September 30, 2024 and 2023 are summarized as follows:

<b>Capital Assets</b>						
(Amounts in Thousands, net of accumulated depreciation/amortization)						
	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 48,363	\$ 48,363	\$ 569	\$ 569	\$ 48,932	\$ 48,932
Construction in progress	2,550	18,616	26,235	16,261	28,785	34,877
Buildings	43,783	23,049	56,151	56,687	99,934	79,736
Improvements	27,021	26,892	145,639	142,309	172,660	169,201
Machinery and equipment	4,749	2,645	9,473	8,993	14,222	11,638
Infrastructure	26,252	28,024	--	--	26,252	28,024
Subscription-based assets	2,556	2,990	71	151	2,627	3,141
<b>Total</b>	<b>\$ 155,274</b>	<b>\$ 150,579</b>	<b>\$ 238,138</b>	<b>\$ 224,970</b>	<b>\$ 393,412</b>	<b>\$ 375,549</b>

Major capital asset events during the current fiscal year included the following:

- The construction of the new Town hall.
- A variety of roadway and landscape improvements throughout the Town.
- Improvements to various Town parks.
- Improvements to the water distribution system in targeted neighborhoods.
- Improvements to the water transmission systems.
- Continuing well rehabilitation program in the water utility.

- Improvements to water processing equipment and operations technology.
- Continuing drainage and swale rehabilitation programs.
- On-going investment in the police vehicle replacement program.
- A continuing reinvestment in the Town’s sidewalk and street infrastructure.
- At the end of 2024 Council awarded contracts to construct two new fire stations in the Town with an estimated cost of \$20 million. Estimated completion will be June 2026.

Additional information on the Town’s capital assets can be found in Note 6 on pages 54-56 of this report.

**Outstanding debt.** At the end of the current fiscal year, the Town had total bonded debt and loans outstanding of approximately \$9,892,000. Of this amount, approximately \$1,982,000 is general obligation bonded debt. The remainder of the Town’s debt of approximately \$7,910,000 represents bonds and notes secured solely by the net revenues of the Enterprise Funds. The Town’s total debt decreased by approximately \$3,603,000 or 27% during the current fiscal year, due to the retirement of maturing debt. The Town’s outstanding debt at September 30, 2024 and 2023 is summarized as follows:

	<b>Outstanding Debt</b>					
	General Obligation and Revenue Bonds / Note					
	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation note	\$ 1,982	\$ 3,957	\$ --	\$ --	\$ 1,982	\$ 3,957
Water system revenue bonds / note	--	--	7,910	9,538	7,910	9,538
<b>Total</b>	<u>\$ 1,982</u>	<u>\$ 3,957</u>	<u>\$ 7,910</u>	<u>\$ 9,538</u>	<u>\$ 9,892</u>	<u>\$ 13,495</u>

The Town as a whole has maintained a “AAA” rating from Standard & Poor’s and Fitch and a “Aaa” rating from Moody’s on their outstanding bonded debt. Town ordinances limit the amount of general obligation debt the Town may issue to 15% of the total assessed valuations of property located in the Town. The current debt limitation for the Town is approximately \$2.9 billion, which is significantly in excess of the Town’s outstanding general obligation debt.

Additional information on the Town’s long-term debt can be found in Note 7 on pages 56-63 of this report.

## **ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

The Town's 2025 General Fund budget is approximately \$77 million, or an increase of approximately \$6.1 million from the original budget adopted for 2024. The following factors were considered in preparing the Town's budget for the 2025 fiscal year.

- Increases in property values and the overall stable housing market will continue to have a positive impact on ad-valorem tax revenues in FY 2025. There was a 9.08% increase in property values for FY 2025, which allowed the Town Council to maintain a conservative millage rate of 2.3894.
- Increases in state shared, sales tax revenues and franchise fees.
- Increase in interest earnings due to increases in interest rates.
- Funding used for investment in infrastructure that supports the needs of the community.
- Water System revenues are expected to increase due to a rate index of 3%.
- Stormwater revenues are expected to increase due to a rate index of 7%.

## **REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the Town's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director at 210 Military Trail, Jupiter, Florida 33458.

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## **BASIC FINANCIAL STATEMENTS**

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**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF NET POSITION**

**SEPTEMBER 30, 2024**

	Governmental Activities	Business-Type Activities	Total
<b>Assets</b>			
Cash and cash equivalents	\$ 63,772,886	\$ 43,891,096	\$ 107,663,982
Investments	71,985,119	81,448,647	153,433,766
Accounts receivable, net	2,270,444	1,708,952	3,979,396
Grants receivable	97,851	--	97,851
Interest receivable	182,424	64,127	246,551
Inventory	32,428	791,798	824,226
Prepaid expenses	10,053	19,184	29,237
Restricted assets			
Restricted cash and cash equivalents	341,569	--	341,569
Restricted investments	447,617	--	447,617
Notes receivable	46,352	--	46,352
Noncurrent receivables	--	3,393,254	3,393,254
Capital assets, not being depreciated/amortized			
Land	48,362,544	569,123	48,931,667
Construction in progress	2,550,596	26,235,046	28,785,642
Capital assets, net of accumulated depreciation/amortization			
Buildings and plant	43,782,989	56,151,049	99,934,038
Improvements	27,021,450	145,638,759	172,660,209
Machinery and equipment	4,748,610	9,472,708	14,221,318
Infrastructure	26,251,717	--	26,251,717
Subscription-based assets (right to use assets)	2,555,813	70,911	2,626,724
<b>Total Assets</b>	<u>294,460,462</u>	<u>369,454,654</u>	<u>663,915,116</u>
Deferred charges on refundings	--	73,701	73,701
Deferred amount related to OPEB	105,914	29,995	135,909
Deferred amount related to pensions	4,193,414	1,731,437	5,924,851
<b>Total Deferred Outflows of Resources</b>	<u>\$ 4,299,328</u>	<u>\$ 1,835,133</u>	<u>\$ 6,134,461</u>

(Continued)

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF NET POSITION (CONTINUED)**

**SEPTEMBER 30, 2024**

	Governmental Activities	Business-Type Activities	Total
<b>Liabilities</b>			
Accounts payable	\$ 4,057,978	\$ 2,807,690	\$ 6,865,668
Retainage payable	69,566	719,656	789,222
Accrued liabilities	1,112,914	200,868	1,313,782
Deposits	3,949,270	1,906,059	5,855,329
Unearned revenue	2,298,148	1,311,456	3,609,604
Noncurrent liabilities			
Due within one year			
Compensated absences	280,300	144,899	425,199
Bonds and notes	1,982,314	--	1,982,314
Subscription liability	432,993	51,976	484,969
Due in more than one year			
Compensated absences	3,969,745	846,261	4,816,006
Bonds and notes	--	7,910,500	7,910,500
Total OPEB liability	926,959	262,518	1,189,477
Net pension liability	24,348,103	8,048,821	32,396,924
Subscription liability	2,098,934	--	2,098,934
<b>Total Liabilities</b>	<u>45,527,224</u>	<u>24,210,704</u>	<u>69,737,928</u>
<b>Deferred Inflows of Resources</b>			
Deferred amount related to OPEB	1,116,251	316,125	1,432,376
Deferred amount related to pensions	4,669,812	821,193	5,491,005
<b>Total Deferred Inflows of Resources</b>	<u>5,786,063</u>	<u>1,137,318</u>	<u>6,923,381</u>
<b>Net Position</b>			
Net investment in capital assets	150,689,912	229,529,165	380,219,077
Restricted for:			
Debt retirement	620,532	--	620,532
Capital projects	21,789,053	--	21,789,053
Law enforcement	440,697	--	440,697
Economic development	2,452,935	--	2,452,935
Unrestricted	71,453,374	116,412,600	187,865,974
<b>Total Net Position</b>	<u>\$ 247,446,503</u>	<u>\$ 345,941,765</u>	<u>\$ 593,388,268</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF ACTIVITIES**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net Revenues (Expenses) and Changes in Net Position		
		Charges for Services	Operating Contributions and Grants	Capital Contributions and Grants	Governmental Activities	Business-type Activities	Total
<b>Governmental Activities</b>							
General government	\$ 29,253,570	\$ 12,691,483	\$ 607,279	\$ 931,004	\$ (15,023,804)	\$ --	\$ (15,023,804)
Public safety	30,668,581	408,891	1,226,422	--	(29,033,268)	--	(29,033,268)
Engineering and public works	12,656,215	454,085	216,037	--	(11,986,093)	--	(11,986,093)
Culture and recreation	5,117,516	982,207	--	--	(4,135,309)	--	(4,135,309)
Interest on long-term debt	296,489	--	--	--	(296,489)	--	(296,489)
<b>Total Governmental Activities</b>	<b>77,992,371</b>	<b>14,536,666</b>	<b>2,049,738</b>	<b>931,004</b>	<b>(60,474,963)</b>	<b>--</b>	<b>(60,474,963)</b>
<b>Business-type Activities</b>							
Water system	26,375,845	33,121,312	11,248	1,461,472	--	8,218,187	8,218,187
Stormwater	3,959,253	4,920,160	--	14,267	--	975,174	975,174
Building	4,479,865	6,359,938	--	--	--	1,880,073	1,880,073
<b>Total Business-type Activities</b>	<b>34,814,963</b>	<b>44,401,410</b>	<b>11,248</b>	<b>1,475,739</b>	<b>--</b>	<b>11,073,434</b>	<b>11,073,434</b>
<b>Total</b>	<b>\$ 112,807,334</b>	<b>\$ 58,938,076</b>	<b>\$ 2,060,986</b>	<b>\$ 2,406,743</b>	<b>(60,474,963)</b>	<b>11,073,434</b>	<b>(49,401,529)</b>
			<b>General Revenues</b>				
			Taxes				
			Property taxes		40,545,054	--	40,545,054
			Franchise fees		6,151,510	--	6,151,510
			Public service taxes		6,128,342	--	6,128,342
			Communications services taxes		2,885,962	--	2,885,962
			Sales taxes		12,234,731	--	12,234,731
			Gas taxes		1,410,021	--	1,410,021
			Impact Fees		188,759	--	188,759
			Intergovernmental not restricted to specific programs		2,766,618	--	2,766,618
			Investment gains		7,555,340	4,587,586	12,142,926
			Loss on disposal of capital assets		--	(34,366)	(34,366)
			Miscellaneous		218,495	--	218,495
			Transfers		(5,779)	5,779	--
			<b>Total General Revenues and Transfers</b>		<b>80,079,053</b>	<b>4,558,999</b>	<b>84,638,052</b>
			<b>Change in Net Position</b>		<b>19,604,090</b>	<b>15,632,433</b>	<b>35,236,523</b>
			<b>Net Position - Beginning</b>		<b>227,842,413</b>	<b>330,309,332</b>	<b>558,151,745</b>
			<b>Net Position - Ending</b>		<b>\$ 247,446,503</b>	<b>\$ 345,941,765</b>	<b>\$ 593,388,268</b>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**BALANCE SHEET - GOVERNMENTAL FUNDS**

**SEPTEMBER 30, 2024**

	Major Governmental Funds				Nonmajor Governmental Funds	Total Government Funds
	General Fund	Community Redevelopment Fund	American Rescue Plan Fund	Capital Improvements Fund		
<b>Assets</b>						
Cash and cash equivalents	\$ 16,680,887	\$ 4,757,879	\$ 2,193,241	\$ 19,330,208	\$ 20,810,671	\$ 63,772,886
Investments	50,461,740	--	--	20,411,958	1,111,421	71,985,119
Accounts receivable, net	2,214,090	--	--	56,354	--	2,270,444
Grants receivable	6,147	--	--	91,704	--	97,851
Interest receivable	182,424	--	--	--	--	182,424
Advances from other funds	2,008,899	--	--	448,364	--	2,457,263
Inventory	32,428	--	--	--	--	32,428
Prepaid items	9,603	--	--	--	450	10,053
Restricted cash	--	--	--	341,569	--	341,569
Restricted investments	447,617	--	--	--	--	447,617
Notes receivable	--	35,687	--	10,665	--	46,352
<b>Total Assets</b>	<u>\$ 72,043,835</u>	<u>\$ 4,793,566</u>	<u>\$ 2,193,241</u>	<u>\$ 40,690,822</u>	<u>\$ 21,922,542</u>	<u>\$ 141,644,006</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>						
<b>Liabilities</b>						
Accounts payable and retainage payable	\$ 2,487,230	\$ 185,298	\$ --	\$ 1,417,044	\$ 37,972	\$ 4,127,544
Accrued liabilities	930,987	--	--	--	--	930,987
Unearned revenue	--	--	2,193,241	--	69,220	2,262,461
Advances to other funds	--	2,457,263	--	--	--	2,457,263
Deposits	672,032	110,000	--	3,167,238	--	3,949,270
<b>Total Liabilities</b>	<u>4,090,249</u>	<u>2,752,561</u>	<u>2,193,241</u>	<u>4,584,282</u>	<u>107,192</u>	<u>13,727,525</u>
<b>Deferred Inflows of Resources</b>						
Unavailable revenues	--	35,687	--	--	--	35,687
<b>Fund Balances</b>						
Nonspendable:						
Inventory	32,428	--	--	--	--	32,428
Prepaid items	9,603	--	--	--	450	10,053
Advances from other funds	2,008,899	--	--	--	--	2,008,899
Restricted for:						
Debt service	--	--	--	--	620,532	620,532
Capital projects	--	--	--	789,933	20,999,120	21,789,053
Law enforcement	245,449	--	--	--	195,248	440,697
Economic development	447,617	2,005,318	--	--	--	2,452,935
Assigned to:						
Capital projects	--	--	--	35,316,607	--	35,316,607
Health insurance	10,287,436	--	--	--	--	10,287,436
Unassigned:						
General Fund	54,922,154	--	--	--	--	54,922,154
<b>Total Fund Balances</b>	<u>67,953,586</u>	<u>2,005,318</u>	<u>--</u>	<u>36,106,540</u>	<u>21,815,350</u>	<u>127,880,794</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ 72,043,835</u>	<u>\$ 4,793,566</u>	<u>\$ 2,193,241</u>	<u>\$ 40,690,822</u>	<u>\$ 21,922,542</u>	<u>\$ 141,644,006</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

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

**SEPTEMBER 30, 2024**

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<b>Total Governmental Fund Balances</b>		\$ 127,880,794
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.</p>		155,273,719
<p>Accrued interest on bonds payable and subscription liabilities is not due and payable in the current period and, therefore, is not reported in the funds.</p>		(181,927)
<p>Deferred outflows/inflows of resources related to pensions for defined benefit pension plans and other postemployment benefits are reported in the statement of net position but are not reported in the governmental funds:</p>		
<p>Deferred outflows related to other postemployment benefits</p>	\$ 105,914	
<p>Deferred outflows related to pensions</p>	4,193,414	
<p>Deferred inflows related to other postemployment benefits</p>	(1,116,251)	
<p>Deferred inflows related to pensions</p>	<u>(4,669,812)</u>	
<p>Net adjustment</p>		(1,486,735)
<p>Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds:</p>		
<p>Compensated absences</p>	(4,250,045)	
<p>Bonds and notes payable</p>	(1,982,314)	
<p>Subscription liability</p>	(2,531,927)	
<p>Total other postemployment benefits liability</p>	(926,959)	
<p>Net pension liability</p>	<u>(24,348,103)</u>	
<p>Net adjustment</p>		<u>(34,039,348)</u>
<b>Total Net Position</b>		<b><u>\$ 247,446,503</u></b>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

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

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Governmental Funds				Nonmajor Governmental Funds	Total Governmental Funds
	General Fund	Community Redevelopment Fund	American Rescue Plan Fund	Capital Improvements Fund		
<b>Revenues</b>						
Taxes	\$ 40,373,662	\$ 3,096,974	\$ --	\$ 5,469,213	\$ 2,029,530	\$ 50,969,379
Franchise fees	6,151,510	--	--	--	--	6,151,510
Licenses and permits	126,993	--	--	--	188,759	315,752
Intergovernmental	10,274,211	--	471,105	609,506	6,108,027	17,462,849
Charges for services	12,873,285	107,099	--	--	--	12,980,384
Fines and forfeitures	295,416	--	--	--	--	295,416
Investment earnings	6,292,068	48,791	--	1,154,638	59,843	7,555,340
Donations	22,775	--	--	190,494	--	213,269
Miscellaneous	305,984	--	--	1,101,065	32,797	1,439,846
<b>Total Revenues</b>	<u>76,715,904</u>	<u>3,252,864</u>	<u>471,105</u>	<u>8,524,916</u>	<u>8,418,956</u>	<u>97,383,745</u>
<b>Expenditures</b>						
Current:						
General government	21,934,819	1,258,146	--	1,570,370	865	24,764,200
Public safety	28,067,763	--	--	--	1,202,345	29,270,108
Engineering and public works	8,697,894	--	--	2,811,378	--	11,509,272
Culture and recreation	3,504,920	--	--	480,160	--	3,985,080
Capital outlay	847,193	434,851	--	7,277,242	3,365,722	11,925,008
Debt service:						
Principal	437,740	--	--	--	1,975,064	2,412,804
Interest and fiscal charges	96,141	91,326	--	--	29,534	217,001
<b>Total Expenditures</b>	<u>63,586,470</u>	<u>1,784,323</u>	<u>--</u>	<u>12,139,150</u>	<u>6,573,530</u>	<u>84,083,473</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>13,129,434</u>	<u>1,468,541</u>	<u>471,105</u>	<u>(3,614,234)</u>	<u>1,845,426</u>	<u>13,300,272</u>
<b>Other Financing Sources (Uses)</b>						
Proceeds from sale of capital assets	148,922	--	--	--	--	148,922
Subscription based financing arrangements	41,054	--	--	--	--	41,054
Transfers in	2,000,000	--	--	6,112,195	11,282,673	19,394,868
Transfers out	(12,325,114)	--	(471,105)	--	(6,604,428)	(19,400,647)
<b>Total Other Financing Sources (Uses)</b>	<u>(10,135,138)</u>	<u>--</u>	<u>(471,105)</u>	<u>6,112,195</u>	<u>4,678,245</u>	<u>184,197</u>
<b>Net Change in Fund Balances</b>	2,994,296	1,468,541	--	2,497,961	6,523,671	13,484,469
<b>Fund Balances - Beginning</b>	<u>64,959,290</u>	<u>536,777</u>	<u>--</u>	<u>33,608,579</u>	<u>15,291,679</u>	<u>114,396,325</u>
<b>Fund Balances - Ending</b>	<u>\$ 67,953,586</u>	<u>\$ 2,005,318</u>	<u>\$ --</u>	<u>\$ 36,106,540</u>	<u>\$ 21,815,350</u>	<u>\$ 127,880,794</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

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

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**Net Change in Fund Balance - Total Governmental Funds** \$ 13,484,469

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 costs of those assets is allocated over their estimated useful lives as depreciation and amortization expense. Capital outlays and depreciation/amortization expense were as follows in the current period:

Capital outlay	\$ 11,925,008	
Asset transferred from business-type activities	112,954	
Contributed assets	105,541	
Depreciation and amortization expense	(6,492,703)	
Net adjustment		5,650,800

In the statement of activities, only the gain or loss on the sale of capital assets is reported, whereas in the governmental funds the proceeds from the sale increase financial resources. The change in net position differs from the change in fund balances by the net book value of assets disposed. (956,147)

Payment of accrued interest is an expenditure in the Governmental funds, but is a reduction of accrued liabilities in the statement of net position. (79,488)

The repayment of long-term debt consumes the current financial resources of governmental funds. However, these transactions do not have effect on net position of the governmental activities. Governmental funds report the effect of debt discount when debt is issued, whereas these amounts are deferred and amortized in the statement of activities:

Debt retirement - principal paid 1,975,064

Some expenses reported in the statement of activities are not reported in the funds because they have no effect on current financial resources:

Compensated absences	(347,865)	
Subscription liability	396,686	
Other postemployment benefits liability	185,037	
Pension expense	(704,466)	
Net adjustment		(470,608)

**Change in Net Position of Governmental Activities** \$ 19,604,090

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF NET POSITION - ENTERPRISE FUNDS**

**SEPTEMBER 30, 2024**

	Major Enterprise Funds			Total Enterprise Funds
	Water System Fund	Stormwater Fund	Building Fund	
<b>Assets</b>				
<b>Current Assets</b>				
Cash and cash equivalents	\$ 22,704,884	\$ 14,419,346	\$ 6,766,866	\$ 43,891,096
Investments	67,454,070	1,604,040	12,390,537	81,448,647
Accounts receivable, net	1,516,721	192,231	--	1,708,952
Interest receivable	55,514	--	8,613	64,127
Inventory	791,798	--	--	791,798
Prepaid expenses	18,327	--	857	19,184
<b>Total Current Assets</b>	<u>92,541,314</u>	<u>16,215,617</u>	<u>19,166,873</u>	<u>127,923,804</u>
<b>Noncurrent Assets</b>				
Noncurrent receivables	3,393,254	--	--	3,393,254
Advances from other funds	4,011,479	--	--	4,011,479
<b>Capital assets</b>				
Land and improvements	458,616	110,507	--	569,123
Construction in progress	24,645,849	1,589,197	--	26,235,046
Water treatment systems	102,883,220	2,196,896	--	105,080,116
Buildings and improvements	9,192,703	63,810,879	--	73,003,582
Water distribution systems	155,246,271	--	--	155,246,271
Wells	33,035,091	--	--	33,035,091
Equipment and pumps	13,427,313	987,610	699,261	15,114,184
Meters	20,883,551	--	--	20,883,551
Subscription based IT arrangements	135,597	14,275	77,764	227,636
	<u>359,908,211</u>	<u>68,709,364</u>	<u>777,025</u>	<u>429,394,600</u>
Less accumulated depreciation and amortization	<u>(168,157,486)</u>	<u>(22,649,079)</u>	<u>(450,439)</u>	<u>(191,257,004)</u>
<b>Total Capital Assets, Net</b>	191,750,725	46,060,285	326,586	238,137,596
<b>Total Noncurrent Assets</b>	<u>199,155,458</u>	<u>46,060,285</u>	<u>326,586</u>	<u>245,542,329</u>
<b>Total Assets</b>	<u>291,696,772</u>	<u>62,275,902</u>	<u>19,493,459</u>	<u>373,466,133</u>
<b>Deferred Outflows of Resources</b>				
Deferred charges on refundings	73,701	--	--	73,701
Deferred amount related to OPEB	18,755	2,691	8,549	29,995
Deferred amount related to pensions	1,049,778	155,484	526,175	1,731,437
<b>Total Deferred Outflows of Resources</b>	<u>\$ 1,142,234</u>	<u>\$ 158,175</u>	<u>\$ 534,724</u>	<u>\$ 1,835,133</u>

(Continued)

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF NET POSITION - ENTERPRISE FUNDS (CONTINUED)**

**SEPTEMBER 30, 2024**

	Major Enterprise Funds			Total Enterprise Funds
	Water System Fund	Stormwater Fund	Building Fund	
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts payable and retainage payable	\$ 3,206,672	\$ 251,819	\$ 68,855	\$ 3,527,346
Accrued liabilities	133,983	16,589	50,296	200,868
Compensated absences payable	92,250	19,147	33,502	144,899
Subscription liability	<u>33,245</u>	<u>4,757</u>	<u>13,974</u>	<u>51,976</u>
<b>Total Current Liabilities</b>	<u>3,466,150</u>	<u>292,312</u>	<u>166,627</u>	<u>3,925,089</u>
<b>Noncurrent Liabilities</b>				
Customer deposits	1,630,378	--	--	1,630,378
Other deposits	14,301	23,479	237,901	275,681
Unearned revenue	1,311,456	--	--	1,311,456
Compensated absences payable, net of current portion	538,773	111,824	195,664	846,261
Advances to other funds	--	4,011,479	--	4,011,479
Revenue bonds payable	7,910,500	--	--	7,910,500
Total OPEB liability	164,148	23,552	74,818	262,518
Net pension liability	<u>4,880,032</u>	<u>722,790</u>	<u>2,445,999</u>	<u>8,048,821</u>
<b>Total Noncurrent Liabilities</b>	<u>16,449,588</u>	<u>4,893,124</u>	<u>2,954,382</u>	<u>24,297,094</u>
<b>Total Liabilities</b>	<u>19,915,738</u>	<u>5,185,436</u>	<u>3,121,009</u>	<u>28,222,183</u>
<b>Deferred Inflows of Resources</b>				
Deferred amount related to OPEB	197,668	28,361	90,096	316,125
Deferred amount related to pensions	<u>497,892</u>	<u>73,744</u>	<u>249,557</u>	<u>821,193</u>
<b>Total Deferred Inflows of Resources</b>	<u>695,560</u>	<u>102,105</u>	<u>339,653</u>	<u>1,137,318</u>
<b>Net Position</b>				
Net investment in capital assets	183,172,299	46,044,254	312,612	229,529,165
Unrestricted	<u>89,055,409</u>	<u>11,102,282</u>	<u>16,254,909</u>	<u>116,412,600</u>
<b>Total Net Position</b>	<u>\$ 272,227,708</u>	<u>\$ 57,146,536</u>	<u>\$ 16,567,521</u>	<u>\$ 345,941,765</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION  
ENTERPRISE FUNDS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Enterprise Funds			Total Enterprise Funds
	Water System Fund	Stormwater Fund	Building Fund	
<b>Operating Revenues</b>				
Charges for services	\$ 32,120,381	\$ 3,989,509	\$ --	\$ 36,109,890
Licenses and permits	--	--	6,358,713	6,358,713
Other fees and charges	1,000,782	930,651	1,225	1,932,658
<b>Total Operating Revenues</b>	<u>33,121,163</u>	<u>4,920,160</u>	<u>6,359,938</u>	<u>44,401,261</u>
<b>Operating Expenses</b>				
Personal services	6,581,287	926,389	2,950,951	10,458,627
General operating expenses	12,696,473	1,932,429	1,462,455	16,091,357
Depreciation/Amortization	6,856,620	999,619	64,786	7,921,025
<b>Total Operating Expenses</b>	<u>26,134,380</u>	<u>3,858,437</u>	<u>4,478,192</u>	<u>34,471,009</u>
<b>Operating Income</b>	<u>6,986,783</u>	<u>1,061,723</u>	<u>1,881,746</u>	<u>9,930,252</u>
<b>Nonoperating Revenues (Expenses)</b>				
Intergovernmental	11,248	--	--	11,248
Investment earnings	2,119,322	64,688	671,433	2,855,443
Miscellaneous revenues	149	--	--	149
Net change in fair value of investments	1,657,109	43,585	31,449	1,732,143
Loss on sale of capital assets	(1,186)	(222)	(32,958)	(34,366)
Interest expense	(225,987)	(100,816)	(1,673)	(328,476)
Amortization expense - loss on refunding	(15,478)	--	--	(15,478)
<b>Total Nonoperating Revenues (Expenses)</b>	<u>3,545,177</u>	<u>7,235</u>	<u>668,251</u>	<u>4,220,663</u>
<b>Income Before Capital Contributions and Transfers</b>	10,531,960	1,068,958	2,549,997	14,150,915
<b>Capital Contributions Transfers</b>	1,461,472	14,267	--	1,475,739
	<u>119,256</u>	<u>231,790</u>	<u>(345,267)</u>	<u>5,779</u>
<b>Change in Net Position</b>	12,112,688	1,315,015	2,204,730	15,632,433
<b>Net Position - Beginning</b>	<u>260,115,020</u>	<u>55,831,521</u>	<u>14,362,791</u>	<u>330,309,332</u>
<b>Net Position - Ending</b>	<u>\$ 272,227,708</u>	<u>\$ 57,146,536</u>	<u>\$ 16,567,521</u>	<u>\$ 345,941,765</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF CASH FLOWS - ENTERPRISE FUND**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Enterprise Funds			Total Enterprise Funds
	Water System Fund	Stormwater Fund	Building Fund	
<b>Cash Flows From Operating Activities</b>				
Cash received from customers	\$ 32,076,604	\$ 3,976,952	\$ 6,398,910	\$ 42,452,466
Cash paid to suppliers and contractors	(11,846,796)	(1,943,311)	(1,523,245)	(15,313,352)
Cash paid to employees	(6,625,759)	(961,649)	(2,988,406)	(10,575,814)
Cash received from others	1,000,931	930,651	1,225	1,932,807
<b>Net Cash Provided By Operating Activities</b>	<u>14,604,980</u>	<u>2,002,643</u>	<u>1,888,484</u>	<u>18,496,107</u>
<b>Cash Flows From Noncapital Financing Activities</b>				
Operating grants received	11,248	--	--	11,248
Transfers	119,256	231,790	(345,267)	5,779
<b>Net Cash Provided By (Used In) Noncapital Financing Activities</b>	<u>130,504</u>	<u>231,790</u>	<u>(345,267)</u>	<u>17,027</u>
<b>Cash Flows From Capital and Related Financing Activities</b>				
Capital contributions	1,384,886	14,267	--	1,399,153
Acquisition and construction of capital assets	(19,867,432)	(993,448)	(262,399)	(21,123,279)
Advance (from) to other fund	--	22,600	--	22,600
Repayment of advance from other fund	353,234	(353,234)	--	--
Principal paid on revenue bonds	(1,627,500)	--	--	(1,627,500)
Principal paid on subscription liability	(50,158)	(4,613)	(31,470)	(86,241)
Interest paid on long term-debt	(222,578)	(100,387)	--	(322,965)
Interest paid on subscriptions	(3,410)	(429)	(1,673)	(5,512)
<b>Net Cash Used In Capital and Related Financing Activities</b>	<u>(20,032,958)</u>	<u>(1,415,244)</u>	<u>(295,542)</u>	<u>(21,743,744)</u>
<b>Cash Flows From Investing Activities</b>				
Purchases of investments	(16,810,944)	(64,684)	(669,702)	(17,545,330)
Interest received	2,119,322	64,688	702,882	2,886,892
<b>Net Cash Provided by (Used In) Investing Activities</b>	<u>(14,691,622)</u>	<u>4</u>	<u>33,180</u>	<u>(14,658,438)</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(19,989,096)	819,193	1,280,855	(17,889,048)
<b>Cash and Cash Equivalents - Beginning</b>	<u>42,693,980</u>	<u>13,600,153</u>	<u>5,486,011</u>	<u>61,780,144</u>
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 22,704,884</u>	<u>\$ 14,419,346</u>	<u>\$ 6,766,866</u>	<u>\$ 43,891,096</u>

(Continued)

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF CASH FLOWS - ENTERPRISE FUND (CONTINUED)**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Enterprise Funds			Total Enterprise Funds
	Water System Fund	Stormwater Fund	Building Fund	
<b>Noncash Financing and Investing Activities</b>				
Capital contributions	\$ 649,595	\$ --	\$ --	\$ 649,595
Change in fair value of investments	\$ 1,657,109	\$ 43,585	\$ 31,449	\$ 1,732,143
Amortization of deferred charge on refunding	\$ (15,478)	\$ --	\$ --	\$ (15,478)
<b>Reconciliation of Operating Income to Net Cash Provided By Operating Activities</b>				
Operating income	\$ 6,986,783	\$ 1,061,723	\$ 1,881,746	\$ 9,930,252
Adjustments to reconcile operating income to net cash provided by operating activities operating activities				
Depreciation/amortization	6,856,620	999,619	64,786	7,921,025
Provision for doubtful accounts	8,188	2,458	--	10,646
Miscellaneous revenues	149	--	--	149
Changes in operating assets, liabilities and deferred inflows and outflows				
(Increase) decrease in:				
Accounts receivable	(157,043)	(15,015)	--	(172,058)
Interest receivable	(55,514)	--	(8,613)	(64,127)
Inventory	(131,890)	--	--	(131,890)
Prepaid expenses	(2,442)	795	(389)	(2,036)
Deferred outflows related to OPEB	(7,313)	(937)	(3,542)	(11,792)
Deferred outflows related to pensions	(89,477)	(13,252)	(44,847)	(147,576)
Increase (decrease) in:				
Accounts payable	945,858	(14,255)	(66,284)	865,319
Accrued expenses	38,151	2,578	5,883	46,612
Compensated absences	17,910	(22,552)	(13,554)	(18,196)
Deposits	61,645	--	48,810	110,455
Unearned revenue	98,947	--	--	98,947
Total OPEB liability	19,842	1,426	11,677	32,945
Net pension liability	(189,321)	(28,041)	(94,893)	(312,255)
Deferred inflows related to OPEB	(29,885)	(6,529)	(9,469)	(45,883)
Deferred inflows related to pensions	233,772	34,625	117,173	385,570
<b>Net Cash Provided By Operating Activities</b>	<b>\$ 14,604,980</b>	<b>\$ 2,002,643</b>	<b>\$ 1,888,484</b>	<b>\$ 18,496,107</b>

*The notes to the financial statements are an integral part of this statement.*

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF FIDUCIARY NET POSITION - PENSION TRUST FUND

SEPTEMBER 30, 2024

	Municipal Police Officers' Retirement Trust Fund
<b>Assets</b>	
Investments	
Money market mutual funds	\$ 4,476,290
Certificates of deposit	1,224,714
U.S. Government securities	3,724,398
U.S. Government Agency securities	19,105,780
Corporate obligations	11,360,845
Asset-backed bonds	1,572,385
Equity securities	11,000,207
Equity mutual funds	42,485,790
Real estate investment trust index funds	3,438,841
Commingled real estate funds	3,940,679
International equity mutual funds	<u>11,288,854</u>
<b>Total Investments</b>	113,618,783
Receivables	
Accrued investment income	241,598
Pending trades receivable	<u>261,386</u>
<b>Total Receivables</b>	<u>502,984</u>
<b>Total Assets</b>	114,121,767
<b>Liabilities</b>	
Accounts payable and accrued expenses	38,767
Pending trades payable	<u>6,568</u>
<b>Total Liabilities</b>	<u>45,335</u>
<b>Net Position</b>	
Restricted for pension benefits	<u>\$ 114,076,432</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - PENSION TRUST FUND**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Municipal Police Officers' Retirement Trust Fund
<b>Additions</b>	
<b>Contributions</b>	
Town	\$ 2,545,418
State	1,063,531
Employee	1,243,242
<b>Total Contributions</b>	4,852,191
<b>Investment Earnings</b>	
Net appreciation in fair value of investments	17,386,842
Interest and dividends	2,878,807
<b>Total Investment Earnings</b>	20,265,649
Less Investment Expenses	(313,257)
<b>Net Investment Earnings</b>	19,952,392
Other income	360
<b>Total Additions</b>	24,804,943
<b>Deductions</b>	
Pension benefits	4,018,398
DROP distributions	722,433
Share distributions	32,460
Refund of contributions	83,566
Administrative expenses	159,756
<b>Total Deductions</b>	5,016,613
<b>Change in Net Position</b>	19,788,330
<b>Net Position Restricted for Pension Benefits - Beginning</b>	94,288,102
<b>Net Position Restricted for Pension Benefits - Ending</b>	\$ 114,076,432

*The notes to the financial statements are an integral part of this statement.*

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**NOTES TO FINANCIAL STATEMENTS**

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# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

#### *REPORTING ENTITY*

The Town of Jupiter, Florida (the “Town”), is a political subdivision of the State of Florida incorporated on February 9, 1925, under the authority of Chapter 165, Florida Statutes, and was established by House Bill 698, Laws of Florida, 1925. The Town is governed by five Councilors elected by residents of the Town. The accompanying financial statements present the Town and its blended component unit, a legally separate entity for which the Town is considered financially accountable.

The financial statements of the Town have been prepared in accordance with United States of America generally accepted accounting principles (“GAAP”) as applied to governmental units in accordance with the Government Accounting Standards Board (“GASB”) pronouncements. As defined by GAAP, the financial reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable.

#### *BLENDED COMPONENT UNIT*

The Jupiter Community Redevelopment Agency (the “CRA”) is a dependent special district established by the Town of Jupiter, 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 purpose of the CRA is to promote and guide the physical and economic development of approximately 400 acres along the Intracoastal Waterway in the Town of Jupiter. The CRA is a legally separate entity established by Ordinance number 60-01 of the Jupiter Town Council in December 2001. The governing body of the CRA consists of the Town Council and the Town handles the management and administration of the CRA’s financial matters. Separate audited financial statements are prepared for the CRA and can be obtained from the Town.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *RELATED ORGANIZATION*

The Northern Riverwalk Community Development District (the “NRCDD”) was created on May 19, 2009 by Ordinance 1-09 of the Town of Jupiter, Florida, pursuant to the Florida Uniform Community Development District Act of 1980. The NRCDD was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for development within the NRCDD. The NRCDD is governed by a Board of Supervisors (the “Board”), which is composed of five members elected by the owners of the property within the NRCDD. The Town does not approve budgets, retain any financial interest or have any obligation for debt and cannot impose its will on the NRCDD. Accordingly, the NRCDD is not included in the Town’s financial reporting entity.

**Government-wide Financial Statements:** The government-wide financial statements consist of the Statement of Net Position and the Statement of Activities and report information on all non-fiduciary activities of the Town and its component unit. These financial statements include separate columns for the *governmental activities*, which are normally supported by taxes and intergovernmental revenue, and *business-type activities*, which rely primarily on fees and charges for support. 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 Town’s enterprise funds operations 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. All internal balances in the Statement of Net Position have been eliminated, except those representing balances between the governmental activities and business-type activities, which are presented as internal balances and eliminated in the Total Column. In the Statement of Activities, all interfund transactions have been eliminated, except for charges between the Town’s governmental activities and business-type activities.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or identifiable activity is offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or identifiable activity. Program revenue includes three categories of transactions: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; (2) operating grants and contributions; and, (3) capital grants and contributions. Taxes and other items not meeting the definition of program revenue are reported as general revenue. The Town does not allocate indirect costs, however, an administrative service fee is charged by the General Fund to recover the direct costs of General Fund services provided (such as finance, legal, human resources, information systems, etc.).

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *FUND FINANCIAL STATEMENTS*

The underlying accounting system of the Town is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate.

Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The funds used by the Town are classified into three categories: governmental, proprietary and fiduciary. 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. The Town’s major governmental funds and enterprise funds are reported as separate columns in the fund financial statements.

- **Governmental Fund Financial Statements** – Governmental Fund Financial Statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances for all major governmental funds and nonmajor funds in the aggregate. An accompanying schedule is presented to reconcile and explain the differences in fund balances and changes in fund balances as presented in these statements, to the net position and changes in net position presented in the government-wide financial statements. The Town reports the following major governmental funds:

The *General Fund* is the Town’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Community Redevelopment Fund* accounts for the economic development activities of the Jupiter Community Redevelopment Agency, whose primary restricted revenue source is from tax increment revenue.

The *American Rescue Plan Fund* accounts for the restricted revenues and expenditures associated with the Coronavirus State and Local Fiscal Recovery Funds established by the American Rescue Plan Act (“ARPA”).

The *Capital Improvements Fund* accounts for the purchase and construction of major capital facilities and projects included in the Town’s adopted five year Community Investment Program which is funded primarily by ad valorem property tax revenue.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *FUND FINANCIAL STATEMENTS (CONTINUED)*

- **Proprietary Fund Financial Statements** – Proprietary Fund Financial Statements include a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position, and a Statement of Cash Flows. The Town reports the following major proprietary funds:

The *Water System Fund* accounts for operations of the Town’s water utility system.

The *Stormwater Fund* accounts for operations of the Town’s stormwater collection, treatment and disposal system.

The *Building Fund* accounts for operations of the Town’s building department.

- **Fiduciary Fund Financial Statements** – Fiduciary Fund Financial Statements include a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. The Town’s only Fiduciary Fund is a pension trust fund. Since by definition these assets are being held for the benefit of third parties (pension participants) and cannot be used to finance activities or obligations of the government, these funds are not included in the government-wide financial statements. The only Fiduciary Fund of the Town is as follows:

The *Municipal Police Officers’ Retirement Trust Fund* (“MPORT”) is used to account for assets held in a trustee capacity for the retirement pensions of all permanent, full-time Town police officers.

#### **MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

Financial reporting is based upon all pronouncements of GASB. The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenue is recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all-purpose restrictions imposed by the provider have been met.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (CONTINUED)*

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under the modified accrual basis of accounting, revenue is recognized in the period in which it becomes 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 60 days of the end of the current fiscal year. Property taxes are recognized as revenue in the year for which they are levied. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, except for principal and interest on general long-term debt, which is recognized when due. Intergovernmental revenue, franchise fees, charges for services and investment income are all considered susceptible to accrual and so have been recognized when due 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.

Proprietary fund financial statements distinguish operating revenue and expenses from nonoperating items. Operating revenue 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 proprietary funds are charges to customers for sales and services. The proprietary funds also recognize as operating revenue the portion of connection fees intended to recover the cost of connecting new customers to the water system. Operating expenses for the proprietary 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 nonoperating revenues and expenses.

For purposes of measuring the net pension liability, deferred inflows/outflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Town's defined benefit pension plan and Florida Retirement System and the additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by the Town's defined benefit pension plan and the Florida Retirement System. Pension benefit payments (including refunds of employee contributions) and other postemployment benefits ("OPEB") benefit payments for the Town's OPEB plan are recognized when due and payable in accordance with the benefit terms.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *PROPERTY TAXES*

Ad valorem property taxes are assessed on property valuations as of January 1st and levied the following October 1st. Taxes are due by March 31st and become delinquent on April 1st, when liens are filed against the subject property. Ad valorem taxes are assessed by the Palm Beach County Property Appraiser and collected by the Palm Beach County Tax Collector, which remits the taxes to the Town. Revenue is recognized at the time the taxes are received from Palm Beach County. Pursuant to Florida law, the Palm Beach County Tax Collector advertises and sells tax certificates on all real property for which there are unpaid, delinquent taxes. Accordingly, the Town has no property taxes receivable at September 30, 2024.

Tax revenues are generated by a millage rate set annually by the Town Council with a legal limit of 10 mills (\$10.00 per \$1,000 of taxable property value). The Town contracts fire rescue services to Palm Beach County Fire Rescue MSTU (municipal services taxing unit), which levies a separate tax on Town property owners of 1.7879 mills. The Palm Beach County Fire Rescue MSTU millage rate is deducted from the Town's legal millage rate cap of 10 mills, thereby reducing the Town's millage rate cap to 8.212.

During 2007, the Florida Legislature passed property tax reform legislation limiting the property tax levies of local governments in the State of Florida. Local governments that adopt a property tax levy in excess of the limit under State law will lose their Half-Cent Sales Tax distribution from the State for the succeeding twelve months. The State law allows local governments to adopt a millage rate based on the following approval of the governing body: (1) a majority vote to adopt a rate equal to the adjusted current year rolled-back millage rate plus an adjustment for growth in per capita Florida personal income; (2) a two-thirds vote to adopt a rate equal to the adjusted current year roll back millage rate plus 10%; or (3) any millage rate approved by unanimous vote or referendum. For the fiscal year ended September 30, 2024, the Town maintained a millage rate of 2.3894, which was less than the maximum tax rate permitted. This millage rate resulted in a total tax levy, including the CRA, of \$37,902,467 for 2024, representing a 12.71% increase over the property tax levy for 2023. Future property tax growth is limited to the annual growth rate of per capita personal income plus the value of new construction.

#### *CASH AND CASH EQUIVALENTS*

Cash and cash equivalents consist of petty cash, deposits with financial institutions in interest and non-interest bearing checking accounts and money market accounts and money market mutual funds. The Town considers all highly liquid investments with original maturities of ninety days or less to be cash equivalents. Money market mutual funds held by MPORT are considered part of the long-term investment portfolio.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *INVESTMENTS*

The Town’s investments consist of intergovernmental investment pools, certificate of deposits, equity mutual funds and the Florida PRIME fund. Intergovernmental investment pools and equity mutual funds are reported at fair value. Investments in Florida PRIME, money market mutual funds and certificates of deposit are reported at amortized cost. Negotiable certificates of deposit in the Pension Fund, U.S. Government and Agency securities, asset-backed bonds, domestic and foreign equity and debt securities, equity mutual funds, REIT index funds and commingled real estate funds reported at fair value. Florida Cooperative Liquid Assets Securities System (“FLCLASS”), Florida Local Government Investment Trust (“FLTRUST”), and Florida Public Assets for Liquidity Management (“FLPALM”) (2a7-like external investment pools) are measured at net asset value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Investments are measured at fair value on a recurring basis.

#### *ACCOUNTS RECEIVABLE*

General government accounts receivable includes State shared revenues and charges for miscellaneous services. Accounts receivable reported in the Proprietary Funds represent amounts due for water and stormwater services from utility customers and building related fees due from developers and individuals, generally all of whom are local businesses and residents. Noncurrent receivables in the Water System Fund include amounts due from developers for connection fees and guaranteed revenues that are payable when connections are made to the utility system. Utility customers pay a cash deposit to the Town as collateral for future charges for services. The Town does not require collateral for other accounts receivable. Accounts receivable are reported net of an allowance for uncollectible accounts determined based on the age of the individual receivable, with age categories ranging from 21 days past due to several years past due. Generally, the allowance includes accounts over 120 days past due. Accounts receivable are written off on an individual basis in the year the Town deems them uncollectible.

#### *INTERNAL BALANCES*

Amounts reported in the fund financial statements as interfund receivables and payables are eliminated in the government-wide governmental and business-type activities columns of the statement of net position, except for any residual amount, which is presented as internal balances.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *INVENTORY*

Inventory recorded in the General Fund represents fuel and oil and inventory in the Water System Fund represent parts, materials and supplies in storage at year end. Inventory is valued at cost (first-in/first-out) and is recorded under the consumption method which records inventory as expenditures when used. Reported amounts in governmental funds are equally offset by nonspendable fund balance in the fund financial statements, which indicates that these amounts do not constitute “available spendable resources” even though they are a component of current assets.

#### *PREPAID ITEMS/EXPENSES*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items/expenses under the consumption method. Reported amounts in governmental funds are equally offset by nonspendable fund balance in the fund financial statements, which indicates that these amounts do not constitute “available spendable resources” even though they are a component of current assets.

#### *RESTRICTED ASSETS*

Certain cash equivalents and investments of the General Fund are restricted for land acquisition and economic development. Restricted resources are used first to fund expenditures incurred for restricted purposes.

#### *CAPITAL ASSETS*

The Town reports all capital assets, including infrastructure assets (roads, sidewalks and similar items), in the government-wide statement of net position. Capital assets are defined by the Town as assets with an estimated useful life in excess of one year and an initial, individual cost of more than \$5,000, or software with an individual cost of more than \$25,000. Capital assets are recorded at cost or, if donated, at acquisition value at the date of donation. Expenses which materially extend the useful life of existing assets are capitalized. Costs for professional services associated with the acquisition and construction of enterprise fund capital assets are capitalized. Interest cost was capitalized on enterprise fund capital assets during the construction period prior to the adoption of GASB Statement No. 89 in fiscal year 2018. The cost of capital assets sold or retired is removed from the accounts and any resulting gain or loss is included in the change in net position. Depreciation is computed using the

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

***CAPITAL ASSETS (CONTINUED)***

straight-line method over the estimated useful lives of all reported capital assets, except land. Estimated useful lives assigned to categories of assets are as follows:

Buildings and plant	5-70 years
Improvements	15-70 years
Equipment and vehicles	5-20 years
Infrastructure	7-25 years

***SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS***

The Town has entered into contracts that convey control of the right to use information technology software and has recorded subscription-based information technology arrangements (“SBITA”) assets, in accordance with GASB Statement No. 96. The SBITA assets are initially measured at an amount equal to the initial measurement of the related SBITA liability plus any SBITA payments made prior to the subscription term, less SBITA incentives, plus any ancillary charges necessary to place the SBITA into service. Subsequently, the SBITA liability is reduced by the principal portion of payments made. The SBITA assets are amortized on a straight-line basis over the life of the related contract.

The cost of normal maintenance and repairs that do not add to the value of the assets or material extend the asset lives are not capitalized and are expensed as incurred. The Town monitors changes in circumstances that would require a remeasurement of its SBITA’s and will do so if certain changes occur that would be expected to significantly affect the amount of the lease liability.

SBITA assets are reported with other capital assets and SBITA liabilities are reported with long-term debt on the statement of net position of the government-wide financial statements and in the proprietary fund financial statements.

***UNEARNED/UNAVAILABLE REVENUES***

Unearned revenue in the governmental activities and unavailable revenues (a deferred inflow of resources) in the governmental funds include amounts received in advance of the related services being provided by the Town and earned interest income that is not currently due. Unearned revenue in the business-type activities and enterprise funds includes utility payments from customers and other amounts received in advance of the related services being provided by the Town.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *COMPENSATED ABSENCES*

The Town records accumulated, unpaid vacation, sick and compensatory pay in the enterprise funds as a fund liability. The liability for compensated absences attributable to the Town's governmental funds is recorded only in the government-wide financial statements. The liability for compensated absences of both the governmental and enterprise funds includes related payroll taxes and benefits. Employees may accumulate up to forty days' vacation leave. Employees accrue sick leave at the rate of eight hours per month until retirement or termination, at which time they are paid for up to 50% of their unused sick leave, based on their length of service with the Town. Accordingly, the Town accrues up to 50% of eligible, unused sick leave and related payroll taxes and benefits in the year earned. The Town records compensatory time and related payroll taxes and benefits in the year earned.

#### *NONCURRENT OBLIGATIONS*

In the government-wide financial statements and enterprise fund financial statements, long-term debt and other noncurrent obligations are reported as liabilities in the applicable governmental activities, business-type activities, or enterprise fund statement of net position. Long-term debt is reported net of applicable premium or discount. Debt discount and premium in the government-wide financial statements and enterprise funds are amortized using the straight-line method, which approximates the effective interest method, and are charged against operations over the term of the debt issues.

Unamortized debt discount and premium is presented as a reduction of or addition to long-term debt payable. There was no unamortized debt discounts or premiums as of fiscal year ended September 30, 2024. Issuance costs of debt are reported as current period expenses.

In the fund financial statements, governmental fund types recognize debt premiums and discounts, 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 are reported as debt service expenditures.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *DEFERRED OUTFLOWS/INFLOWS OF RESOURCES*

In addition to assets and liabilities, the government-wide Statement of Net Position and the governmental funds Balance Sheet report a separate section for deferred outflows or deferred inflows of resources. The separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The Town reports deferred charges on refundings as deferred outflows of resources on the government-wide and enterprise funds Statement of Net Position. The deferred charges on refundings were losses resulting from the difference in the carrying value of refunded debt and its reacquisition price. The amounts are deferred and amortized over the shorter of the life of the refunded or refunding debt. A deferred outflow of resources related to OPEB and pensions results from differences between expected and actual experience and investment earnings, changes in assumptions, Town pension contributions after the pension plan measurement date but prior to the Town's year end or other inputs. The amounts are deferred and amortized to OPEB and pension expense in a systematic and rational manner over a period equal to the average expected remaining service lives of employees that are provided with benefits through the OPEB and pension plans, including inactive employees.

The separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The Town's deferred inflows reported on the government-wide and enterprise funds Statement of Net Position are related to its pension and OPEB liabilities. The deferred inflow of resources related to pensions and OPEB results from differences between expected and actual experience and investment earnings, changes in assumptions, changes in proportion and differences between Town contributions and proportionate share of contributions or other inputs. These amounts are deferred and amortized to pension and OPEB expense in the same manner as deferred outflows related to pensions and OPEB, respectively. The Town also has one item, unavailable revenue, which arises only under the modified accrual basis of accounting and is reported as a deferred inflow of resources on the governmental funds Balance Sheet. The unavailable revenue result from amounts received in advance for business licenses and earned interest income that is not currently due in the General Fund and a note receivable in the Community Redevelopment Fund that will be earned in future years as services are provided. These amounts are deferred and recognized as an inflow of resources in the year that the amounts become available.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *NET POSITION/FUND BALANCE*

The government-wide and enterprise fund financial statements utilize a net position presentation. Net position is categorized as follows:

#### *Net Investment in Capital Assets*

This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balance of any bonds, mortgages, notes or other borrowings and deferred inflows/outflows that are attributable to the acquisition, construction, or improvement of those assets and retainage payable. If there are significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of *Net Investment in Capital Assets*. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

#### *Restricted*

This component of net position consists of constraints placed on the use of net position by external restrictions imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

#### *Unrestricted*

This component of net position consists of net position that does not meet the definition of Net Investment in Capital Assets or Restricted Net Position.

#### *Fund Balance*

In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the Town is legally bound to honor the specific purposes for which amounts in fund balance may be spent. The fund balance classifications are summarized as follows:

#### *Nonspendable*

Nonspendable fund balances include amounts that cannot be spent because they are either (1) not in spendable form; or (2) legally or contractually required to be maintained intact.

#### *Restricted*

Restricted fund balances include amounts that are restricted to specific purposes either by (1) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments; or (2) imposed by law through constitutional provisions or enabling legislation.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *NET POSITION/FUND BALANCE (CONTINUED)*

##### *Committed*

Committed fund balances include amounts that can only be used for specific purposes pursuant to constraints imposed by the Town Council through an ordinance or resolution, which have equal authority and are the highest level of decision making authority. The Town had no committed fund balances.

##### *Assigned*

Assigned fund balances include amounts that are constrained by the Town's intent to be used for specific purposes but are neither restricted nor committed. Assignments of fund balance are made by the Town Manager or Finance Director based upon authority provided in a Resolution adopted by the Town Council or in the Town's annual budget.

##### *Unassigned*

Unassigned fund balance includes General Fund amounts that have not been restricted, committed, or assigned to specific purposes.

The Town considers restricted fund balance to be spent when an expenditure is incurred for the restricted purpose. The Town considers committed, assigned or unassigned fund balance to be spent when an expenditure is incurred for purposes for which amounts in any of those fund balance classifications could be used.

##### *Minimum Fund Balance Policy*

The Town Council has not adopted a formal minimum fund balance policy. Generally, the Town strives to maintain sufficient unassigned General Fund balance to provide liquidity in the event of a budget shortfall or natural disaster.

##### *ON-BEHALF PAYMENTS*

In accordance with U.S. generally accepted accounting principles, on-behalf payments of \$1,063,531 received by the Town from the State of Florida for the benefit of the MPORT for the fiscal year ended September 30, 2024, have been recognized as intergovernmental revenue in the General Fund. The expenditure for the MPORT pension was recorded in the General Fund as Police Department personal services.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *INTERFUND TRANSACTIONS*

Transactions between funds during the year consist of loans, services provided, reimbursements or transfers. Loans are reported as Advances from Other Funds and Advances to Other Funds and are subject to elimination in the government-wide financial statements. Services, deemed to be reasonably equivalent in value, are treated as revenue and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are presented as transfers. Transfers between the governmental and business-type activities are eliminated in the government-wide financial statements.

#### *IMPLEMENTATION OF NEW GASB STATEMENTS*

The Town considered the new accounting standards which effective dates are applicable for the fiscal year ended September 30, 2024.

The implementation of GASB Statement No. 100, *Accounting Changes and Error Correction*, did not have a significant impact on the Town's financial statements.

#### *GRANTS*

Amounts received or receivable from grantor agencies are subject to audit and adjustment by those agencies. Any disallowed claims, including amounts already received in prior years, may constitute a liability of the Town for the return of those funds.

#### *USE OF ESTIMATES*

Management uses estimates and assumptions in preparing financial statements in accordance with U.S. generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets, liabilities, and deferred inflows/outflows, the disclosure of contingent assets and liabilities, and the reported revenues and expenditures. Actual results could vary from the estimates that were used.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS

At September 30, 2024, the Town's cash and cash equivalents included petty cash of \$9,458 and deposits in demand deposit accounts of \$107,996,093. The demand deposit accounts of \$107,996,093 are held by financial institutions that comply with the requirements of Florida Statutes and have been designated as a qualified public depository by the State Treasurer of Florida. Qualified public depositories are required to pledge collateral to the State Treasurer with a fair value equal to a percentage of the average daily balance of all government deposits in excess of any federal deposit insurance. In the event of a default by a qualified public depository, all claims for government deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Accordingly, all deposits with qualified public depositories are considered fully insured or collateralized in accordance with the provisions of GASB Statements.

The MPORT's money market mutual fund of \$4,476,290, was held by the counterparty (securities brokers) in the name of the Town or MPORT, as applicable, but were not otherwise collateralized or secured. The money market mutual funds are reported at amortized cost.

Investments: Town ordinances authorize the Town to invest in the Florida PRIME external investment pool administered by the State Board of Administration ("SBA"); governmental investment pools authorized under Florida Statutes Section 163; direct obligations of or obligations unconditionally guaranteed by the U.S. Government; obligations of U.S. Government Agencies and Instrumentalities; interest bearing time deposits or savings accounts in State qualified public depositories; obligations of the Federal Farm Credit Banks, Federal Home Loan Mortgage Corporation, Federal Home Loan Bank, or obligations guaranteed by the Government National Mortgage Association; obligations of Fannie Mae; the Florida Municipal Investment Trust; state and local tax-exempt debt securities; floating rate securities, money market mutual funds and repurchase agreements invested exclusively in obligations of the U.S. Government and its Agencies and Instrumentalities; and, investments specifically authorized by Town ordinance or resolution. The Town's investment policy prohibits investing in equity securities, derivative investments and cash accounts not held by a qualified public depository.

The MPORT is authorized to invest in the same investments as the Town, bonds issued by the State of Israel and bonds, stocks or other evidence of equity or indebtedness issued or guaranteed by a corporation organized under the laws of the United States or organized territory of the United States, or the District of Columbia, provided that the corporation is listed on any one or more of the recognized national stock exchanges and, in the case of bonds only, holds an investment grade rating by a major rating service at the time of purchase. Additionally, the MPORT Board of Trustees may not invest more than twenty-five percent of MPORT assets in foreign securities, nor more than five percent of its assets in the common stock or capital stock of any one issuing company, nor shall the aggregate investment in any one issuing company exceed five percent of the outstanding capital stock of that company, nor shall the aggregate of these investments exceed seventy percent of the fund's assets.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

**NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

The investments of the Town and MPORT September 30, 2024, are summarized as follows:

	Fiduciary Fund		Total
	Town	Pension Trust	
Florida PRIME	\$ 47,283,344	\$ --	\$ 47,283,344
Certificates of deposit (\$447,617 pledged - Note 13)	447,617	1,224,714	1,672,331
Money market mutual funds	--	4,476,290	4,476,290
Florida intergovernmental investment pool			
(FLCLASS)	12,235,570	--	12,235,570
(FLTRUST)	22,730,519	--	22,730,519
(FLPALM)	30,576,515	--	30,576,515
U.S. Government securities	28,555,517	3,724,398	32,279,915
U.S. Government Agency securities	--	19,105,780	19,105,780
Municipal obligations	456,565	--	456,565
Corporate obligations	798,346	11,360,845	12,159,191
Asset-backed bonds	--	1,572,385	1,572,385
Equity securities	--	11,000,207	11,000,207
Equity mutual funds	10,797,390	42,485,790	53,283,180
REIT index funds	--	3,438,841	3,438,841
Commingled real estate funds	--	3,940,679	3,940,679
International equity mutual funds	--	11,288,854	11,288,854
<b>Total Investments</b>	<b><u>\$ 153,881,383</u></b>	<b><u>\$ 113,618,783</u></b>	<b><u>\$ 267,500,166</u></b>

The total cash and cash equivalents and investments of the Town and MPORT are reported as follows:

	Town	Pension Trust	Total
<b>Reported in the financial statements as:</b>			
Cash and cash equivalents	\$ 107,663,982	\$ --	\$ 107,663,982
Restricted cash and cash equivalents	341,569	--	341,569
<b>Total cash and cash equivalents</b>	<b><u>108,005,551</u></b>	<b><u>--</u></b>	<b><u>108,005,551</u></b>
Investments	153,433,766	113,618,783	267,052,549
Restricted investments	447,617	--	447,617
<b>Total Investments</b>	<b><u>153,881,383</u></b>	<b><u>113,618,783</u></b>	<b><u>267,500,166</u></b>
<b>Total Cash, Cash Equivalents and Investments</b>	<b><u>\$ 261,886,934</u></b>	<b><u>\$ 113,618,783</u></b>	<b><u>\$375,505,717</u></b>

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

The Town's investment securities are held by the counterparty (securities broker) in the Town's name but are not otherwise collateralized or insured. The MPORT investment securities are held in custodial safekeeping accounts.

Florida PRIME consists of equity in an external investment pool administered by the State of Florida pursuant to statutory requirements and operated in a manner consistent with SEC Rule 2a7 of the Investment Company Act of 1940. Rule 2a7 allows SEC registered mutual funds to use amortized cost, rather than fair value, to report net position used to compute share prices if certain conditions are met.

Those conditions include restrictions on the types of investments held, restrictions on the term-to-maturity of individual investments and the dollar-weighted average of the portfolio, requirements for portfolio diversification, and requirements for divestiture considerations in the event of security downgrades and defaults, and required actions if the fair value of the portfolio deviates from amortized cost by a specified amount. The fair value of the position in the pool is considered to be the same as the Town's account balance (amortized cost) in the pool. The Town may withdraw funds from Florida PRIME on an overnight basis, generally without limitation or imposition of fees.

The Florida intergovernmental investment pool consists of FLCLASS, FLTRUST and FLPALM. FLCLASS, FLTRUST and FLPALM are organized under Florida Statutes Section 163, the Florida Interlocal Cooperation Act, by Florida public agencies for the purpose of operating an independent investment pool for local governments in Florida and is administered by a Board of Trustees elected by the participants in the pool. FLCLASS, FLTRUST and FLPALM are operated in a manner consistent with SEC Rule 2a7 of the Investment Company Act of 1940. FLCLASS, FLTRUST and FLPALM are measured at net asset value. The Town may withdraw funds from FLCLASS, FLTRUST and FLPALM on an overnight basis, generally without limitation or imposition of fees.

#### ***FAIR VALUE OF INVESTMENTS***

The Town follows the provisions of GASB Statement No. 72, *Fair Value Measurement and Application*, which establishes a framework for measuring the fair value of investments in a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives highest priority to unadjusted quoted prices in active markets for identical assets (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under GASB Statement No. 72 are described below:

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

#### *FAIR VALUE OF INVESTMENTS (CONTINUED)*

##### *Level 1*

Inputs to the valuation methodology are unadjusted quoted prices for identical assets in active markets that the Town has the ability to access at the measurement date.

##### *Level 2*

Inputs to the valuation methodology include the following:

- Quoted prices for similar assets in active markets.
- Quoted prices for identical or similar assets in inactive markets.
- Inputs other than quoted prices that are observable for the assets.
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset has a specified contractual term, the Level 2 input must be observable for substantially the full term of the asset.

##### *Level 3*

Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the Town's own estimates for assumptions that market participants would use in pricing the asset or liability. Valuation techniques would typically include discounted cash flow models and similar techniques but may also include the use of market prices of assets that are not directly comparable to the subject asset. The Town does not have any investments categorized as Level 3.

The fair value measurement of an asset within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The categorization of an investment within the fair value hierarchy is based upon the pricing transparency of the investment and does not necessarily correspond to the Town's perceived risk of that investment.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

#### *FAIR VALUE OF INVESTMENTS (CONTINUED)*

##### *Valuation Methodologies*

The following valuation methods and assumptions were used by the Town and MPORT in estimating the fair value of financial instruments that are measured at fair value on a recurring basis under GASB Statement No. 72:

*Equity securities and REIT index funds:* Valued at the closing price reported on the active exchange on which the individual securities are traded.

*Equity mutual funds:* Valued at the net asset value reported on the active exchange on which the funds are traded.

*U.S. Government and U.S. Government Agency securities, negotiable certificates of deposit, tax-exempt state and local debt securities, corporate obligations, and asset-backed bonds:* Valued at the closing price reported on the national exchange on which the individual securities are actively traded. Securities that are not actively traded are valued by the investment custodian using a matrix pricing technique based on the securities' relationship to quoted benchmark prices.

*Investments measured at net asset value ("NAV"):* Certain investments are valued at the unadjusted NAV per share, calculated at September 30, 2024 in a manner consistent with the Financial Accounting Standard Board's measurement principles for investment companies based on the fair value of the underlying fund investments, as determined by the fund manager. Real estate values may be based upon independent appraisals performed for assets held by the fund or may be estimated by the fund manager. The fair value of real estate is the price that would be received if the asset was sold to a market participant assuming the highest and best use of each asset at September 30, 2024.

The methods and assumptions described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Town and MPORT believe their valuation methodologies are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date. There were no changes in the methods and assumptions used for the fiscal year ended September 30, 2024.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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### NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

#### *FAIR VALUE OF INVESTMENTS (CONTINUED)*

##### *Fair Value of Investments*

The financial assets measured at fair value on a recurring basis include the Town’s investments. There were no liabilities measured at fair value on a recurring basis at September 30, 2024. The Town’s and MPORT’s investments at September 30, 2024 are summarized as follows:

	Reported Value	Fair Value Measurements Using		
		(Level 1 Inputs)	(Level 2 Inputs)	(Level 3 Inputs)
<b>Debt Investments</b>				
U.S. Government securities	\$ 32,279,915	\$ 32,279,915	\$ --	\$ --
U.S. Government agencies	19,105,780	--	19,105,780	--
Certificates of deposit	1,224,714	1,224,714	--	--
Municipal obligations	456,565	--	456,565	--
Corporate obligations	12,159,191	--	12,159,191	--
Asset-backed bonds	<u>1,572,385</u>	<u>--</u>	<u>1,572,385</u>	<u>--</u>
<b>Total Debt Securities</b>	<u>66,798,550</u>	<u>33,504,629</u>	<u>33,293,921</u>	<u>--</u>
<b>Equity Investments</b>				
Equity securities	11,000,207	11,000,207	--	--
Equity mutual funds	53,283,180	53,283,180	--	--
REIT index funds	3,438,841	3,438,841	--	--
International equity mutual funds	<u>11,288,854</u>	<u>11,288,854</u>	<u>--</u>	<u>--</u>
<b>Total Equity Securities</b>	<u>79,011,082</u>	<u>79,011,082</u>	<u>--</u>	<u>--</u>
<b>Total Investments by Fair Value Level</b>	<u>145,809,632</u>	<u>\$ 112,515,711</u>	<u>\$ 33,293,921</u>	<u>\$ --</u>
<b>Investment Measured at NAV</b>				
Commingled real estate funds	3,940,679			
Florida intergovernmental investment pools				
FLTRUST	22,730,519			
FLCLASS	12,235,570			
FLPALM	30,576,515			
<b>Investments measured at amortized cost</b>				
Florida PRIME	47,283,344			
Certificates of deposit	447,617			
Money market mutual funds	<u>4,476,290</u>			
<b>Total Investments</b>	<u>\$ 267,500,166</u>			

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

***FAIR VALUE OF INVESTMENTS (CONTINUED)***

The following table summarized investments for which fair value is measured using the net asset value per share practical expedient, including their related unfunded commitments and redemption restrictions:

	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Real estate fund (1)	\$ 3,940,679	\$ --	Quarterly	10 days
FLTRUST (2)	22,730,519	--	Daily	Same day
FLCLASS (3)	12,235,570	--	Daily	Same day
FLPALM (4)	30,576,515	--	Daily	Same day
Total	<u>\$ 69,483,283</u>	<u>\$ --</u>		

(1) Real estate fund: The fund is an open-end diversified core real estate commingled fund that invests primarily in core institutional office, retail, industrial, and multi-family properties located throughout the United States. The investment is valued at NAV and its redemptions must be received by the fund 10 days prior to quarter end.

(2) FLTRUST: The fund is designed to invest in short-to-intermediate securities and have returns generally greater than the national average for money market instruments.

(3) FLCLASS: The fund invests in high-quality short-to-medium securities chosen to provide safety and liquidity while prioritizing investment earnings.

(4) FLPALM: The fund invests in high-quality money market instruments to earn the highest income consistent with preserving principal and maintaining liquidity.

***CUSTODIAL CREDIT RISK***

Custodial credit risk is defined as the risk that the Town may not recover cash and investments held by another party in the event of a financial failure. The Town’s investment policy requires investments to be held in third party custodial safekeeping accounts in the name of the Town. At September 30, 2024, all Town investments were held in custodial safekeeping accounts in the name of the Town or MPORT.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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**NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

***FOREIGN CURRENCY RISK***

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment. MPORT had \$11,288,854 invested in U.S. dollar denominated international equity mutual funds and \$1,221,326 in foreign bonds at September 30, 2024. All investments are denominated in U.S. dollars, therefore no foreign currency risk exists.

***INTEREST RATE RISK***

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment in debt securities. Generally, the longer the time to maturity, the greater the exposure to interest rate risk. Town policy requires at least 30% of the investment portfolio to mature within one year; no more than 10% may mature in more than five years; and, no investment may have a maturity of more than 15 years. The MPORT investment policy does not limit investment maturities. At September 30, 2024, Florida PRIME had a weighted average maturity of 39 days, FLCLASS had a weighted average maturity of 84 days, FLTRUST has a weighted average maturity of 1.6 years, FLPALM has a weighted average maturity of 42 days and the money market mutual funds had a weighted average maturity of less than 90 days. The following table summarizes the scheduled maturities of debt securities of the Town and MPORT at September 30, 2024.

	Fair Value of Investment Maturities				Total
	Less Than One Year	One to Five Years	Six to Ten Years	More Than Ten Years	
<b>Debt Securities</b>					
U.S. Government securities	\$11,457,719	\$17,636,848	\$ 628,981	\$ 2,556,367	\$ 32,279,915
U.S. Government Agency securities	--	--	3,168,471	15,937,309	19,105,780
Certificates of deposit	--	1,224,714	--	--	1,224,714
Municipal obligations	456,565	--	--	--	456,565
Corporate obligations	--	3,554,442	3,844,483	3,538,940	10,937,865
Foreign Bonds	--	242,553	371,221	607,552	1,221,326
Asset-backed bonds	--	1,441,511	--	130,874	1,572,385
<b>Total</b>	<u>\$11,914,284</u>	<u>\$24,100,068</u>	<u>\$ 8,013,156</u>	<u>\$22,771,042</u>	<u>\$ 66,798,550</u>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

***CREDIT RISK***

Credit risk is the risk that a debt issuer will not fulfill its obligations. The Town’s investment policy requires that investments in debt securities, Florida PRIME and money market mutual funds be rated in one of the top two investment grades by a Nationally Recognized Statistical Rating Organization (“NRSRO”) and the MPORT requires an investment grade rating (BBB or higher) by an NRSRO when purchased. The MPORT utilizes ratings from Standard and Poor’s and Moody’s Investor Services for investments.

Florida PRIME, FLCLASS, FLTRUST and the money market mutual funds owned by the Town and MPORT are rated AAAM. The NRSRO ratings for the investment securities of the Town and MPORT at September 30, 2024, are summarized as follows:

Investment Type	NRSRO Rating	Fair Value
U.S. Government securities	AA+	\$ 32,279,915
U.S. Government Agency securities	AA+	19,105,780
Negotiable certificates of deposit	AA+	1,224,714
Municipal obligations	AA	456,565
Corporate obligations	AAA - BBB	10,937,865
Foreign Bonds	AAA - BBB	1,221,326
Asset-backed bonds	AAA	<u>1,572,385</u>
<b>Total</b>		<u>\$ 66,798,550</u>

***CONCENTRATION OF CREDIT RISK***

Concentration of credit risk is defined as the risk of loss attributed to the magnitude of an investment in a single issuer. The Town’s investment policy limits investments held by any single financial institution to a maximum of 50% of the total cost of the investment portfolio, excluding securities held under a third party safekeeping agreement. In the MPORT, securities of a single issuer are limited to no more than 5% of the net position of the pension fund invested in common stocks and debt securities. Investments in mutual funds and money market accounts are excluded from the concentration of credit risk disclosure requirement. At September 30, 2024, the MPORT had investments in the following mutual funds that represented more than 5% of the Plan’s total investments: Fidelity Mid Cap Index Fund (12.3%), American Euro Pacific Growth Fund (9.9%), SPDR Bloomberg Convertible Fund (5.0%), Fidelity Large Cap Value Index Fund (5.7%) and Fidelity Large Cap Growth Index Fund (9.3%).

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

***RISKS AND UNCERTAINTIES***

The investments of the Town and MPORT include securities, mutual funds and other investments which are exposed to various risks. Due to the level of risk associated with certain investments, it is at least reasonably possible that changes in the values of investments will occur in the near term and that such changes could materially affect the amounts reported in the accompanying financial statements. The value, liquidity, and related income of certain securities with contractual cash flows, such as asset-backed securities, collateralized mortgage obligations, commercial mortgage-backed securities and real estate funds or pooled funds investing in these securities or entities, are particularly sensitive to changes in economic conditions, including real estate value, delinquencies or defaults, or both, and may be adversely affected by shifts in the market’s perception of the issuers and changes in interest rates.

**NOTE 3 - ACCOUNTS RECEIVABLE**

Accounts receivable and allowance for uncollectible accounts at September 30, 2024, consist of the following:

	Gross Accounts Receivable	Allowance For Doubtful Accounts	Net Receivable
<b>Governmental Activities / Funds</b>			
General Fund - Accounts	\$ 2,218,372	\$ (4,282)	\$ 2,214,090
Capital Improvement	56,354	--	56,354
<b>Total Governmental Activities / Funds</b>	2,274,726	(4,282)	2,270,444
<b>Business-type Activities / Enterprise Funds</b>			
Water System Fund - Utility accounts	1,529,629	(12,908)	1,516,721
Stormwater Fund - Utility accounts	193,563	(1,332)	192,231
<b>Total Business-type Activities / Enterprise Funds</b>	1,723,192	(14,240)	1,708,952
<b>Total Reported in the Statement of Net Position</b>	\$ 3,997,918	\$ (18,522)	\$ 3,979,396

Noncurrent receivables in the Proprietary Funds of \$3,393,254 have no allowance for uncollectible accounts at September 30, 2024.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 4 – NOTES RECEIVABLE

#### *LAND SALE*

The Town has a note receivable from the Community Redevelopment Fund related to a parcel of land. During 2013, the Town closed on the sale of a parcel of land to a private owner and received a note receivable for a portion of the sales price. The note is non-interest bearing and is due in 177 monthly installments of \$800 until fully paid. In lieu of cash payments on the note, the Town and the private owner agreed that the owner shall pay all ongoing costs associated with the operation and maintenance of a public restroom facility located on the property sold by the Town and the owner will receive a monthly credit of \$800 against the promissory note. The note receivable balance was \$46,352 at September 30, 2024.

### NOTE 5 – ADVANCES FROM/TO OTHER FUNDS

#### *ADVANCES DUE FROM CRA*

The Town's General Fund and Capital Improvements Fund have advanced funds to the CRA for the purchase of property, construction of public improvements and redevelopment activities within the boundaries of the CRA. The Town and the CRA have entered into an interlocal agreement for the repayment of these advances to the General Fund and Capital Improvements Fund by the CRA, with interest at 3.0%, through the fiscal year ending September 30, 2027. The repayment of the advances ranges from approximately \$793,000 in 2023 to \$1.1 million in 2026, with a final payment of \$524,000 due in 2027, and generally increases each year commensurate with the expected increases in the CRA's tax increment revenues resulting from the redevelopment activities. The outstanding advances payable to the General Fund and Capital Improvements Fund totaled \$2,008,899 and \$448,364, respectively, at September 30, 2024 and are considered to be noncurrent because the repayments are not expected to be available under the modified accrual basis of accounting.

#### *ADVANCE DUE FROM STORMWATER FUND*

In 2020, the Town's Water System Fund advanced funds in the amount of \$5.7 million to the Stormwater Fund to be used for various capital improvement projects. The interfund loan agreement provides for the repayment of these advances to the Water System Fund by the Stormwater Fund, with interest at 2.3%, through the fiscal year ending September 30, 2034. Repayment of the advance will be made in annual payments of approximately \$454,000, including principal and interest. The outstanding advance payable to the Water System Fund was \$4,011,479 at September 30, 2024.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

#### NOTE 6 – CAPITAL ASSETS

The Town’s capital asset activity for the year ended September 30, 2024, is summarized as follows:

	Beginning Balances	Additions	Deletions	Reclassifications	Ending Balances
<b>Governmental Activities</b>					
Capital Assets Not Being Depreciated:					
Land	\$ 48,362,544	\$ --	\$ --	\$ --	\$ 48,362,544
Construction in progress	18,615,739	2,550,596	--	(18,615,739)	2,550,596
Capital Assets Not Being Depreciated	66,978,283	2,550,596	--	--	50,913,140
Capital Assets Being Depreciated/Amortized:					
Buildings	43,701,390	4,267,967	(4,909,113)	18,615,739	61,675,983
Improvements	58,047,276	2,063,146	(1,768,384)	--	58,342,038
Machinery and equipment	10,731,860	3,215,740	(530,160)	--	13,417,440
Infrastructure	57,794,581	--	--	--	57,794,581
Subscription-based assets (Right-to-use-assets)	3,444,097	46,054	--	--	3,490,151
Total Capital Assets Being Depreciated/Amortized	173,719,204	9,592,907	(7,207,657)	18,615,739	194,720,193
Less: Accumulated Depreciation/Amortization for:					
Buildings	(20,651,830)	(1,499,405)	4,258,241	--	(17,892,994)
Improvements	(31,155,222)	(1,642,201)	1,476,835	--	(31,320,588)
Machinery and equipment	(8,086,827)	(1,098,437)	516,434	--	(8,668,830)
Infrastructure	(29,770,723)	(1,772,141)	--	--	(31,542,864)
Subscription-based assets (Right-to-use-assets)	(453,819)	(480,519)	--	--	(934,338)
Total Accumulated Depreciation and Amortization	(90,118,421)	(6,492,703)	6,251,510	--	(90,359,614)
Depreciable capital assets, net of accumulated depreciation/amortization	83,600,783	3,100,204	(956,147)	18,615,739	104,360,579
<b>Total Capital Assets, Net</b>	<b>\$ 150,579,066</b>	<b>\$ 5,650,800</b>	<b>\$ (956,147)</b>	<b>\$ 18,615,739</b>	<b>\$ 155,273,719</b>

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

#### NOTE 6 – CAPITAL ASSETS (CONTINUED)

	Beginning				Ending
	Balances	Additions	Deletions	Reclassifications	Balances
<b>Business-type Activities</b>					
Capital Assets Not Being Depreciated:					
Land	\$ 569,123	\$ --	\$ --	\$ --	\$ 569,123
Construction in progress	<u>16,260,861</u>	<u>16,613,803</u>	<u>(6,639,618)</u>	<u>--</u>	<u>26,235,046</u>
Total Capital Assets Not Being Depreciated	<u>16,829,984</u>	<u>16,613,803</u>	<u>(6,639,618)</u>	<u>--</u>	<u>26,804,169</u>
Capital Assets Being Depreciated/Amortized:					
Building and plant	107,967,748	2,608,737	--	--	110,576,485
Improvements	249,080,837	6,707,740	--	--	255,788,577
Machinery and equipment	34,532,019	1,832,396	(366,681)	--	35,997,734
Subscription-based assets (Right-to-use-assets)	<u>227,635</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>227,635</u>
Total Capital Assets Being Depreciated/Amortized	<u>391,808,239</u>	<u>11,148,873</u>	<u>(366,681)</u>	<u>--</u>	<u>402,590,431</u>
Less: Accumulated Depreciation and Amortization for:					
Buildings and plant	(51,280,871)	(3,144,565)	--	--	(54,425,436)
Improvements	(106,771,826)	(3,377,992)	--	--	(110,149,818)
Machinery and equipment	(25,539,622)	(1,316,646)	331,242	--	(26,525,026)
Subscription-based assets (Right-to-use-assets)	<u>(76,196)</u>	<u>(80,528)</u>	<u>--</u>	<u>--</u>	<u>(156,724)</u>
Total Accumulated Depreciation and Amortization	<u>(183,668,515)</u>	<u>(7,919,731)</u>	<u>331,242</u>	<u>--</u>	<u>(191,257,004)</u>
Depreciable capital assets, net of accumulated depreciation/amortization	<u>208,139,724</u>	<u>3,229,142</u>	<u>(35,439)</u>	<u>--</u>	<u>211,333,427</u>
<b>Total Capital Assets, Net</b>	<u>\$ 224,969,708</u>	<u>\$ 19,842,945</u>	<u>\$ (6,675,057)</u>	<u>\$ --</u>	<u>\$ 238,137,596</u>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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

Depreciation and amortization expense was charged to functions/programs as follows:

<b>Governmental Activities</b>	
General government	\$ 3,539,497
Public safety	658,717
Engineering and public works	1,157,803
Culture and recreation	<u>1,136,686</u>
<b>Total Governmental Activities</b>	
<b>Depreciation and Amortization Expense</b>	<u>\$ 6,492,703</u>
 <b>Business-type Activities</b>	
Water system	\$ 6,855,326
Stormwater	999,619
Building	<u>64,786</u>
<b>Total Business-type Activities</b>	
<b>Depreciation and Amortization Expense</b>	<u>\$ 7,919,731</u>

**NOTE 7 – NONCURRENT LIABILITIES**

***GOVERNMENTAL ACTIVITIES***

Changes in governmental activities noncurrent liabilities for the year September 30, 2024, are summarized as follows:

	Beginning		Ending	Due
	Balances	Additions	Balances	Within
				One Year
		Deletions		
Governmental Obligation Bonds				
Series 2021 (Refunding Bonds)	\$ 2,261,137	\$ --	\$ 1,128,509	\$ 1,132,628
Series 2021 (Land Acquisition Debt)	1,696,241	--	846,555	849,686
Subscription liability	2,928,613	41,054	437,740	432,993
Compensated absences	<u>3,902,180</u>	<u>464,323</u>	<u>116,458</u>	<u>4,250,045</u>
<b>Total Long-Term Debt</b>	10,788,171	<u>\$ 505,377</u>	<u>\$ 2,529,262</u>	<u>\$ 2,695,607</u>
Current maturities	<u>(2,219,641)</u>		<u>(2,695,607)</u>	
<b>Totals</b>	<u>\$ 8,568,530</u>		<u>\$ 6,068,679</u>	

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)**

***GOVERNMENTAL ACTIVITIES (CONTINUED)***

The debt service for the General Obligation Bonds is payable from ad valorem taxes. Compensated absences, pension liabilities and other postemployment benefits liabilities are generally liquidated by the General Fund from available non-ad valorem revenues. The tax increment incentive is payable by the CRA from taxes.

***GENERAL OBLIGATION BONDS (REFUNDING BONDS) - SERIES 2021***

In September 2021, the Town issued \$4,505,858 in General Obligation Bonds (Refunding Bonds), Series 2021 to advance refund the Series 2005 General Obligation Bonds. The proceeds of the Series 2021 Bonds were placed in irrevocable trust to purchase U.S. Government securities which were used, along with all interest earnings, for the sole purpose of paying future debt service on the refunded bonds. The Series 2021 General Obligation Refunding Bonds have an interest rate of 0.73%. The bonds require semiannual payments of interest starting January 1, 2022 and four annual payments of principal and interest commencing July 1, 2022 through maturity on July 1, 2025. The net cash flow savings was \$169,761.

The debt service requirements of the General Obligation Bonds (Refunding Bonds) – Series 2021 are as follows:

***GENERAL OBLIGATION BONDS (REFUNDING BONDS) - SERIES 2021***

<u>Fiscal Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	<u>\$ 849,686</u>	<u>\$ 6,288</u>	<u>\$ 855,974</u>
	<u><u>\$ 849,686</u></u>	<u><u>\$ 6,288</u></u>	<u><u>\$ 855,974</u></u>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)**

***GENERAL OBLIGATION BONDS (LAND ACQUISITION BONDS) - SERIES 2021***

In September 2021, the Town issued \$3,380,000 in General Obligation Bonds (Land Acquisition Bonds), Series 2021 for the reimbursement for the purchase of land at 500 N. Delaware. The Land Acquisition Bonds have an interest rate of 0.74%. The bonds require semiannual payments of interest starting January 1, 2022 and four annual payments of principal and interest commencing July 1, 2022 through maturity on July 1, 2025.

The debt service requirements of the General Obligation Bonds (Land Acquisition Bonds) – Series 2021 are as follows:

<u>Fiscal Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	<u>\$ 1,132,628</u>	<u>\$ 8,268</u>	<u>\$ 1,140,896</u>
<b>Total</b>	<u><u>\$ 1,132,628</u></u>	<u><u>\$ 8,268</u></u>	<u><u>\$ 1,140,896</u></u>

***BOND RATINGS***

Standard & Poor’s Rating Services rates the Town’s outstanding general obligation bonds as AAA. Moody’s Investor Service rates the Town’s outstanding general obligation bonds as AAA.

***SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS***

The Town has entered into various subscription-based information technology agreements for software programs. The agreements require annual payments varying from \$10,682 to \$338,494 over two to ten years with an interest rate of 2.31% to 3.31% and final payments due September 30, 2032. During the year ended September 30, 2024, principal and interest paid were \$437,740 and \$97,068 respectively. Future principal and interest payments as of September 30, 2024, are as follows:

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)**

***SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS (CONTINUED)***

<u>Fiscal Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 432,993	\$ 83,561	\$ 516,554
2026	283,883	69,494	353,377
2027	278,434	60,060	338,494
2028	287,647	50,847	338,494
2029	297,165	41,328	338,493
2030-2032	<u>951,805</u>	<u>63,674</u>	<u>1,015,479</u>
<b>Total</b>	<b><u>\$ 2,531,927</u></b>	<b><u>\$ 368,964</u></b>	<b><u>\$ 2,900,891</u></b>

Amounts of subscription assets by major classes of underlying assets were as follows as of the fiscal year ended September 30, 2024:

<u>Asset Class</u>	<u>Asset Value</u>	<u>Accumulated Amortization</u>	<u>Carrying Value</u>
Software	<u>\$ 3,490,151</u>	<u>\$ 934,338</u>	<u>\$ 2,555,813</u>

***BUSINESS-TYPE ACTIVITIES***

Changes in business-type activities noncurrent liabilities for the fiscal year ended September 30, 2024, are summarized as follows:

	<u>Balance at Beginning of Year</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at End of Year</u>	<u>Amounts Due Within One Year</u>
Water revenue Bonds / Note Series 2013	\$ 9,538,000	\$ --	\$ 1,627,500	\$ 7,910,500	\$ --
Subscription liability	138,218	--	86,242	51,976	51,976
Compensated absences	<u>1,009,356</u>	<u>39,662</u>	<u>57,858</u>	<u>991,160</u>	<u>144,899</u>
Total Long-Term Debt	10,685,574	<u>\$ 39,662</u>	<u>\$ 1,771,600</u>	8,953,636	<u>\$ 196,875</u>
Current maturities	<u>(125,000)</u>			<u>(196,875)</u>	
<b>Net Long-Term Debt</b>	<b><u>\$ 10,560,574</u></b>			<b><u>\$ 8,756,761</u></b>	

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)**

***WATER REVENUE REFUNDING BONDS - SERIES 2013***

On August 9, 2013, the Town issued \$28,130,000 Water Revenue Refunding Bonds - Series 2013 (the “Series 2013 Bonds”) to a financial institution to currently refund the outstanding principal balance of \$6,155,000 on the Water Revenue Refunding Bonds - Series 2002 and \$21,930,000 Water Revenue Refunding Bonds – Series 2003. The refunding resulted in an economic gain of \$2,245,124 and reduced the total debt service payments by \$8,481,910. The Series 2013 Bonds are payable from and collateralized by the proceeds from pledged net revenues of the water system (as defined in the note agreement) and connection charges. Interest on the Series 2013 Bonds is payable at 2.336% on each April 1 and October 1 and principal payments are due each October 1 through maturity on October 1, 2029. Upon occurrence of an event of default, the bank may declare the entire debt then remaining unpaid immediately due and payable and obligate the Town to cover all costs of collection and enforcement. During the period of default, the note shall bear interest at a rate of the lesser of 18% or the maximum rate permitted by law. Additionally, any acceleration of the note obligates the Town to a prepayment fee as determined by the bank.

The debt service requirements of the Series 2013 Bonds are as follows:

<u>Fiscal Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025 (*)	\$ --	\$ 203,778	\$ 203,778
2025	1,657,500	165,413	1,822,913
2026	1,617,000	127,171	1,744,171
2027	1,633,500	89,209	1,722,709
2028	1,644,500	50,926	1,695,426
2029-2030	<u>1,358,000</u>	<u>15,860</u>	<u>1,373,860</u>
<b>Total</b>	<u>\$ 7,910,500</u>	<u>\$ 652,357</u>	<u>\$ 8,562,857</u>

(\*) Payment made in September 2025 for principal and interest due on October 1, 2024.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)**

***PLEDGED UTILITY REVENUE***

The Town has pledged the future net revenues (as defined in the bond resolutions and loan agreement, but generally customer revenues and connection charges, net of specified operating expenses) of the water utility system (the “System”) to repay the outstanding revenue bonds and note issued to finance improvements to the System. The water revenue bonds and note are payable solely from the net revenues of the System through 2030. Annual principal and interest payments on the bonds and note are expected to require less than 30 percent of the System net revenues. Total principal and interest remaining to be paid on the water revenue bonds is \$8,562,857 at September 30, 2024. Principal and interest paid on the water revenue bonds and net revenues of the System for 2024 were \$1,850,078 and \$17,635,161, respectively.

***SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS***

The Town has entered into various subscription-based information technology agreements for software programs. The agreements require annual payments varying from \$35,821 to \$53,598 over two to three years with an interest rate ranging from 2.31% to 3.12%. and final payments due September 30, 2025. During the year ended September 30, 2024, principal and interest paid were \$86,242 and \$4,024 respectively. Future principal and interest payments as of September 30, 2024, are as follows:

<u>Fiscal Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 51,976	\$ 1,622	\$ 53,598
<b>Total</b>	<u>\$ 51,976</u>	<u>\$ 1,622</u>	<u>\$ 53,598</u>

Amounts of subscription assets by major classes of underlying assets were as follows as of the fiscal year ended September 30, 2024:

<u>Asset Class</u>	<u>Asset Value</u>	<u>Accumulated Amortization</u>	<u>Carrying Value</u>
Software	<u>\$ 227,635</u>	<u>\$ 156,726</u>	<u>\$ 70,909</u>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)**

***DEFEASED BONDS***

The Town defeased certain general obligation bonds and revenue bonds by placing the proceeds of the new bonds in irrevocable trust accounts to provide for all future debt service payments on the defeased bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the Town’s financial statements. At September 30, 2024, the outstanding principal of the defeased bonds considered extinguished under these funding arrangements is as follows:

Water Revenue Bonds, Series 2003	\$ 12,035,000
General Obligation Bonds, Series 2005	<u>1,180,000</u>
<b>Total Defeased Bonds</b>	<b><u><u>\$ 13,215,000</u></u></b>

***ANNUAL MATURITIES***

The aggregate maturities for all long-term debt of the Town at September 30, 2024 are as follows:

Fiscal Year Ending September 30	Principal	Interest	Total
2025	\$ 1,982,314	\$ 218,334	\$ 2,200,648
2026	1,657,500	165,413	1,822,913
2027	1,617,000	127,171	1,744,171
2028	1,633,500	89,209	1,722,709
2029	1,644,500	50,926	1,695,426
2030	<u>1,358,000</u>	<u>15,860</u>	<u>1,373,860</u>
<b>Total</b>	<b><u><u>\$ 9,892,814</u></u></b>	<b><u><u>\$ 666,913</u></u></b>	<b><u><u>\$ 10,559,727</u></u></b>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)**

***EVENTS OF DEFAULT***

The Town’s failure to pay the principal or interest on debt when due or failure to observe and perform any covenant, condition, agreement or provision in any indenture applicable to the Town’s various debt obligations, constitutes an event of default for the Town. In the event of a default, bondholders may sue to enforce their rights. In certain cases, in the event of a default, the interest rate may be increased.

**NOTE 8 – RESTRICTED ASSETS**

Cash and investments held by the Town that are subject to externally imposed restrictions on their withdrawal and use for other than current operations are reported as restricted assets. Net position is restricted to the extent that restricted assets exceed the respective liabilities payable from restricted assets and any unspent bond proceeds.

Restricted investments and the related liabilities and restricted net position/fund balance of the governmental activities and governmental funds at September 30, 2024 are summarized as follows:

	Restricted Investments, Cash and Cash Equivalents	Liabilities Payable From Restricted Assets	Unspent Debt Proceeds	Restricted Net Position/ Fund Balance
<b>Governmental Activities/Funds</b>				
Restricted for:				
Environmental land acquisition	\$ 341,569	\$ --	\$ 341,569	\$ --
Economic development	447,617	--	--	447,617
<b>Total</b>	\$ 789,186	\$ --	\$ 341,569	\$ 447,617

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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#### NOTE 9 – INTERFUND TRANSACTIONS

Advances to/from other funds at September 30, 2024 are summarized as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Community Redevelopment Fund	\$ 2,008,899
Capital Improvements Fund	Community Redevelopment Fund	448,364
Water System Fund	Stormwater Fund	<u>4,011,479</u>
<b>Total</b>		<b><u>\$ 6,468,742</u></b>

The outstanding balances between funds generally result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The amount payable by the Community Redevelopment Fund is for initial working capital and property received from the General Fund and approximately \$893,000 of the balance is scheduled to be collected in the subsequent year. The amount payable by the Stormwater Fund is a loan from the Water System Fund for capital improvements and approximately \$361,000 of the balance is scheduled to be collected in the subsequent year.

Interfund transfer activity for the fiscal year ended September 30, 2024, is summarized as follows:

Transfer To	Transfer From	Amount
General Fund	Nonmajor Governmental Funds	\$ 2,000,000
Capital Improvements Fund	General Fund	1,042,441
Capital Improvements Fund	Nonmajor Governmental Funds	4,581,618
Capital Improvements Fund	Water System Fund	142,869
Capital Improvements Fund	Building Fund	345,267
Nonmajor Governmental Funds	General Fund	11,282,673
Water System Fund	American Rescue Plan Fund	262,125
Stormwater Fund	American Rescue Plan Fund	208,980
Stormwater Fund	Nonmajor Governmental Funds	<u>22,810</u>
<b>Total</b>		<b><u>\$ 19,888,783</u></b>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 9 – INTERFUND TRANSACTIONS (CONTINUED)**

Transfers were used to: (1) move revenue from the fund that is required to collect it to the fund that is required or allowed to expend it; and, (2) use excess revenue collected in certain funds to finance various programs and projects accounted for in other funds in accordance with budgetary authorizations.

**NOTE 10 – EMPLOYEE RETIREMENT PLANS**

The Town of Jupiter administers one single-employer, defined benefit pension plan, the Municipal Police Officers’ Retirement Trust (“MPORT”), which covers all sworn police officers. The Town also participates in the Florida Retirement System (“FRS”) Pension Plan and the Retiree Health Insurance Subsidy (“HIS”) Trust Fund, both of which are multiple-employer, cost-sharing, defined benefit public employee retirement plans administered by the State of Florida. FRS and HIS cover all Town employees, excluding sworn police officers covered by MPORT. The net pension liability/asset, deferred outflows/inflows of resources related to pensions and pension expense related to these retirement plans are summarized as follows at September 30, 2024:

	MPORT	FRS	HIS	Total
<b>Net Pension Liability</b>	\$ 8,463,468	\$ 16,939,349	\$ 6,994,107	\$ 32,396,924
<b>Deferred Outflows/Inflows</b>				
Deferred outflows of resources	\$ 776,363	\$ 4,814,620	\$ 333,868	\$ 5,924,851
Deferred inflows of resources	\$ 3,049,158	\$ 1,340,990	\$ 1,100,857	\$ 5,491,005
<b>Pension Expense</b>	\$ 4,459,970	\$ 2,500,248	\$ 200,999	\$ 7,161,217

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***MUNICIPAL POLICE OFFICERS’ RETIREMENT TRUST (“MPORT”)***

The Municipal Police Officers’ Retirement Trust (“MPORT”) is a single-employer, defined benefit pension plan. The plan is administered by the MPORT pension board consisting of five members, two of which are Town residents appointed by the Town Council; two of which are police officers elected by members of the MPORT; and, one person selected by a majority of the other four members and appointed by the Town Council. The Board has the ability to make recommendations on establishing and amending pension plan provisions which can only be authorized by the Town Council. When the Town Council adopted Ordinance 9-95 on March 21, 1995, participation in the plan became mandatory for all full-time police officers entering employment on or after April 1, 1995.

The MPORT issues a publicly available, stand-alone financial report. The MPORT financial report may be obtained by writing to the Finance Department, Town of Jupiter, 210 Military Trail, Jupiter, Florida 33458 or by calling (561) 746-5134. Membership in the MPORT was comprised of the following at October 1, 2024, the date of the latest actuarial valuation:

Active employees	93
Retirees and beneficiaries receiving benefits	80
DROP participants	24
Inactive employees	<u>1</u>
<b>Total Members</b>	<b><u>198</u></b>

The Town is required to contribute an actuarially determined amount necessary to pay the annual normal cost of the plan plus the additional amount needed to amortize any unfunded accrued liability. Members hired prior to March 6, 2012, are referred to as “Tier One” employees and members hired on or after March 6, 2012, are referred to as “Tier Two” employees. Contributions by Plan members and the Town are established and may be amended by Town ordinance. Tier one employees, are required to contribute 8.78% of salary effective October 1, 2012; 9.25% of salary effective October 1, 2014; and, 10.00% of salary effective October 1, 2015. Tier Two employees are required to contribute 10.00% of salary. Pursuant to Florida Statutes, Chapter 185, the State collects a tax on insurance premiums for property and casualty coverage and annually remits a contribution to the MPORT. Administrative costs of the MPORT are financed through investment earnings.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

#### *RETIREMENT AND OTHER BENEFITS*

The MPORT provides retirement, death, and disability benefits for its members. Tier One employees may retire with normal benefits after the earlier of: (1) age 60; (2) age 55 with 10 years of credited service; or (3) when the total of the member's age, computed in terms of full months, plus the member's credited service, computed in terms of full months, equals 780 months. Tier Two employees may retire with normal benefits after the earlier of: (1) age 55 with 10 years of credited service; or (2) when the total of the member's age, computed in terms of full months, plus the member's credited service, computed in terms of full months, equals 840 months and the member has 25 years of credited service.

Normal retirement benefits are 3.0% (2.75% for Tier Two employees) of the member's average monthly salary multiplied by years of credited service at the normal retirement date (limited to 25 years for Tier Two employees). Average monthly salary for purposes of calculating benefits is the average of covered salary over the highest three years out of the last ten years of credited service. Reduced early retirement benefits are available once a member reaches age 50 and accumulates 10 years of credited service.

The early retirement benefit for Tier One employees is equal to the accrued benefit reduced by 3.0%, multiplied by the number of years by which the starting date of the benefit precedes age 55. For Tier Two employees, the early retirement benefit is equal to the accrued benefit reduced by 3.0% for every 24 months by which the starting date of the benefit precedes 840 months. The accrued benefit is that portion of a member's normal retirement benefit earned at any point in time. A supplemental benefit of \$100 per month is available for members, plus for members who retire on or after October 1, 2001, a monthly benefit equal to the lesser of (1) \$150 or (2) the greater of (a) \$30 and (b) \$5 multiplied by credited service. The supplemental benefit is reduced for early retirement. Members in DROP are not eligible to receive supplemental benefits until their DROP participation ends.

Eligibility for disability benefits begins from the member's date of hire. The amount of the monthly benefit due to a total and permanent disability is: (1) the greater of (a) 60% of the covered salary at the time of the member's disability or (b) the monthly income payable for ten years certain that can be provided by the single sum value of the member's accrued benefit; plus (2) the supplemental benefit. This benefit is payable until the member's death or recovery. Effective March 6, 2012, members with a disability not incurred in the line of duty are eligible for Disability Retirement benefits after completion of 10 years of service.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

#### *DEFERRED RETIREMENT OPTION PLAN (“DROP”)*

Tier One Members are eligible to enter DROP at the Tier One Normal Retirement Date. Tier Two Members are eligible to enter DROP the first of the month coincident with or next following the earlier of: (1) the Tier Two Normal Retirement Date, or, (2) 22 years of Credited Service regardless of age with no reduction in the Tier Two Accrued Benefit for DROP entry prior to the Tier Two Normal Retirement Date.

The Accrued Benefit is frozen at DROP entry and accumulates in DROP. Participants in DROP are not eligible for death or disability benefits. The Supplemental Benefit is not payable while a Member is in DROP. The maximum DROP participation duration was extended from 5 years to 8 years effective March 6, 2012. Members in the DROP on March 6, 2012 were allowed to elect the 8 year DROP by agreeing to pay contributions at the employee contribution rate in effect at DROP entry for the remainder of the initial 5 years of DROP participation with 1/3 of these contributions credited to the members' DROP account. None of the members in DROP on March 6, 2012 exercised this option.

For Tier One members who enter DROP after March 6, 2012, employee contributions continue at the rate in effect on the date of entry into DROP for the first four years of DROP participation with 1/3 of these contributions credited to the members' DROP account. For Tier Two DROP entrants, employee contributions continue for all years of DROP participation with 1/4 of these contributions credited to the members' DROP account. Tier Two maximum DROP participation is based on creditable years of service.

The balance of amounts held under DROP was \$12,034,893 at September 30, 2024.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

#### *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES*

The financial statements of the MPORT are prepared using the economic resources measurement focus and the accrual basis of accounting. Employee and employer contributions are recognized in the period in which employee services are performed. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Other expenses are recognized when the corresponding liabilities are incurred. Investment income is recognized as revenue when earned. Investments are reported at fair value, except for money market mutual funds which are reported at amortized cost, and are classified as investments in the financial statements. Investment securities are valued at the closing price reported on the national exchange on which the individual securities are actively traded. Securities that are not actively traded are valued using a matrix pricing technique based on the securities' relationship to quoted benchmark prices. Net asset values of commingled real estate funds are determined by the fund managers using the fair values of the underlying investments of the fund. Net appreciation or depreciation in the fair value of investments includes the difference between the fair value and cost of the investments held, as well as the net realized and unrealized gains and losses for securities sold during the period. Interest and dividend income are recognized on the accrual basis when earned. Purchases and sales of investments are recorded on a trade date basis. Investment earnings are reduced for investment related expenses, such as management fees, portfolio evaluation and custodial services. Benefit payments, including refunds of employee contributions, are recognized when due and payable in accordance with the benefit terms.

#### *INVESTMENT POLICY*

The policy in regard to the allocation of invested assets is established and may be amended by a majority vote of the Board of the MPORT. It is the policy of the MPORT Board to pursue an investment strategy that reduces risk through the prudent diversification of the investment portfolio across a broad selection of distinct asset classes. The investment policy of the MPORT discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans. There were no changes in the investment policy of the MPORT for the fiscal year ended September 30, 2024.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

*INVESTMENT POLICY (CONTINUED)*

The asset allocation policy adopted by the MPORT Board at September 30, 2024 was as follows:

<b>Asset Class</b>	
Domestic equity	37%
International equity	15%
Convertible equity	5%
Infrastructure	5%
Fixed income	29%
Private real estate	5%
Real estate investment trusts (REITs)	3%
Cash	<u>1%</u>
<b>Total</b>	<u><u>100%</u></u>

*RATE OF RETURN*

For the year ended September 30, 2024, the annual money-weighted rate of return on MPORT’s investments, net of investment expenses, was 21.6%. The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***NET PENSION LIABILITY***

The components of the net pension liability for MPORT for the most recent actuarial valuation as of October 1, 2024, as reported by the actuary in the September 30, 2024 Supplement, were as follows:

Total pension liability	\$ 122,539,900
Less plan fiduciary net position	<u>(114,076,432)</u>
<b>Net Pension Liability</b>	<b><u>\$ 8,463,468</u></b>
 <b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	 <b><u>93.1%</u></b>

***ACTUARIAL ASSUMPTIONS***

The net pension liability of the MPORT was determined by an actuarial valuation as of October 1, 2024, as reported by the actuary in the September 30, 2024 Supplement, using the following significant actuarial assumptions:

Actuarial cost method	Entry Age Normal
Amortization method	Level dollar
Amortization period	20 years
Asset valuation method	5 year smoothed fair value
Investment rate of return (net of expenses, with inflation)	7.0%
Payroll growth	0.0%
Projected salary increases attributable to:	
Salary increases, including inflation	5.00% - 12.27%
Inflation	2.50%
Cost of living adjustments	3.0%
Mortality rates	Florida Retirement System Special Risk Employees' tables

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

*CHANGES IN ACTUARIAL ASSUMPTIONS*

There were no changes in the actuarial assumptions used in the October 1, 2024 actuarial valuation of the Plan from the prior actuarial valuation.

*LONG-TERM EXPECTED RATE OF RETURN*

The long-term expected rate of return on investments of the MPORT 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 a long-term expected rate of return of 7.0% 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 in the pension plans' target allocation as of September 30, 2024 (see the discussion of the pension plan's investment policy) are summarized in the following table:

<b>Asset Class</b>	
Domestic equity	8.2%
International equity	3.3%
Convertible equities	6.5%
Infrastructure	2.4%
Fixed Income	2.2%
Real estate investment trusts (REITs)	7.4%
Private real estate	5.5%
Cash	0.0%

*DISCOUNT RATE*

The discount rate used to measure the total pension liability was 7.0% and was based on the expected rate of return on investments of the plan. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rates and that Town contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the MPORT's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***DISCOUNT RATE (CONTINUED)***

Therefore, the long-term expected rate of return on investments of the pension plan was applied to all periods of projected benefit payments to determine the projected total pension liability.

***CHANGES IN THE NET PENSION LIABILITY***

The changes in the MPORT net pension liability were as follows for the year ended September 30, 2024:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
<b>Balances at October 1, 2023</b>	<u>\$ 115,983,651</u>	<u>\$ 94,288,102</u>	<u>\$ 21,695,549</u>
Changes for the current year:			
Service cost	2,867,365	--	2,867,365
Interest	8,111,659	--	8,111,659
Benefit change	452,286	--	452,286
Difference between expected and actual experience	(18,204)	--	(18,204)
Change of assumptions	--	--	--
Contributions - Town	--	2,545,418	(2,545,418)
Contributions - State of Florida	--	1,063,531	(1,063,531)
Contributions - employee	--	1,243,242	(1,243,242)
Net investment income	--	19,952,752	(19,952,752)
Benefit payments, including refunds of member contributions	(4,856,857)	(4,856,857)	--
Administration expenses	--	(159,756)	159,756
<b>Net Changes</b>	<u>6,556,249</u>	<u>19,788,330</u>	<u>(13,232,081)</u>
<b>Balances at September 30, 2024</b>	<u>\$ 122,539,900</u>	<u>\$ 114,076,432</u>	<u>\$ 8,463,468</u>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***CHANGES IN THE NET PENSION LIABILITY (CONTINUED)***

Sensitivity of the Net Pension Liability to Changes in the Discount Rate: The following table presents the net pension liability of the MPORT, calculated using the discount rate of 7.0%, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.0%) or one percentage point higher (8.0%) than the current rate:

	1.0% Decrease (6.00%)	Current Discount Rate (7.0%)	1.0% Increase (8.0%)
Net pension liability	\$21,304,239	\$ 8,463,468	\$ (2,203,225)

***PENSION EXPENSE AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO PENSIONS***

For the fiscal year ended September 30, 2024, the Town recognized pension expense of \$4,459,970 for the MPORT. At September 30, 2024, the Town reported deferred inflows/outflows of resources related to the MPORT pensions from the following sources:

	Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$ 776,363	\$ 13,653
Net difference between projected and actual investment earnings on pension plans	--	3,035,505
<b>Balances at September 30, 2024</b>	<b>\$ 776,363</b>	<b>\$ 3,049,158</b>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***PENSION EXPENSE AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO PENSIONS (CONTINUED)***

Amounts reported as deferred inflows/outflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending September 30	Amount
2025	\$ 668,350
2026	2,793,384
2027	(3,055,418)
2028	<u>(2,679,111)</u>
<b>Total</b>	<b><u>\$ (2,272,795)</u></b>

***STATE OF FLORIDA PENSION PLANS***

All regular, full-time employees of the Town, except police officers, are required to participate in the Florida Retirement System (FRS) Pension Plan and the Retiree Health Insurance Subsidy (HIS) Trust Fund administered by the Florida Department of Management Services, Division of Retirement. FRS and HIS are cost-sharing, multiple-employer defined benefit pension plans with approximately 1,000 participating employers. FRS and HIS were established and are administered in accordance with Chapter 121 and Section 112.363, Florida Statutes, respectively.

FRS includes a DROP available for eligible employees. Retirees receive a lifetime pension benefit with joint and survivor payment options. FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state community college, or district school board, unless restricted from FRS membership under sections 121.053 and 121.122, Florida Statutes, or allowed to participate in a defined contribution plan in lieu of FRS membership. Participation is optional for cities, municipalities, special districts, charter schools and metropolitan planning organizations.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

#### *STATE OF FLORIDA PENSION PLANS (CONTINUED)*

HIS membership is optional and available to all retirees under the state-administered retirement system, provided the retiree provides proof of health insurance coverage, which can include Medicare.

Participation is compulsory for cities, municipalities, special districts, charter schools and metropolitan planning organizations that participate in FRS.

#### *BENEFITS PROVIDED*

FRS provides retirement, survivor and disability benefits to plan members and beneficiaries. Pension benefits of FRS are established by Florida Statutes, Chapter 121, and may be amended by the Florida Legislature. Retirement benefits are computed on the basis of age and/or years of service, average final compensation and service credit. Members initially enrolled on or after July 1, 2001 through June 30, 2011, vest after six years of creditable service. Members initially enrolled on or after July 1, 2011, vest after eight years of creditable service. HIS provides retirees and beneficiaries a monthly benefit equal to the number of years of creditable service completed at the time of retirement multiplied by \$5. The monthly benefit payment is established by Section 112.363, Florida Statutes and is at least \$30, but not more than \$150.

#### *TOWN CONTRIBUTIONS*

FRS members are required to contribute 3.0% of their annual covered payroll and no contribution is required for HIS members. Participating governments, including the Town, contribute to FRS at actuarially determined rates for various classes of employees, which are presently 11.63% of annual covered payroll for employees covered in the regular class, 32.52% for senior management class, 30.79% for special risk class, 56.68% for elected officials and 19.13% for employees covered in the FRS DROP program. Participating governments, including the Town, also contribute to HIS based on a percentage of gross compensation for all active FRS members, which is presently 2.00%. The Town's contributions to FRS and HIS for the fiscal year ended September 30, 2024 were \$2,922,064, which was equal to 100% of the required contributions for the year.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

#### *FUNDING POLICY*

FRS funding policy provides for monthly employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are adequate to accumulate sufficient assets to pay benefits when due based upon plan assumptions. HIS uses a pay-as-you-go funding policy based on monthly employer contributions at a flat percentage of gross compensation for all active FRS members. Employer and employee contribution rates are established by State law as a level percentage of payroll. Employer contribution rates are determined using the entry-age actuarial cost method. The consulting actuary recommends rates based on the annual valuation, but actual contribution rates are established by the Florida Legislature.

#### *PUBLICLY AVAILABLE FINANCIAL REPORT*

The State of Florida issues a publicly available financial report for FRS and HIS that includes financial statements and required supplementary information. The complete financial report is available on the Publications page of the Division of Retirement's website at [www.frs.myflorida.com](http://www.frs.myflorida.com) or by writing to the Research and Education Section at P.O. Box 9000, Tallahassee, Florida, 32315-9000 or by calling toll free 877-377-1737 or 850-488-5706.

#### *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES*

The financial statements of FRS and HIS are prepared using the economic resources measurement focus and the accrual basis of accounting. Employee contributions are recognized in the period of time for which the contributions are assessed. Employer contributions are recognized in the period in which employee services are performed. Benefit payments, including refunds of employee contributions, are recognized when due and payable in accordance with the terms of FRS and HIS. Other expenses are recognized when the corresponding liabilities are incurred. Investment income is recognized as revenue when earned. Investments are reported at fair value and are managed by external investment managers. The independent investment custodian for FRS and HIS determines the fair value of securities using various third party pricing sources. For private market investments, where no readily ascertainable market value exists, fair values are based on net asset value (capital account balance) provided by investment managers at the closest available reporting period

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

#### *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)*

and adjusted for subsequent contributions and distributions. The net appreciation (depreciation) in fair value of investments is recorded as an increase (decrease) to investment income based on the valuation of investments. Investment earnings are net of investment related expenses, such as management fees, portfolio evaluation and custodial services. For purposes of measuring the net pension liability, deferred inflows/outflows of resources related to pensions, and pension expense, information about the fiduciary net position of FRS and HIS and the additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by FRS and HIS.

#### *PAYABLES TO FRS AND HIS*

There were no amounts payable to FRS or HIS by the Town at September 30, 2024.

#### *PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO FRS AND HIS PENSIONS*

At September 30, September 30, 2024, the Town reported a liability of \$16,939,349 and \$6,994,107 for its proportionate share of the net pension liability of FRS and HIS, respectively. The net pension liability of each plan was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability of the FRS plan was determined by an actuarial valuation as of July 1, 2024 and the net pension liability of the HIS plan was determined by an actuarial valuation as of July 1, 2024. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participating governments, as actuarially determined. At June 30, 2024, the Town's FRS proportion was 0.043788236 percent, which was a decrease of 0.000114489 percent from its proportion measured as of June 30, 2023 and the HIS proportion was 0.046624341 percent, which was an increase of 0.000229564 percent from its proportion measured as of June 30, 2024.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO FRS AND HIS PENSIONS (CONTINUED)***

For the year ended September 30, 2024, the Town recognized pension expense of \$2,701,247 for FRS and HIS. At September 30, 2024, the Town reported deferred outflows and inflows of resources related to FRS pensions from the following sources:

	Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$ 1,711,329	\$ --
Changes in assumptions	2,321,693	--
Net difference between projected and actual investment earnings on pension plan investments	--	1,125,877
Changes in proportion and differences between employer contributions and proportional share of contributions	100,816	215,113
Town contributions subsequent to the measurement date	680,782	--
<b>Total</b>	<b>\$ 4,814,620</b>	<b>\$ 1,340,990</b>

At September 30, 2024, the Town reported deferred outflows and inflows of resources related to HIS pensions from the following sources:

	Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$ 67,533	\$ 13,430
Changes in assumptions	123,779	828,013
Net difference between projected and actual investment earnings on pension plan investments	--	2,530
Changes in proportion and differences between employer contributions and proportional share of contributions	32,129	256,884
Town contributions subsequent to the measurement date	110,427	--
<b>Total</b>	<b>\$ 333,868</b>	<b>\$ 1,100,857</b>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO FRS AND HIS PENSIONS (CONTINUED)***

Deferred outflows of resources related to FRS and HIS pensions of \$791,209 resulting from Town contributions subsequent to the measurement date of June 30, 2024, but prior to September 30, 2024, will be recognized as a reduction of the net pension liability in the subsequent year. Other amounts reported as deferred inflows/outflows of resources related to pensions will be recognized in pension expense as follows:

<u>Fiscal Year Ending September 30</u>	<u>FRS Amount</u>	<u>HIS Amount</u>
2025	\$ (276,565)	\$ (143,343)
2026	2,778,459	(168,104)
2027	184,885	(227,775)
2028	(9,404)	(170,524)
2029	134,519	(109,962)
Thereafter	<u>(19,046)</u>	<u>(57,708)</u>
<b>Total</b>	<b><u>\$ 2,792,848</u></b>	<b><u>\$ (877,416)</u></b>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

*ACTUARIAL ASSUMPTIONS*

The total pension liability for FRS and HIS was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	<b>FRS</b>	<b>HIS</b>
Valuation date	July 1, 2024	July 1, 2024
Measurement date	June 30, 2024	June 30, 2024
Actuarial cost method	Individual Entry Age	Individual Entry Age
Amortization method	Level percent of pay, closed	Level percent of pay, closed
Amortization period	19/30 years	24/30 years
Asset valuation method	5 year smoothed	Fair value
Discount rate	6.70%	3.93%
Inflation	2.40%	2.40%
Salary increases, including inflation	3.50%	3.50%
Long-term expected rate of return, net of investment expenses	6.70%	N/A
Municipal bond rate	N/A	3.93%
Cost of living adjustments	3% pre-July 2011, 0% thereafter	N/A
Mortality rates	PUB-2010 base table with Scale MP-2021	PUB-2010 base table with Scale MP-2021

The actuarial assumptions that determined the total pension liability as of June 30, 2024, were based on the results of an actuarial experience study for the period July 1, 2018 to June 30, 2023.

Changes in Actuarial Assumptions: The municipal bond rate for HIS was increased from 3.65% for 2023 to 3.93% for 2024.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***LONG-TERM EXPECTED RATE OF RETURN***

The long-term expected rate of return on FRS 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 of 6.7% 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 are as follows:

<u>Asset Class</u>	<u>Long-Term Real Rate of Return</u>
Cash	3.3%
Fixed income	5.7%
Global equity	8.6%
Real estate	8.1%
Private equity	12.4%
Strategic investments	6.6%

***DISCOUNT RATE***

The discount rate used to measure the total pension liability of FRS at June 30, 2024 was 6.7% for FRS and 3.93% for HIS. The FRS discount rate was based on the expected rate of return on FRS investments. The HIS discount rate was based on the municipal bond rate which was 3.93%, based on an index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rates and that member contributions will be made at rates equal to the difference between actuarially determined contribution rates and the employee rate. Based on those assumptions, the fiduciary net position of FRS was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on investments of FRS was applied to all periods of projected benefit payments to determine the projected total pension liability. Because HIS uses a pay-as-you-go funding structure, a municipal bond rate of 3.93% was used to determine the total pension liability.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***DISCOUNT RATE (CONTINUED)***

Sensitivity of the Town’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate: The following table presents the Town’s proportionate share of the net pension liability of FRS and HIS at June 30, 2024, calculated using the current discount rate, as well as what the Town’s proportionate share of the net pension liability/asset 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:

FRS			HIS		
1% Decrease (5.7%)	Current Discount Rate (6.7%)	1.0% Increase (7.7%)	1% Decrease (2.93%)	Current Discount Rate (3.93%)	1.0% Increase (4.93%)
<u>\$ 29,795,722</u>	<u>\$ 16,939,349</u>	<u>\$ 6,169,410</u>	<u>\$ 7,961,891</u>	<u>\$ 6,994,107</u>	<u>\$ 6,190,689</u>

***PENSION PLAN FIDUCIARY NET POSITION***

Detailed information about the fiduciary net position of FRS is available in the separately issued FRS financial report, which is available on the Publications page of the Division of Retirement’s website at [www.frs.myflorida.com](http://www.frs.myflorida.com).

**NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)**

***DESCRIPTION OF THE PLAN***

The Town administers a single-employer defined benefit health care plan (the “Plan”) that provides health care benefits to eligible retired employees and their beneficiaries. The Town Council has the authority to establish and amend the premiums for and the benefit provisions of the Plan. The Plan is financed on a “pay-as-you-go” basis and is not administered as a formal qualifying trust. The Plan does not issue a publicly available financial report.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)**

*DESCRIPTION OF THE PLAN (CONTINUED)*

The Town is required by Florida Statute 112.0801 to allow retirees to buy healthcare coverage at the same group insurance rates that current employees are charged, resulting in an implicit healthcare benefit. The State of Florida prohibits the Plan from separately rating retirees and active employees. The Plan therefore charges both groups an equal, blended rate premium. Although both groups are charged the same blended rate premium, GAAP requires the actuarial figures to be calculated using age adjusted premiums approximating claim costs for retirees separate from active employees. The use of age adjusted premiums results in the addition of the implicit rate subsidy into the actuarial accrued liability. Plan members receiving benefits contribute 100% of the monthly premium ranging from a minimum of \$1,060 for single coverage to a maximum of \$3,213 for family coverage.

*PLAN MEMBERSHIP*

Membership in the Plan was comprised of the following at September 30, 2024, the date of the most recent actuarial valuation:

Active employees	382
Retirees and beneficiaries receiving benefits	15
Inactive employees	<u>    --</u>
<b>Total Members</b>	<u>    397</u>

*TOTAL OPEB LIABILITY*

The Town’s total OPEB liability of \$1,189,477 was measured as of September 30, 2024, and was determined by an actuarial valuation dated October 1, 2023.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)**

*ACTUARIAL METHODS AND SIGNIFICANT ASSUMPTIONS*

The actuarial methods and significant assumptions used to determine the Town’s total OPEB liability for the current year are summarized as follows:

Valuation date	October 1, 2023
Actuarial cost method	Entry Age Normal
Port-retirement benefit increases	None
Healthcare cost trend rates	6.0% per year initially, reduced annually by an ultimate rate of 4.5%
Amortization method	Level Percent of Projected Salary - Closed
Remaining amortization period	5.6 years
Asset valuation method	N/A <sup>1</sup>
Actuarial assumptions:	
Discounted rate	4.06% <sup>2</sup>
Projected salary increases	3.50%
Mortality rates	PUB - 2010 mortality table with generational scale MP - 2021

(1) The plan is funded on a pay-as-you-go basis and is not administered as a formal qualifying trust. There were no plan assets as of September 30, 2024, the date of the most recent actuarial valuation.

(2) Since there are currently no invested plan assets held in trust to finance the OPEB obligation, the discount rate is the long-term expected rate of return on tax-exempt, high quality municipal bonds based on the *Bond Buyer 20-Bond GO Index* .

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)**

***CHANGES IN THE TOTAL OPEB LIABILITY***

The changes in the total OPEB liability were as follows for the year ended September 30, 2024:

<b>Total OPEB Liability at October 1, 2023</b>	<u>\$ 1,079,328</u>
<b>Changes for the Current Year</b>	
Service cost	57,137
Interest	53,543
Change in assumptions or other inputs	74,396
Benefit payments	<u>(74,927)</u>
<b>Net Changes</b>	<u>110,149</u>
<b>Total OPEB Liability at September 30, 2024</b>	<u><u>\$ 1,189,477</u></u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate: The following table presents the total OPEB liability of the Town calculated using the current discount rate of 4.06%, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.06%) or one percentage point higher (5.06%) than the current rate:

1% Decrease (3.06%)	Current Discount Rate (4.06%)	1.0% Increase (5.06%)
<u>\$ 1,289,563</u>	<u>\$ 1,189,477</u>	<u>\$ 1,098,457</u>

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)**

***CHANGES IN THE TOTAL OPEB LIABILITY***

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate: The following table presents the total OPEB liability of the Town calculated using the current healthcare cost trend rate of 6.0% decreasing to 4.5%, as well as what the total OPEB liability would be if it were calculated using a healthcare cost trend rate that is one percentage point lower (5.0% decreasing to 3.5%) or one percentage point higher (7.0% decreasing to 5.5%) than the current rate:

1% Decrease (5.0% decreasing to 3.5%)	Current Trend Rate (6.0% decreasing to 4.5%)	1.0% Increase (7.0% decreasing to 5.5%)
\$ 1,057,946	\$ 1,189,477	\$ 1,345,304

***OPEB EXPENSE AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO OPEB***

For the fiscal year ended September 30, 2024, the Town recognized OPEB expense of \$134,840. At September 30, 2024, the Town reported deferred inflows/outflows of resources related to OPEB from the following sources:

	Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$ 19,262	\$ 1,222,440
Changes in assumptions or other inputs	116,647	209,936
<b>Total</b>	\$ 135,909	\$ 1,432,376

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)**

***OPEB EXPENSE AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO OPEB (CONTINUED)***

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

Fiscal Year Ending September 30	Amount
2025	\$ (245,520)
2026	(245,520)
2027	(245,520)
2028	(239,465)
2029	(211,415)
Thereafter	<u>(109,027)</u>
<b>Total</b>	<b><u>\$ (1,296,467)</u></b>

**NOTE 12 – RISK MANAGEMENT**

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town is also subject to risk of loss arising in the ordinary course of business, including, but not limited to, claims for damages for personal injuries, employment-related claims, and breach of contract. Commercial insurance is purchased for certain specialized insurance coverages, including, but not limited to property, equipment, general liability, automobile, professional liability, and workers compensation. The Town uses the General Fund to account for all commercial insurance and retained risks of loss.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 12 – RISK MANAGEMENT (CONTINUED)**

On January 1, 2015, the Town entered into a partially self-insured health plan with a third-party administrator. The Town is partially self-insured up to a stop loss of \$200,000 per claim and has purchased excess insurance for claims exceeding the stop loss for individual and aggregate claims from Blue Cross and Blue Shield of Florida.

The Town has recorded a claims liability of \$227,891 (all current) at September 30, 2024. This claims liability reflects claims development for group health insurance. The liability falls within the actuarially determined range, from a valuation for all claims based upon the date the loss was incurred and includes a provision for claims incurred but not yet reported (IBNR).

The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation, changes in legal doctrines, and damage awards. Accordingly, claims are reevaluated annually to consider the effects of inflation, recent claim settlement trends (including frequency and amount of payouts), and other economic and social factors. The estimate of the claims liability also includes amounts for incremental claim adjustment expenses related to specific claims and other claim adjustment expenses regardless of whether allocated to specific claims. Estimated recoveries, such as those from subrogation, are also considered in the claims liability estimate. The following summarizes the claims liability activity for 2024:

Fiscal Year Ended September 30,	Beginning	Claims Expense	Claims Paid	Ending
2023	\$ 184,659	\$ 4,237,959	\$ (4,186,899)	\$ 235,719
2024	235,719	4,752,516	(4,760,344)	227,891

For each of the past three years, there have been no settlements that have exceeded the Town’s insurance coverage. The claims liability at September 30, 2024 was all current.

**TOWN OF JUPITER, FLORIDA**

**NOTES TO FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**NOTE 12 – RISK MANAGEMENT (CONTINUED)**

As a political subdivision of the State of Florida, the Town has sovereign immunity under the Florida Constitution for tort actions. Therefore, in accordance with Chapter 768.28 Laws of Florida, the Town is not liable to pay a claim or judgment, or any portions thereof, which when totaled with all other claims or judgments paid by the State or its agencies or subdivisions arising out of the same incident or occurrence, exceeds the aggregate sum of \$300,000. Chapter 768.28 also provides that judgments may be claimed or rendered in excess of these limits; however, these amounts must be reported to and approved by the Florida Legislature.

**NOTE 13 – COMMITMENTS AND CONTINGENCIES**

***CONTRACT COMMITMENTS***

The Town has uncompleted construction contracts for the Town’s municipal complex, improvements to the water system, infrastructure and other improvements. The water system construction is funded primarily from capital contributions. General revenues and impact fees fund the municipal complex, infrastructure and other improvements. At September 30, 2024, the remaining commitments on all uncompleted contracts were \$23,230,765. The outstanding contract commitments at September 30, 2024, are summarized as follows:

	Contract Amounts	Payments	Retainage Payable	Remaining Contract Commitments
Capital Improvements Fund	\$ 4,654,933	\$ 2,026,336	\$ 96,942	\$ 2,531,655
Water System Fund	34,263,821	14,111,150	708,382	19,444,289
Stormwater Fund	1,476,302	210,207	11,274	1,254,821
	<u>\$ 40,395,056</u>	<u>\$ 16,347,693</u>	<u>\$ 816,598</u>	<u>\$ 23,230,765</u>

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 13 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

#### *COST SHARING AGREEMENT*

The Town entered into an agreement with the Town of Palm Beach Gardens, Florida, (“PBG”) and the Town of Juno Beach, Florida, to share costs related to public safety dispatch services. The initial agreement was for a five-year period ending September 30, 2021. The agreement has been extended for an additional five-year period through September 30, 2026. The Dispatch Services are provided by PBG which operates the dispatch center. Each municipality’s share of the operating costs are based upon the percentage of each municipality’s population as compared to the total population of all the contracting municipalities being served. The Town’s costs related to the agreement were approximately \$2,452,000 for the fiscal year ended September 30, 2024.

#### *ECONOMIC DEVELOPMENT LOAN GUARANTEES*

In 2006, the Town established a \$3 million economic development initiative to assist biotechnology businesses in relocating to or expanding in northern Palm Beach County and generating jobs for north county residents. The Town’s program provides direct loans and loan guarantees to qualifying companies. Generally, the companies negotiate financing for their proposed project with a participating local financial institution and the Town provides a loan guarantee in the form of a certificate of deposit pledged by the Town to the financial institution. The lender has the right to immediately draw against the pledged certificate of deposit in the event of a default by the borrower with the covenants and obligations of the loan. At September 30, 2024, the Town had pledged certificates of deposit totaling approximately \$448,000 to a financial institution as collateral for outstanding loan guarantees of approximately \$196,000 under the economic development program. The outstanding loan guarantees expire through 2025, at which time the pledged certificates of deposit mature and the funds will be released to the Town.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 13 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

#### *INFRASTRUCTURE EQUITY*

Beginning in 2012, the Town entered into agreements with various homeowner associations (HOA) for the maintenance of certain rights of way including streets, sidewalks and storm drainage infrastructure items within the HOA developments. The HOAs transferred title of these infrastructure right of way assets to the Town, which were recognized as contributed capital and capital assets. The HOAs agreed to make payments to the Town annually over a period of 4 to 10 years, in amounts ranging from \$2,465 to \$33,025 to compensate the Town for the cost of maintaining the right of way assets.

#### *LITIGATION*

The Town is a defendant in lawsuits arising in the ordinary course of normal operations. Although the ultimate outcome of these lawsuits cannot be determined at the present time, it is the opinion of management based upon consultation with legal counsel, that the outcome of these actions will not materially affect the financial position of the Town.

### NOTE 14 – OTHER MATTERS

The Town has an interlocal agreement with Palm Beach County (“PBC”) for the delivery of fire and EMS services within Town boundaries. The interlocal agreement ended on September 30, 2023. A revised interlocal agreement was reached between the Town and Palm Beach County Fire Rescue (“PBCFR”) in April 2023 for a three-year extension of interlocal agreement through September 30, 2026.

In August 2023, the Town Council voted to start its own fire department. The Town exercised the 36-month termination clause option that was in the interlocal agreement with PBCFR. In January 2024, the Town hired a fire chief to create the Town’s fire department. The Town has developed a funding plan for the new fire department that involves a combination of funding sources including use of the Town’s reserves, some financed debt, and ad valorem taxes and a non-ad valorem assessment when the fire department goes into operations. Town management believes that the amount of ad valorem taxes and non-ad valorem assessment dollars required to start-up and operate the Town’s fire department will be less than the amount of ad valorem taxes being levied by PBC currently and in future years.

# TOWN OF JUPITER, FLORIDA

## NOTES TO FINANCIAL STATEMENTS

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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### **NOTE 14 – OTHER MATTERS (CONTINUED)**

In October 2023, the Town funded and ordered the required fire apparatus and ambulances needed by the new department by October 1, 2026. These costs were funded through the Town's reserves.

In August 2024, the Town Council awarded a construction contract to Kaufman Lynn Construction to construct two fire stations for the new fire rescue department. To fund the initial cost of construction, the Town entered into an interim financing agreement in an amount not to exceed \$20,000,000 through the Florida Local Government Finance Commission's ("FLGFC") Pooled Commercial Paper Loan Program ("CP Program"). Once the fire stations are completed, the Town will secure a longer-term borrowing option. Since interest rates are anticipated to decline over the next 18-24 months, the use of the CP Program as a bridge financing option over that time period will position the Town to take advantage of lower, long-term interest rates. The combined use of the CP program in the short-term and a bank loan longer-term is anticipated to save the Town approximately \$770,000 based on the present value of costs over the life of the loan.

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**REQUIRED SUPPLEMENTARY INFORMATION**

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**TOWN OF JUPITER, FLORIDA**

**BUDGETARY COMPARISON SCHEDULE  
GENERAL FUND - GAAP BASIS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
Taxes	\$ 39,725,817	\$ 39,725,817	\$ 40,373,662	\$ 647,845
Franchise fees	6,280,896	6,280,896	6,151,510	(129,386)
Licenses and permits	75,000	75,000	126,993	51,993
Intergovernmental revenue	9,398,352	9,850,638	10,274,211	423,573
Charges for services	9,320,005	9,327,505	9,560,367	232,862
Cost allocation	3,312,918	3,312,918	3,312,918	--
Fines and forfeitures	213,000	213,000	295,416	82,416
Investment earnings	973,267	973,267	6,292,068	5,318,801
Donations	18,000	18,475	22,775	4,300
Miscellaneous	295,050	295,050	305,984	10,934
<b>Total Revenues</b>	<b>69,612,305</b>	<b>70,072,566</b>	<b>76,715,904</b>	<b>6,643,338</b>
<b>Other Financing Sources</b>				
Sale of capital assets	--	33,797	148,922	115,125
Subscription based financing arrangements	--	--	41,054	41,054
Appropriated fund balance	750,000	11,359,293	--	(11,359,293)
Transfers In	600,000	600,000	2,000,000	1,400,000
<b>Total Other Financing Sources</b>	<b>1,350,000</b>	<b>11,993,090</b>	<b>2,189,976</b>	<b>(9,803,114)</b>
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 70,962,305</b>	<b>\$ 82,065,656</b>	<b>\$ 78,905,880</b>	<b>\$ (3,159,776)</b>

(Continued)

*See notes to budgetary comparison schedule.*

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE GENERAL FUND - GAAP BASIS (CONTINUED)

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

General Government	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Town Council</b>				
Personal services	\$ 69,266	\$ 69,266	\$ 68,902	\$ 364
Operating expenditures	173,377	173,377	167,170	6,207
Donations	50,000	50,000	46,500	3,500
	292,643	292,643	282,572	10,071
<b>Town Manager</b>				
Personal services	996,592	914,074	914,070	4
Operating expenditures	38,570	32,920	32,891	29
	1,035,162	946,994	946,961	33
<b>Town Clerk</b>				
Personal services	527,323	527,323	529,223	(1,900)
Operating expenditures	66,715	66,715	39,159	27,556
	594,038	594,038	568,382	25,656
<b>Neighborhood</b>				
Personal services	394,353	394,353	264,557	129,796
Operating expenditures	91,350	91,350	39,365	51,985
	485,703	485,703	303,922	181,781
<b>External Affairs</b>				
Personal services	564,760	564,760	548,611	16,149
Operating expenditures	373,906	373,906	301,857	72,049
	938,666	938,666	850,468	88,198
<b>Finance</b>				
Personal services	1,282,006	1,282,006	1,211,225	70,781
Operating expenditures	74,819	74,819	27,900	46,919
	1,356,825	1,356,825	1,239,125	117,700
<b>Town Attorney</b>				
Operating expenditures	450,000	631,000	630,872	128

(Continued)

*See notes to budgetary comparison schedule.*

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE GENERAL FUND - GAAP BASIS (CONTINUED)

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Information Systems</b>				
Personal services	\$ 1,759,466	\$ 1,741,466	\$ 1,668,806	\$ 72,660
Operating expenditures	2,030,378	2,019,957	1,776,736	243,221
Capital outlay	--	72,789	118,841	(46,052)
Debt service	--	--	184,385	(184,385)
	<u>3,789,844</u>	<u>3,834,212</u>	<u>3,748,768</u>	<u>85,444</u>
<b>Human Resources</b>				
Personal services	760,694	760,694	733,699	26,995
Operating expenditures	297,435	297,435	181,280	116,155
	<u>1,058,129</u>	<u>1,058,129</u>	<u>914,979</u>	<u>143,150</u>
<b>Planning and Zoning</b>				
Personal services	1,933,475	1,933,475	1,863,332	70,143
Operating expenditures	464,540	492,770	300,522	192,248
	<u>2,398,015</u>	<u>2,426,245</u>	<u>2,163,854</u>	<u>262,391</u>
<b>Other General Government</b>				
Personal services	10,000	10,000	5,879	4,121
Operating expenditures	13,779,970	12,167,059	10,863,455	1,303,604
Capital outlay	20,450	20,450	--	20,450
	<u>13,810,420</u>	<u>12,197,509</u>	<u>10,869,334</u>	<u>1,328,175</u>
<b>Total General Government</b>	<u>26,209,445</u>	<u>24,761,964</u>	<u>22,519,237</u>	<u>2,242,727</u>
<b>Public Safety</b>				
<b>Code Compliance</b>				
Personal services	780,803	780,803	736,119	44,684
Operating expenditures	109,788	109,788	73,671	36,117
	<u>890,591</u>	<u>890,591</u>	<u>809,790</u>	<u>80,801</u>
<b>Police</b>				
Personal services	23,087,990	23,540,275	23,429,911	110,364
Operating expenditures	5,464,998	5,519,143	4,745,636	773,507
Capital Outlay	--	140,492	37,448	103,044
Debt service	--	--	349,496	(349,496)
	<u>28,552,988</u>	<u>29,199,910</u>	<u>28,562,491</u>	<u>637,419</u>
<b>Total Public Safety</b>	<u>29,443,579</u>	<u>30,090,501</u>	<u>29,372,281</u>	<u>718,220</u>

(Continued)

*See notes to budgetary comparison schedule.*

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE GENERAL FUND - GAAP BASIS (CONTINUED)

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Engineering and Public Works</b>				
<b>Engineering</b>				
Personal services	\$ 1,523,049	\$ 1,523,049	\$ 1,525,034	\$ (1,985)
Operating expenditures	122,380	144,326	69,103	75,223
Capital outlay	<u>62,000</u>	<u>60,054</u>	--	<u>60,054</u>
	1,707,429	1,727,429	1,594,137	133,292
<b>Public Works</b>				
Personal services	4,467,730	4,467,730	4,204,682	263,048
Operating expenditures	3,684,105	3,796,941	3,106,269	690,672
Capital outlay	<u>573,800</u>	<u>1,001,040</u>	<u>668,004</u>	<u>333,036</u>
	8,725,635	9,265,711	7,978,955	1,286,756
<b>Total Engineering and Public Works</b>	<u>10,433,064</u>	<u>10,993,140</u>	<u>9,573,092</u>	<u>1,420,048</u>
<b>Culture and Recreation</b>				
<b>Parks and Recreation</b>				
Personal services	2,351,422	2,351,422	2,238,684	112,738
Operating expenditures	1,524,795	1,520,615	1,340,234	180,381
Capital outlay	<u>--</u>	<u>22,900</u>	<u>22,900</u>	<u>--</u>
<b>Total Culture and Recreation</b>	<u>3,876,217</u>	<u>3,894,937</u>	<u>3,601,818</u>	<u>293,119</u>
<b>Total Expenditures</b>	<u>69,962,305</u>	<u>69,740,542</u>	<u>65,066,428</u>	<u>4,674,114</u>
<b>Other Financing Uses</b>				
Transfers Out	<u>1,000,000</u>	<u>12,325,114</u>	<u>12,325,114</u>	<u>--</u>
	1,000,000	12,325,114	12,325,114	--
<b>Total Expenditures and Other Financing Uses</b>	<u>70,962,305</u>	<u>82,065,656</u>	<u>77,391,542</u>	<u>4,674,114</u>
<b>Net Change in Fund Balance</b>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 1,514,338</u>	<u>\$ 1,514,338</u>
<b>Reconciliation to GAAP Basis Statements</b>				
Insurance reimbursements over expenditures			<u>1,479,958</u>	
<b>Net Change in Fund Balance - GAAP Basis</b>			<u>\$ 2,994,296</u>	

*See notes to budgetary comparison schedules.*

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE COMMUNITY REDEVELOPMENT FUND - GAAP BASIS

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Taxes	\$ 3,099,336	\$ 3,099,336	\$ 3,096,974	\$ (2,362)
Charges for services	105,527	105,527	107,099	1,572
Investment earnings	<u>25,000</u>	<u>25,000</u>	<u>48,791</u>	<u>23,791</u>
<b>Total Revenues</b>	<u>3,229,863</u>	<u>3,229,863</u>	<u>3,252,864</u>	<u>23,001</u>
<b>Expenditures</b>				
<b>General government</b>				
Operating expenditures	2,081,599	1,766,779	1,258,146	508,633
Capital outlay	270,000	2,814,309	434,851	2,379,458
Interest and fiscal charges	<u>91,323</u>	<u>91,326</u>	<u>91,326</u>	<u>--</u>
<b>Total Expenditures</b>	<u>2,442,922</u>	<u>4,672,414</u>	<u>1,784,323</u>	<u>2,888,091</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	786,941	(1,442,551)	1,468,541	2,911,092
<b>Other Financing Sources (Uses)</b>				
Transfers out	(786,941)	(786,941)	--	786,941
Appropriated fund balance	<u>--</u>	<u>2,229,492</u>	<u>--</u>	<u>(2,229,492)</u>
<b>Total Other Financing Sources (Uses)</b>	<u>(786,941)</u>	<u>1,442,551</u>	<u>--</u>	<u>(1,442,551)</u>
<b>Net Change in Fund Balance</b>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 1,468,541</u>	<u>\$ 1,468,541</u>

*See notes to budgetary comparison schedules.*

# TOWN OF JUPITER, FLORIDA

## NOTES TO BUDGETARY COMPARISON SCHEDULES (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – BUDGETARY ACCOUNTING

Annual budgets are adopted on the modified accrual basis of accounting consistent with U.S. generally accepted accounting principles for the General Fund, Community Redevelopment Fund, all debt service funds and the Capital Improvements Fund. The budgets represent departmental appropriations as authorized by Town ordinance. Expenditures may not legally exceed budgeted appropriations at the department level. The Town Manager has the authority to approve all budget transfers within a department. Budget transfers between departments and transfers involving appropriation of additional revenues require the approval of the Town Council. Accordingly, the Town's legal level of budgetary control is at the department level.

For the fiscal year ended September 30, 2024, supplemental budget appropriations of expenditures of \$(221,763) for the General Fund and \$2,229,492 for the Community Redevelopment Fund were approved by the Town Council during the year. In addition, the General Fund had a supplemental budget appropriation of other financing uses of \$11,103,351. Total expenditures may not legally exceed total fund appropriations including any budgeted fund balance from prior years. All annual appropriations lapse at year end. The budget amounts presented reflect the original budget and the amended budget based on legally authorized revisions to the original budget during the year.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriations, is employed as an extension of formal budgetary control in the General Fund. Encumbrances lapse at year end and become obligations of the subsequent year's budget. At September 30, 2024, the Town had commitments related to unperformed contracts, which have been re-appropriated in the 2025 annual budget. These amounts are not included in the current year's expenditures as reported in the budgetary comparison schedules.

### NOTE 2 – BUDGET AND ACTUAL COMPARISONS

The budgetary comparison schedule for the General Fund is prepared under the GAAP basis of accounting used in preparing the appropriated budget, except that the Town's self-insurance operations accounted for in the GAAP basis General Fund financial statements are not budgeted in the General Fund. As a result, the expenditures reported in the General Fund budgetary comparison schedule differ from that reported on the GAAP basis by the amount that insurance expenditures exceeded related insurance reimbursements.

# **TOWN OF JUPITER, FLORIDA**

## **NOTES TO BUDGETARY COMPARISON SCHEDULES**

### **FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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#### **NOTE 2 – BUDGET AND ACTUAL COMPARISONS (CONTINUED)**

The budgetary comparison schedule for the Community Redevelopment Fund is prepared under the GAAP basis of accounting used in preparing the appropriated budget. As a result, the revenue and expenditures reported in the budgetary comparison schedule for the Community Redevelopment Fund agree with that reported on the GAAP basis.

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS  
MUNICIPAL OFFICERS' RETIREMENT TRUST**

**LAST TEN FISCAL YEARS**

	Measurement Date September 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
<b>Total Pension Liability</b>										
Service cost	\$ 2,867,365	\$ 2,658,201	\$ 2,524,866	\$ 2,651,840	\$ 2,557,724	\$ 2,406,524	\$ 2,521,070	\$ 2,582,297	\$ 2,364,103	\$ 2,342,424
Interest	8,111,659	7,620,572	7,224,193	6,940,564	6,654,336	6,173,634	5,878,440	5,599,862	5,122,104	4,813,173
Changes of benefit terms	452,286	385,313	224,239	176,391	194,383	175,084	132,470	20,996	119,360	--
Differences between expected and actual experience	(18,204)	1,273,929	823,152	(111,593)	(136,862)	1,019,990	(986,328)	(1,242,300)	1,544,666	(51,881)
Changes of assumptions	--	--	--	1,971,172	(430,685)	885,877	850,361	44,485	--	(428,678)
Benefit payments, including refunds	(4,856,857)	(5,406,127)	(4,956,534)	(4,433,605)	(2,976,321)	(3,159,357)	(3,251,402)	(3,201,705)	(2,712,827)	(2,334,850)
<b>Net Change in Total Pension Liability</b>	<b>6,556,249</b>	<b>6,531,888</b>	<b>5,839,916</b>	<b>7,194,769</b>	<b>5,862,575</b>	<b>7,501,752</b>	<b>5,144,611</b>	<b>3,803,635</b>	<b>6,437,406</b>	<b>4,340,188</b>
<b>Total Pension Liability - Beginning of Fiscal Year</b>	<b>115,983,651</b>	<b>109,451,763</b>	<b>103,611,847</b>	<b>96,417,078</b>	<b>90,554,503</b>	<b>83,052,751</b>	<b>77,908,140</b>	<b>74,104,505</b>	<b>67,667,099</b>	<b>63,326,911</b>
<b>Total Pension Liability - End of Fiscal Year (a)</b>	<b>\$ 122,539,900</b>	<b>\$ 115,983,651</b>	<b>\$ 109,451,763</b>	<b>\$ 103,611,847</b>	<b>\$ 96,417,078</b>	<b>\$ 90,554,503</b>	<b>\$ 83,052,751</b>	<b>\$ 77,908,140</b>	<b>\$ 74,104,505</b>	<b>\$ 67,667,099</b>
<b>Plan Fiduciary Net Position</b>										
Contributions										
Employer	\$ 2,545,418	\$ 2,271,218	\$ 2,597,168	\$ 2,661,412	\$ 2,308,308	\$ 2,346,166	\$ 2,476,765	\$ 2,211,161	\$ 2,251,726	\$ 2,374,127
State of Florida	1,063,531	996,558	835,484	787,636	805,628	786,329	743,715	632,241	730,605	559,470
Plan members	1,243,242	1,224,971	1,057,854	1,050,767	1,086,504	1,043,638	991,404	975,895	903,805	783,141
Net investment income (loss)	19,952,752	7,907,463	(20,244,276)	18,039,655	8,387,386	4,629,836	4,933,798	6,163,642	4,860,116	(1,126,145)
Benefit payments, including refunds	(4,856,857)	(5,406,127)	(4,956,534)	(4,433,605)	(2,976,321)	(3,159,357)	(3,251,402)	(3,201,705)	(2,712,827)	(2,334,850)
Administration expense	(159,756)	(141,817)	(146,502)	(139,996)	(148,946)	(139,405)	(142,815)	(133,665)	(143,660)	(130,608)
<b>Net Change in Plan Fiduciary Net Position</b>	<b>19,788,330</b>	<b>6,852,266</b>	<b>(20,856,806)</b>	<b>17,965,869</b>	<b>9,462,559</b>	<b>5,507,207</b>	<b>5,751,465</b>	<b>6,647,569</b>	<b>5,889,765</b>	<b>125,135</b>
<b>Plan Fiduciary Net Position - Beginning of Fiscal Year</b>	<b>94,288,102</b>	<b>87,435,836</b>	<b>108,292,642</b>	<b>90,326,773</b>	<b>80,864,214</b>	<b>75,357,007</b>	<b>69,605,542</b>	<b>62,957,973</b>	<b>57,068,208</b>	<b>56,943,073</b>
<b>Plan Fiduciary Net Position - End of Fiscal Year (b)</b>	<b>\$ 114,076,432</b>	<b>\$ 94,288,102</b>	<b>\$ 87,435,836</b>	<b>\$ 108,292,642</b>	<b>\$ 90,326,773</b>	<b>\$ 80,864,214</b>	<b>\$ 75,357,007</b>	<b>\$ 69,605,542</b>	<b>\$ 62,957,973</b>	<b>\$ 57,068,208</b>
<b>Net Pension Liability (Asset) - End of Fiscal Year [(a)-(b)]</b>	<b>\$ 8,463,468</b>	<b>\$ 21,695,549</b>	<b>\$ 22,015,927</b>	<b>\$ (4,680,795)</b>	<b>\$ 6,090,305</b>	<b>\$ 9,690,289</b>	<b>\$ 7,695,744</b>	<b>\$ 8,302,598</b>	<b>\$ 11,146,532</b>	<b>\$ 10,598,891</b>
<b>Plan Fiduciary Net Position as a Percentage of Total Pension Liability</b>	93.1%	81.3%	79.9%	104.5%	93.7%	89.3%	90.7%	89.3%	85.0%	84.3%
<b>Covered Payroll</b>	<b>\$ 12,432,415</b>	<b>\$ 11,702,410</b>	<b>\$ 10,578,535</b>	<b>\$ 10,507,659</b>	<b>\$ 10,865,023</b>	<b>\$ 10,407,005</b>	<b>\$ 9,612,905</b>	<b>\$ 9,725,993</b>	<b>\$ 9,049,623</b>	<b>\$ 7,983,304</b>
<b>Net Pension Liability (Asset) as a Percentage of Covered Payroll</b>	68.1%	185.4%	208.1%	-44.5%	56.1%	93.1%	80.1%	85.4%	123.2%	132.8%

**Notes to Schedule:**

Effective with the October 1, 2015 actuarial valuation, the mortality table was revised to the mortality assumption used for special risk employees of the Florida Retirement System (FRS). FRS updated its mortality table in 2020 and MPORT revised its mortality assumption accordingly effective with its October 1, 2020 actuarial valuation.

Payroll growth rate changed from 1.8% to 1.4% effective with the October 1, 2017 actuarial valuation and to zero with the October 1, 2018 actuarial valuation.

The investment rate of return changed from 7.5% to 7.4% effective with the October 1, 2018 actuarial valuation and was reduced to 7.3% with the October 1, 2019 actuarial valuation and reduced again to 7.2% with the October 1, 2020 actuarial valuation and reduced to 7.0% with the October 1, 2021 actuarial valuation.

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF TOWN CONTRIBUTIONS - MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST**

**LAST TEN FISCAL YEARS**

	Fiscal Year Ended September 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 2,545,418	\$ 2,271,218	\$ 2,597,168	\$ 2,661,412	\$ 2,308,308	\$ 2,346,166	\$ 2,476,765	\$ 2,159,386	\$ 2,168,424	\$ 2,297,194
Contributions in relation to actuarially determined contribution	<u>2,545,418</u>	<u>2,271,218</u>	<u>2,597,168</u>	<u>2,661,412</u>	<u>2,308,308</u>	<u>2,346,166</u>	<u>2,476,765</u>	<u>2,211,161</u>	<u>2,251,726</u>	<u>2,374,127</u>
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ (51,775)</u>	<u>\$ (83,302)</u>	<u>\$ (76,933)</u>
Covered payroll	<u>\$ 12,432,415</u>	<u>\$ 11,702,410</u>	<u>\$ 10,578,535</u>	<u>\$ 10,507,659</u>	<u>\$ 10,865,023</u>	<u>\$ 10,407,005</u>	<u>\$ 9,612,905</u>	<u>\$ 9,725,993</u>	<u>\$ 9,049,623</u>	<u>\$ 7,983,304</u>
Contributions as a percentage of covered payroll	20.5%	19.4%	24.6%	25.3%	21.2%	22.5%	25.8%	22.7%	24.9%	29.7%

**Notes to Schedule:**

**Actuarial valuation date:** 10/1/2022  
 Actuarially determined contribution rates are calculated at October 1st, two years prior to the end of the fiscal year in which the contributions are paid.

**Significant methods and assumptions used to determine contribution rates:**

Actuarial cost method	Entry Age Normal
Amortization method	Level Dollar
Amortization period:	
Gains and losses	20 years
Assumption, method and plan changes	20 years
Asset valuation method	5 Year Smoothed
Inflation, per year	2.00%
Salary increases (with inflation), per year	5% - 12.27%
Investment rate of return (net of expenses, with inflation), per year	7.0%
Payroll growth	0.0%
Cost of living adjustments	3.0%
Retirement age - Tier One unisex rates	
Each year member is eligible for early retirement	5%
Year in which member attains normal retirement	80%
Each of the four years following normal retirement date	40%
Fifth year following normal retirement date	100%

Retirement age - Tier Two members are assumed to retire at a rate of 100% upon reaching unreduced benefit eligibility (the earlier of (1) age 55 with 10 years of service, (2) rule of 70, but not earlier than age 50, or (3) at 22 years of service for DROP entry.

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF MONEY-WEIGHTED RATE OF RETURN  
MUNICIPAL POLICE OFFICERS' RETIREMENT FUND**

**LAST TEN FISCAL YEARS**

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<u>Fiscal Year Ended September 30,</u>	<u>Money- Weighted Rate of Return</u>
2024	21.6%
2023	9.5%
2022	-18.7%
2021	20.5%
2020	10.7%
2019	6.3%
2018	7.5%
2017	10.2%
2016	8.9 %
2015	-1.5%

**Notes to Schedule:**

The money-weighted rate of return considers the changing amounts estimated as invested during a period and weights the amount of pension plan investments by the proportion of time they are available to earn a return during that period. Cash flows are estimated on a monthly basis and are assumed to occur at the beginning of each month. Cash inflows are netted with cash outflows, resulting in a net cash flow in each month. The money-weighted rate of return is calculated net of investment expenses.

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
FLORIDA RETIREMENT SYSTEM (FRS) PENSION PLAN**

**LAST TEN FISCAL YEARS**

	Measurement Date June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Town's proportion of the net pension liability	<u>0.043788236%</u>	<u>0.043902725%</u>	<u>0.043464885%</u>	<u>0.044834791%</u>	<u>0.044583895%</u>	<u>0.044715658%</u>	<u>0.045472054%</u>	<u>0.045483477%</u>	<u>0.042422942%</u>	<u>0.039923440%</u>
Town's proportionate share of the net pension liability	<u>\$ 16,939,349</u>	<u>\$ 17,493,847</u>	<u>\$ 16,172,430</u>	<u>\$ 3,386,759</u>	<u>\$ 19,323,317</u>	<u>\$ 15,399,450</u>	<u>\$ 13,696,418</u>	<u>\$ 13,453,707</u>	<u>\$ 10,711,826</u>	<u>\$ 5,156,648</u>
Town covered payroll	<u>\$ 19,752,416</u>	<u>\$ 18,407,117</u>	<u>\$ 17,339,619</u>	<u>\$ 17,237,437</u>	<u>\$ 17,553,761</u>	<u>\$ 17,045,381</u>	<u>\$ 16,833,609</u>	<u>\$ 16,715,630</u>	<u>\$ 15,116,119</u>	<u>\$ 13,301,876</u>
Town's proportionate share of the net pension liability as a percentage of Town covered payroll	<u>85.76%</u>	<u>95.04%</u>	<u>93.27%</u>	<u>19.65%</u>	<u>110.08%</u>	<u>90.34%</u>	<u>81.36%</u>	<u>80.49%</u>	<u>70.86%</u>	<u>38.77%</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>83.70%</u>	<u>82.38%</u>	<u>82.69%</u>	<u>96.40%</u>	<u>78.80%</u>	<u>82.60%</u>	<u>84.26%</u>	<u>83.90%</u>	<u>84.90%</u>	<u>92.00%</u>

**Notes to Schedule:**

<b>Actuarial valuation date</b>	7/1/2024
<b>Actuarial measurement date</b>	6/30/2024
<b>Significant actuarial methods and assumptions used to determine contribution rates:</b>	
Actuarial cost method	Individual Entry Age
Amortization method	Level Percent of Payroll, Closed
Amortization period:	
Gains and losses	25/30 years
Assumption, method and plan changes	25/30 years
Asset valuation method	Fair Value
	5-year smoothed
Inflation, per year	2.40%
Salary increases (with inflation), per year	3.50%
Investment rate of return (net of expenses, with inflation), per year	6.70%
Cost of living adjustments	3.0% pre-July 2011
	0% thereafter
Retirement age	Varies by tier and member class
Mortality	
2024	PUB-2010
	base table with Scale MP-2021
2019-2023	PUB-2010
	base table with Scale MP-2018
2014 through 2018	RP-2000
	Mortality Table
	Projection Scale BB

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
FLORIDA RETIREE HEALTH INSURANCE SUBSIDY (HIS) TRUST FUND**

**LAST TEN FISCAL YEARS**

	Measurement Date June 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Town's proportion of the net pension liability	<u>0.046624341%</u>	<u>0.046394777%</u>	<u>0.047524777%</u>	<u>0.048460192%</u>	<u>0.050585147%</u>	<u>0.050960206%</u>	<u>0.051527758%</u>	<u>0.052350980%</u>	<u>0.048949110%</u>	<u>0.044077343%</u>
Town's proportionate share of the net pension liability	<u>\$ 6,994,107</u>	<u>\$ 7,368,109</u>	<u>\$ 5,033,633</u>	<u>\$ 5,944,371</u>	<u>\$ 6,176,364</u>	<u>\$ 5,701,937</u>	<u>\$ 5,453,756</u>	<u>\$ 5,597,608</u>	<u>\$ 5,704,816</u>	<u>\$ 4,495,196</u>
Town covered payroll	<u>\$ 19,752,416</u>	<u>\$ 18,407,117</u>	<u>\$ 17,339,619</u>	<u>\$ 17,237,437</u>	<u>\$ 17,553,761</u>	<u>\$ 17,045,381</u>	<u>\$ 16,833,609</u>	<u>\$ 16,715,630</u>	<u>\$ 15,116,119</u>	<u>\$ 13,301,876</u>
Town's proportionate share of the net pension liability as a percentage of Town covered payroll	<u>35.41%</u>	<u>40.03%</u>	<u>29.03%</u>	<u>34.49%</u>	<u>35.19%</u>	<u>33.45%</u>	<u>32.40%</u>	<u>33.49%</u>	<u>37.74%</u>	<u>33.79%</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>4.80%</u>	<u>4.12%</u>	<u>4.81%</u>	<u>3.56%</u>	<u>3.00%</u>	<u>2.60%</u>	<u>2.15%</u>	<u>1.60%</u>	<u>1.00%</u>	<u>0.50%</u>

**Notes to Schedule:**

Actuarial valuation date	7/1/2024
Actuarial measurement date	6/30/2024
<b>Significant actuarial methods and assumptions used to determine contribution rates:</b>	
Actuarial cost method	Individual Entry Age
Amortization method	Level Percent of Payroll, Closed
Amortization period:	
Gains and losses	25/30 years
Assumption, method and plan changes	25/30 years
Asset valuation method	Fair Value
Inflation, per year	2.40%
Salary increases (with inflation), per year	3.50%
Investment rate of return (net of expenses, with inflation), per year	N/A
Payroll growth	3.93%
Cost of living adjustments	N/A
Retirement age	N/A
Mortality	PUB-2010 base table with Scale MP-2021

**TOWN OF JUPITER, FLORIDA**  
**SCHEDULE OF TOWN CONTRIBUTIONS**  
**FLORIDA RETIREMENT SYSTEM FRS AND HIS PLANS**

**LAST TEN FISCAL YEARS**

	Fiscal Year Ended September 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
<b>Florida Retirement System (FRS)</b>										
Contractually required Town contribution	\$ 2,518,169	\$ 2,214,751	\$ 1,968,159	\$ 1,741,284	\$ 1,539,089	\$ 1,406,460	\$ 1,319,143	\$ 1,160,342	\$ 1,082,756	\$ 997,371
Contributions in relation to the contractually required Town contribution	<u>2,518,169</u>	<u>2,214,751</u>	<u>1,968,159</u>	<u>1,741,284</u>	<u>1,539,089</u>	<u>1,406,460</u>	<u>1,319,143</u>	<u>1,160,342</u>	<u>1,082,756</u>	<u>997,371</u>
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Town covered payroll	<u>\$ 20,155,143</u>	<u>\$ 18,781,269</u>	<u>\$ 18,113,117</u>	<u>\$ 17,237,456</u>	<u>\$ 17,537,332</u>	<u>\$ 17,135,908</u>	<u>\$ 16,861,444</u>	<u>\$ 16,392,069</u>	<u>\$ 15,373,489</u>	<u>\$ 13,944,152</u>
Contributions as a percentage of Town covered payroll	<u>12.49%</u>	<u>11.79%</u>	<u>10.87%</u>	<u>10.10%</u>	<u>8.78%</u>	<u>8.21%</u>	<u>7.82%</u>	<u>7.08%</u>	<u>7.04%</u>	<u>7.15%</u>
<b>Florida Retiree Health Insurance Subsidy (HIS)</b>										
Contractually required Town contribution	\$ 403,895	\$ 328,287	\$ 300,131	\$ 284,928	\$ 291,177	\$ 284,545	\$ 279,839	\$ 271,789	\$ 255,186	\$ 191,501
Contributions in relation to the contractually required Town contribution	<u>403,895</u>	<u>328,287</u>	<u>300,131</u>	<u>284,928</u>	<u>291,177</u>	<u>284,545</u>	<u>279,839</u>	<u>271,789</u>	<u>255,186</u>	<u>191,501</u>
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
Town covered payroll	<u>\$ 20,155,143</u>	<u>\$ 18,781,269</u>	<u>\$ 18,113,117</u>	<u>\$ 17,237,456</u>	<u>\$ 17,537,332</u>	<u>\$ 17,135,908</u>	<u>\$ 16,861,444</u>	<u>\$ 16,392,069</u>	<u>\$ 15,373,489</u>	<u>\$ 13,944,152</u>
Contributions as a percentage of Town covered payroll	<u>2.00%</u>	<u>1.75%</u>	<u>1.66%</u>	<u>1.65%</u>	<u>1.66%</u>	<u>1.66%</u>	<u>1.66%</u>	<u>1.66%</u>	<u>1.66%</u>	<u>1.37%</u>

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS**

**LAST SEVEN FISCAL YEARS**

	Measurement Date September 30,						
	2024	2023	2022	2021	2020	2019	2018
<b>Total OPEB Liability</b>							
Service cost	\$ 57,137	\$ 53,407	\$ 79,415	\$ 78,290	\$ 64,501	\$ 174,529	\$ 167,430
Interest	53,543	50,515	29,866	28,387	140,341	135,725	118,110
Differences between expected and actual experience	--	(12,273)	32,702	(57,763)	(2,247,613)	--	--
Changes in assumptions and other inputs	74,396	14,308	(212,334)	(5,382)	78,844	--	(209,355)
Benefit payments	(74,927)	(63,725)	(83,926)	(116,035)	(35,227)	(147,509)	(124,180)
<b>Net Change in Total OPEB Liability</b>	110,149	42,232	(154,277)	(72,503)	(1,999,154)	162,745	(47,995)
<b>Total OPEB liability - Beginning of Fiscal Year</b>	<u>1,079,328</u>	<u>1,037,096</u>	<u>1,191,373</u>	<u>1,263,876</u>	<u>3,263,030</u>	<u>3,100,285</u>	<u>3,148,280</u>
<b>Total OPEB liability - End of Fiscal Year</b>	<u>\$ 1,189,477</u>	<u>\$ 1,079,328</u>	<u>\$ 1,037,096</u>	<u>\$ 1,191,373</u>	<u>\$ 1,263,876</u>	<u>\$ 3,263,030</u>	<u>\$ 3,100,285</u>
<b>Town Covered Employee Payroll</b>	<u>\$ 31,724,551</u>	<u>\$ 29,329,050</u>	<u>\$ 27,563,802</u>	<u>\$ 27,745,096</u>	<u>\$ 29,850,528</u>	<u>\$ 28,776,378</u>	<u>\$ 27,676,807</u>
<b>Total OPEB Liability as a Percentage of Town Covered Employee Payroll</b>	<u>3.70%</u>	<u>3.70%</u>	<u>3.80%</u>	<u>4.30%</u>	<u>4.20%</u>	<u>11.30%</u>	<u>11.20%</u>

**Notes to Schedule:**

Information prior to adoption of GASB Statement No. 75 in fiscal year 2018 is not available.

The plan is funded on a pay-as-you-go basis and is not administered as a formal qualifying trust. There were no plan assets as of the date of the most recent valuation. Since there are currently no invested plan assets held in trust to finance the OPEB obligation, the discount rate is the long-term expected rate of return on tax-exempt, high quality municipal bonds based on the Bond Buyer 20-Bond GO Index.

**Changes in actuarial assumptions:**

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each year. The following are the discount rates used for each fiscal year:

2024	4.06%
2023	4.87%
2022	4.87%
2022	4.77%
2021	2.43%
2020	2.21%
2019	4.24%
2018	4.24%

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**COMBINING FUND FINANCIAL STATEMENTS AND  
INDIVIDUAL FUND BUDGETARY COMPARISON  
SCHEDULES**

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## NONMAJOR GOVERNMENTAL FUND

**Special Revenue Funds** - Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than major capital projects) requiring separate accounting because of legal or regulatory provisions or administrative action.

*Road Impact Fee Fund* – This fund accounts for all road impact fees collected, investment earnings and the expenditure of these funds, which are used solely for the purpose of constructing or improving roads, streets, highways and bridges in the Jupiter road network system.

*Recreation Impact Fee Fund* – This fund accounts for recreation impact fees collected, investment earnings and the expenditure of these funds, which are used solely for capital facility costs for parks and recreation facilities to serve new development.

*Police Impact Fee Fund* – This fund accounts for police impact fees collected, investment earnings and the expenditure of these funds, which are used solely for new police related capital improvement costs that add capacity to serve new development.

*Law Enforcement Grant Fund* – This fund accounts for Local Law Enforcement Block Grant funds, the related investment earnings and the expenditure of these funds, which are used solely for projects to reduce crime and improve public safety.

*Law Enforcement Fund* – This fund accounts for revenue received from confiscated and forfeited properties from cases involving the Town's police department. Expenditures from this fund are generally for police education and training programs and equipment.

*Infrastructure Surtax Fund* – This fund accounts for the distributions received from the State of Florida for the Local Infrastructure Sales Surtax that are to be used for infrastructure capital improvement projects.

*Workforce Housing Trust Fund* – This fund accounts for fees and expenditures relating to the Town's workforce housing program.

*Fire Rescue Department Fund* – This fund accounts for costs associated with establishing the Jupiter Fire Rescue Department.

*Canal Trimming Fund* – This fund accounts for the levy and collection of a non-ad valorem assessment for biennial vegetative trimming of the privately-owned canals in and around Jupiter River Estates. These funds are collected by special assessment of benefitting property owners. Proceeds are received from the Palm Beach County Tax Collector via the annual property tax collection process.

**Debt Service Funds** - Debt Service Funds are used to account for assets held for the repayment of principal and interest on debt reported in the governmental fund financial statements.

*Debt Service Fund* – This fund accounts for dedicated property tax revenues and the related interest earnings that are used for payments of principal, interest and related fiscal charges on the \$3,380,000 General Obligation Bonds, (Land Acquisition Bonds), Series 2021 and \$4,505,858 General Obligation Bonds, (Refunding Bonds), Series 2021.

TOWN OF JUPITER, FLORIDA

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS

SEPTEMBER 30, 2024

	Special Revenue									Debt Service	Total Nonmajor Governmental Funds
	Road Impact Fee Fund	Recreation Impact Fee Fund	Police Impact Fee Fund	Law Enforcement Grant Fund	Law Enforcement Fund	Infrastructure Surtax Fund	Workforce Housing Trust Fund	Fire Rescue Department Fund	Canal Trimming Fund		
<b>Assets</b>											
Cash and cash equivalents	\$ 1,347,338	\$ 575,960	\$ 40,316	\$ --	\$ 136,911	\$ 8,583,691	\$ 2,502,738	\$ 6,947,270	\$ 55,915	\$ 620,532	\$ 20,810,671
Investments	886,090	207,310	18,021	--	--	--	--	--	--	--	1,111,421
Prepaid items	--	--	--	--	--	--	--	450	--	--	450
<b>Total Assets</b>	<u>\$ 2,233,428</u>	<u>\$ 783,270</u>	<u>\$ 58,337</u>	<u>\$ --</u>	<u>\$ 136,911</u>	<u>\$ 8,583,691</u>	<u>\$ 2,502,738</u>	<u>\$ 6,947,720</u>	<u>\$ 55,915</u>	<u>\$ 620,532</u>	<u>\$ 21,922,542</u>
<b>Liabilities and Fund Balances</b>											
<b>Liabilities</b>											
Accounts payable	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	37,762	\$ 210	\$ --	\$ 37,972
Unearned revenue	--	--	--	--	--	--	--	12,738	56,482	--	69,220
<b>Total Liabilities</b>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>50,500</u>	<u>56,692</u>	<u>--</u>	<u>107,192</u>
<b>Fund Balances</b>											
Nonspendable:											
Prepaid items	--	--	--	--	--	--	--	450	--	--	450
Restricted for:											
Debt service	--	--	--	--	--	--	--	--	--	620,532	620,532
Capital projects	2,233,428	783,270	--	--	--	8,583,691	2,502,738	6,896,770	(777)	--	20,999,120
Law enforcement	--	--	58,337	--	136,911	--	--	--	--	--	195,248
<b>Total Fund Balances</b>	<u>2,233,428</u>	<u>783,270</u>	<u>58,337</u>	<u>--</u>	<u>136,911</u>	<u>8,583,691</u>	<u>2,502,738</u>	<u>6,897,220</u>	<u>(777)</u>	<u>620,532</u>	<u>21,815,350</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 2,233,428</u>	<u>\$ 783,270</u>	<u>\$ 58,337</u>	<u>\$ --</u>	<u>\$ 136,911</u>	<u>\$ 8,583,691</u>	<u>\$ 2,502,738</u>	<u>\$ 6,947,720</u>	<u>\$ 55,915</u>	<u>\$ 620,532</u>	<u>\$ 21,922,542</u>

**TOWN OF JUPITER, FLORIDA**

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

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Special Revenue								Debt Service	Total Nonmajor Governmental Funds	
	Road Impact Fee Fund	Recreation Impact Fee Fund	Police Impact Fee Fund	Law Enforcement Grant Fund	Law Enforcement Fund	Infrastructure Surtax Fund	Workforce Housing Trust Fund	Fire Rescue Department Fund	Canal Trimming Fund		Debt Service Fund
<b>Revenues</b>											
Taxes	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 2,029,530	\$ 2,029,530
Impact fees	129,310	39,015	20,434	--	--	--	--	--	--	--	188,759
Intergovernmental	--	--	--	7,401	--	6,100,626	--	--	--	--	6,108,027
Investment earnings	47,639	11,147	969	--	--	--	--	88	--	--	59,843
Miscellaneous	--	--	--	--	9,987	--	--	22,810	--	--	32,797
<b>Total Revenues</b>	<u>176,949</u>	<u>50,162</u>	<u>21,403</u>	<u>7,401</u>	<u>9,987</u>	<u>6,100,626</u>	<u>--</u>	<u>--</u>	<u>22,898</u>	<u>2,029,530</u>	<u>8,418,956</u>
<b>Expenditures</b>											
Current											
General government	--	--	--	--	--	--	--	865	--	--	865
Public safety	--	--	--	--	19,177	--	--	1,183,168	--	--	1,202,345
Capital outlay	--	--	--	7,401	--	--	--	3,358,321	--	--	3,365,722
Debt service											
Principal	--	--	--	--	--	--	--	--	1,975,064	--	1,975,064
Interest and fiscal charges	--	--	--	--	--	--	--	--	29,534	--	29,534
<b>Total Expenditures</b>	<u>--</u>	<u>--</u>	<u>--</u>	<u>7,401</u>	<u>19,177</u>	<u>--</u>	<u>--</u>	<u>4,541,489</u>	<u>865</u>	<u>2,004,598</u>	<u>6,573,530</u>
<b>Revenues Over (Under) Expenditures</b>	<u>176,949</u>	<u>50,162</u>	<u>21,403</u>	<u>--</u>	<u>(9,190)</u>	<u>6,100,626</u>	<u>--</u>	<u>(4,541,489)</u>	<u>22,033</u>	<u>24,932</u>	<u>1,845,426</u>
<b>Other Financing Sources (Uses)</b>											
Transfers in	--	--	--	--	--	--	--	11,282,673	--	--	11,282,673
Transfers out	(91,845)	--	--	--	--	(6,489,773)	--	(22,810)	--	--	(6,604,428)
<b>Total Other Financing Sources (Uses)</b>	<u>(91,845)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>(6,489,773)</u>	<u>--</u>	<u>11,282,673</u>	<u>(22,810)</u>	<u>--</u>	<u>4,678,245</u>
<b>Net Change in Fund Balances</b>	85,104	50,162	21,403	--	(9,190)	(389,147)	--	6,741,184	(777)	24,932	6,523,671
<b>Fund Balances - Beginning of Year</b>	<u>2,148,324</u>	<u>733,108</u>	<u>36,934</u>	<u>--</u>	<u>146,101</u>	<u>8,972,838</u>	<u>2,502,738</u>	<u>156,036</u>	<u>--</u>	<u>595,600</u>	<u>15,291,679</u>
<b>Fund Balances - Ending of Year</b>	<u>\$ 2,233,428</u>	<u>\$ 783,270</u>	<u>\$ 58,337</u>	<u>\$ --</u>	<u>\$ 136,911</u>	<u>\$ 8,583,691</u>	<u>\$ 2,502,738</u>	<u>\$ 6,897,220</u>	<u>\$ (777)</u>	<u>\$ 620,532</u>	<u>\$ 21,815,350</u>

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**BUDGETARY COMPARISON SCHEDULES**

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**TOWN OF JUPITER, FLORIDA**

**BUDGETARY COMPARISON SCHEDULE -  
DEBT SERVICE FUND**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenue</b>				
Taxes	\$ 2,004,289	\$ 2,004,598	\$ 2,029,530	\$ 24,932
<b>Total Revenue</b>	<u>2,004,289</u>	<u>2,004,598</u>	<u>2,029,530</u>	<u>24,932</u>
<b>Expenditures</b>				
Principal retirement	1,975,064	1,975,064	1,975,064	--
Interest and fiscal charges	<u>29,225</u>	<u>29,534</u>	<u>29,534</u>	<u>--</u>
<b>Total Expenditures</b>	<u>2,004,289</u>	<u>2,004,598</u>	<u>2,004,598</u>	<u>--</u>
<b>Net Change in Fund Balance</b>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 24,932</u>	<u>\$ 24,932</u>

**TOWN OF JUPITER, FLORIDA**

**BUDGETARY COMPARISON SCHEDULE -  
CAPITAL IMPROVEMENTS FUND**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 5,239,935	\$ 5,239,935	\$ 5,469,213	\$ 229,278
Intergovernmental	278,617	2,104,011	609,506	(1,494,505)
Investment earnings	702,668	702,668	1,154,638	451,970
Donations	--	1,070,000	190,494	(879,506)
Miscellaneous	1,123,662	24,206,083	1,101,065	(23,105,018)
<b>Total Revenues</b>	<u>7,344,882</u>	<u>33,322,697</u>	<u>8,524,916</u>	<u>(24,797,781)</u>
<b>Expenditures</b>				
<b>General Government</b>				
Operating expenditures	740,907	3,944,835	1,570,370	2,374,465
Capital outlay	1,815,000	8,456,541	4,481,257	3,975,284
	<u>2,555,907</u>	<u>12,401,376</u>	<u>6,051,627</u>	<u>6,349,749</u>
<b>Public Safety</b>				
Operating expenditures	--	--	330,237	(330,237)
<b>Engineering and Public Works</b>				
Operating expenditures	2,865,000	7,951,287	2,811,378	5,139,909
Capital outlay	2,722,894	10,131,790	24,655	10,107,135
	<u>5,587,894</u>	<u>18,083,077</u>	<u>2,836,033</u>	<u>15,247,044</u>
<b>Culture and Recreation</b>				
Operating expenditures	664,500	3,588,603	480,160	3,108,443
Capital outlay	1,686,581	9,201,124	2,771,330	6,429,794
	<u>2,351,081</u>	<u>12,789,727</u>	<u>3,251,490</u>	<u>9,538,237</u>
<b>Total Expenditures</b>	<u>10,494,882</u>	<u>43,274,180</u>	<u>12,139,150</u>	<u>31,135,030</u>
<b>Deficiency of Revenues Over Expenditures</b>	<u>(3,150,000)</u>	<u>(9,951,483)</u>	<u>(3,614,234)</u>	<u>6,337,249</u>
<b>Other Financing Sources (Uses)</b>				
Transfers in	3,150,000	9,951,483	6,112,195	(3,839,288)
Transfers out	--	--	--	--
<b>Total Other Financing Sources (Uses)</b>	<u>3,150,000</u>	<u>9,951,483</u>	<u>6,112,195</u>	<u>(3,839,288)</u>
<b>Net Change in Fund Balance</b>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ 2,497,961</u>	<u>\$ 2,497,961</u>

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## **STATISTICAL SECTION**

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# STATISTICAL SECTION

## TABLE OF CONTENTS

This part of the Towns' annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Towns' overall financial health.

<b>Contents</b>	<b>Page</b>
Financial Trends.....	112-120
<i>These schedules contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.</i>	
Revenue Capacity .....	121-124
<i>These schedules contain information to help the reader assess the Town's most significant local revenue source, the property tax.</i>	
Debt Capacity.....	125-128
<i>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.</i>	
Demographic and Economic Information.....	129-130
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.</i>	
Operating Information .....	131-135
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town of Jupiter provides and the activities it performs.</i>	

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

**TOWN OF JUPITER, FLORIDA**

**NET POSITION BY COMPONENT**

**LAST TEN FISCAL YEARS  
ACCRUAL BASIS OF ACCOUNTING**

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Governmental Activities</b>										
Net investment in capital assets	\$ 87,178,931	\$ 91,245,314	\$ 94,709,390	\$ 98,251,923	\$ 106,249,231	\$ 122,991,581	\$ 122,756,875	\$ 122,900,255	\$ 143,364,492	\$ 150,689,912
Restricted	6,015,406	6,386,483	11,095,413	16,120,792	12,163,652	11,681,972	21,410,565	15,290,419	17,882,038	25,303,217
Unrestricted	27,416,016	29,702,275	26,363,894	27,480,540	43,428,914	39,146,657	46,198,725	74,664,125	66,595,883	71,453,374
<b>Total Governmental Activities Net Position</b>	<b>120,610,353</b>	<b>127,334,072</b>	<b>132,168,697</b>	<b>141,853,255</b>	<b>161,841,797</b>	<b>173,820,210</b>	<b>190,366,165</b>	<b>212,854,799</b>	<b>227,842,413</b>	<b>247,446,503</b>
<b>Business-Type Activities</b>										
Net investment in capital assets	194,307,099	191,909,758	194,047,350	197,010,656	201,690,198	201,924,395	204,119,930	206,789,023	215,024,872	229,529,165
Restricted	9,106,898	8,025,089	6,894,379	4,167,642	4,539,226	--	--	--	--	--
Unrestricted	60,253,357	74,453,424	82,802,676	94,176,869	95,266,944	106,162,128	115,545,576	112,031,712	115,284,460	116,412,600
<b>Total Business-Type Activities Net Position</b>	<b>263,667,354</b>	<b>274,388,271</b>	<b>283,744,405</b>	<b>295,355,167</b>	<b>301,496,368</b>	<b>308,086,523</b>	<b>319,665,506</b>	<b>318,820,735</b>	<b>330,309,332</b>	<b>345,941,765</b>
<b>Primary Government</b>										
Net investment in capital assets	281,486,030	283,155,072	288,756,740	295,262,579	307,939,429	324,915,976	326,876,805	329,689,278	358,389,364	380,219,077
Restricted	15,122,304	14,411,572	17,989,792	20,288,434	16,702,878	11,681,972	21,410,565	15,290,419	17,882,038	25,303,217
Unrestricted	87,669,373	104,155,699	109,166,570	121,657,409	138,695,858	145,308,785	161,744,301	186,695,837	181,880,343	187,865,974
<b>Total Primary Government Net Position</b>	<b>\$ 384,277,707</b>	<b>\$ 401,722,343</b>	<b>\$ 415,913,102</b>	<b>\$ 437,208,422</b>	<b>\$ 463,338,165</b>	<b>\$ 481,906,733</b>	<b>\$ 510,031,671</b>	<b>\$ 531,675,534</b>	<b>\$ 558,151,745</b>	<b>\$ 593,388,268</b>

**TOWN OF JUPITER, FLORIDA**

**CHANGES IN NET POSITION**

**LAST TEN FISCAL YEARS  
ACCRUAL BASIS OF ACCOUNTING**

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Expenses</b>										
Governmental activities:										
General government	\$ 16,637,105	\$ 18,477,434	\$ 19,564,860	\$ 19,391,006	\$ 19,486,317	\$ 20,602,900	\$ 20,812,119	\$ 23,425,637	\$ 25,139,966	\$ 29,253,570
Public safety	18,935,949	21,699,238	22,658,014	23,181,411	24,691,487	23,956,385	20,268,334	27,094,984	32,343,528	30,668,581
Engineering and public works	6,871,853	7,956,044	9,117,025	9,478,260	9,981,890	9,601,528	9,528,337	9,497,695	10,224,598	12,656,215
Culture and recreation	3,301,828	3,450,245	4,257,500	4,041,480	4,401,313	3,800,581	4,211,506	4,395,043	5,811,526	5,117,516
Interest on long-term debt	951,755	901,567	860,839	761,846	652,880	533,471	450,368	187,776	247,538	296,489
<b>Total Governmental Activities Expenses</b>	<b>46,698,490</b>	<b>52,484,528</b>	<b>56,458,238</b>	<b>56,854,003</b>	<b>59,213,887</b>	<b>58,494,865</b>	<b>55,270,664</b>	<b>64,601,135</b>	<b>73,767,156</b>	<b>77,992,371</b>
Business-type activities:										
Water system	18,616,320	19,967,372	21,635,338	22,048,888	22,595,973	23,356,881	22,947,236	24,806,245	25,898,766	26,375,845
Stormwater	2,041,882	2,195,891	2,398,659	2,370,650	2,846,895	2,943,687	2,969,055	3,080,707	3,216,382	3,959,253
Building	3,080,687	3,447,445	3,458,772	3,751,616	4,108,850	4,544,896	3,464,327	4,041,573	4,883,816	4,479,865
<b>Total Business-Type activities Expenses</b>	<b>23,738,889</b>	<b>25,610,708</b>	<b>27,492,769</b>	<b>28,171,154</b>	<b>29,551,718</b>	<b>30,845,464</b>	<b>29,380,618</b>	<b>31,928,525</b>	<b>33,998,964</b>	<b>34,814,963</b>
<b>Total Primary Government Expenses</b>	<b>70,437,379</b>	<b>78,095,236</b>	<b>83,951,007</b>	<b>85,025,157</b>	<b>88,765,605</b>	<b>89,340,329</b>	<b>84,651,282</b>	<b>96,529,660</b>	<b>107,766,120</b>	<b>112,807,334</b>
<b>Program Revenues</b>										
Governmental activities:										
Charges for services:										
General government	2,199,978	2,115,287	2,280,076	2,610,230	2,462,897	3,319,433	3,637,331	9,997,249	11,164,519	12,691,483
Public safety	731,150	439,092	660,870	541,365	876,948	672,072	265,262	346,277	384,394	408,891
Engineering and public works	4,439,702	4,373,961	4,613,018	4,796,872	5,089,779	5,033,024	5,610,775	397,390	431,663	454,085
Culture and recreation	1,298,872	1,144,715	1,181,827	1,265,177	1,342,961	327,977	601,476	593,996	822,162	982,207
Operating contributions and grants:										
General government	812,132	2,613,490	648,254	1,194,767	517,950	411,956	1,784,967	914,861	808,217	607,279
Public safety	623,633	786,588	712,653	818,723	949,002	1,094,531	80,609	861,422	1,138,857	1,226,422
Engineering and public works	299,076	216,381	599,375	233,032	745,204	1,849,171	853,569	85,910	200,570	216,037
Culture and recreation	1,100	--	--	4,943	--	--	--	--	--	--
Capital contributions and grants:										
General government	8,065,791	1,903,824	541,618	2,916,987	3,693,575	90,966	204,325	2,833,280	2,677,624	931,004
Public safety	53,243	28,897	44,671	23,783	29,227	894,252	140,785	--	--	--
Engineering and public works	530,462	459,745	405,721	313,648	397,096	161,675	22,517	378,585	--	--
Culture and recreation	311,460	234,716	199,466	132,179	222,852	58,264	104,222	--	--	--
<b>Total Governmental Activities Program Revenues</b>	<b>19,366,599</b>	<b>14,316,696</b>	<b>11,887,549</b>	<b>14,851,706</b>	<b>16,327,491</b>	<b>13,913,321</b>	<b>13,305,838</b>	<b>16,408,970</b>	<b>17,628,006</b>	<b>17,517,408</b>
Business-type activities:										
Charges for services:										
Water system	23,755,364	25,136,478	26,589,627	26,359,138	27,626,343	27,027,704	28,253,897	27,634,393	30,229,903	33,121,312
Stormwater	2,778,836	2,678,185	2,613,792	2,940,150	3,178,624	3,216,793	3,714,856	3,503,150	3,760,686	4,920,160
Building	4,579,262	3,921,256	4,017,180	5,329,430	5,349,574	4,306,407	5,714,786	6,437,980	5,227,186	6,359,938
Operating contributions and grants:										
Water system	--	--	435,240	49,823	18,734	288,703	33,832	347,297	20,466	11,248
Stormwater	--	--	--	197,383	21,566	32,144	--	--	248,169	--
Building	--	--	--	--	--	4,890	--	--	--	--
Capital contributions and grants:										
Water system	3,781,603	2,458,583	2,421,140	2,142,384	1,434,266	1,373,557	2,404,493	1,384,853	1,324,063	1,461,472
Stormwater	5,755,572	1,538,772	273,840	2,202,305	1,434,280	17,000	388,321	--	--	14,267
<b>Total Business-Type activities Program Revenues</b>	<b>40,650,637</b>	<b>35,733,274</b>	<b>36,350,819</b>	<b>39,220,613</b>	<b>39,063,387</b>	<b>36,267,198</b>	<b>40,510,185</b>	<b>39,307,673</b>	<b>40,810,473</b>	<b>45,888,397</b>
<b>Total Primary Government Program Revenues</b>	<b>\$ 60,017,236</b>	<b>\$ 50,049,970</b>	<b>\$ 48,238,368</b>	<b>\$ 54,072,319</b>	<b>\$ 55,390,878</b>	<b>\$ 50,180,519</b>	<b>\$ 53,816,023</b>	<b>\$ 55,716,643</b>	<b>\$ 58,438,479</b>	<b>\$ 63,405,805</b>

**TOWN OF JUPITER, FLORIDA**  
**CHANGES IN NET POSITION (CONTINUED)**

**LAST TEN FISCAL YEARS**  
**ACCRUAL BASIS OF ACCOUNTING**

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Net (Expense)/Revenue</b>										
Governmental activities	\$ (27,361,891)	\$ (38,167,832)	\$ (44,570,689)	\$ (42,002,297)	\$ (42,886,396)	\$ (44,581,544)	\$ (41,964,826)	\$ (48,192,165)	\$ (56,139,150)	\$ (60,474,963)
Business-type activities	16,911,748	10,122,569	8,858,050	11,049,459	9,511,669	5,421,734	11,129,567	7,379,148	6,811,509	11,073,434
<b>Total Primary Government Net Expense</b>	<u>(10,450,143)</u>	<u>(28,045,263)</u>	<u>(35,712,639)</u>	<u>(30,952,838)</u>	<u>(33,374,727)</u>	<u>(39,159,810)</u>	<u>(30,835,259)</u>	<u>(40,813,017)</u>	<u>(49,327,641)</u>	<u>(49,401,529)</u>
<b>General Revenues and Other Changes in Net Assets</b>										
Governmental activities:										
Taxes:										
Property taxes	22,321,359	24,582,705	26,376,117	27,999,283	29,327,134	30,708,041	31,944,223	33,179,247	37,305,224	40,545,054
Franchise fees	4,708,567	4,666,753	4,555,475	4,780,075	4,796,053	4,685,329	4,833,111	5,538,675	6,291,831	6,151,510
Public service taxes	4,521,728	4,717,433	4,872,381	4,963,194	5,082,420	5,070,326	5,187,400	5,356,468	5,990,871	6,128,342
Communications services taxes	2,712,314	2,610,258	2,527,223	2,627,795	2,604,323	2,627,216	2,509,229	2,619,349	2,723,315	2,885,962
Sales taxes	4,381,431	4,521,600	6,965,372	9,231,139	9,475,646	8,986,318	10,267,047	12,321,307	12,306,233	12,234,731
Gas taxes	1,280,924	1,325,773	1,394,012	1,385,729	1,402,154	1,251,589	1,297,878	1,368,417	1,382,329	1,410,021
Intergovernmental, unrestricted	1,652,844	1,729,267	1,861,678	1,963,607	2,051,360	1,864,802	2,224,124	2,803,330	2,884,214	2,766,618
Impact fees	--	--	--	--	--	--	189,170	193,269	25,931	188,759
Investment earnings (losses)	921,474	742,188	853,056	1,028,793	2,901,309	1,353,660	266,966	(22,157)	4,203,076	7,555,340
Other	47,042	--	--	--	--	33,926	(88,877)	(138,363)	33,476	218,495
Transfers	(52,500)	(4,426)	--	157,168	5,234,539	(21,250)	(119,500)	7,461,257	(2,019,736)	(5,779)
<b>Total Governmental Activities</b>	<u>42,495,183</u>	<u>44,891,551</u>	<u>49,405,314</u>	<u>54,136,783</u>	<u>62,874,938</u>	<u>56,559,957</u>	<u>58,510,771</u>	<u>70,680,799</u>	<u>71,126,764</u>	<u>80,079,053</u>
Business-type activities:										
Investment earnings	415,747	589,855	498,084	964,703	1,859,551	1,143,045	329,916	(793,675)	2,636,193	4,587,586
Gain/(Loss) on disposal of capital assets	2,868	4,067	--	4,120	4,120	4,126	--	31,013	21,159	(34,366)
Transfers	52,500	4,426	--	(157,168)	(5,234,539)	21,250	(119,500)	(7,461,257)	2,019,736	5,779
<b>Total Business-Type Activities</b>	<u>471,115</u>	<u>598,348</u>	<u>498,084</u>	<u>811,655</u>	<u>(3,370,868)</u>	<u>1,168,421</u>	<u>210,416</u>	<u>(8,223,919)</u>	<u>4,677,088</u>	<u>4,558,999</u>
<b>Total Primary Government</b>	<u>42,966,298</u>	<u>45,489,899</u>	<u>49,903,398</u>	<u>54,948,438</u>	<u>59,504,070</u>	<u>57,728,378</u>	<u>58,721,187</u>	<u>62,456,880</u>	<u>75,803,852</u>	<u>84,638,052</u>
<b>Changes in Net Assets</b>										
Governmental activities	15,133,292	6,723,719	4,834,625	12,134,486	19,988,542	11,978,413	16,545,955	22,488,634	14,987,614	19,604,090
Business-type activities	17,382,863	10,720,917	9,356,134	11,861,114	6,141,201	6,590,155	11,578,983	(844,771)	11,488,597	15,632,433
<b>Total Primary Government</b>	<u>\$ 32,516,155</u>	<u>\$ 17,444,636</u>	<u>\$ 14,190,759</u>	<u>\$ 23,995,600</u>	<u>\$ 26,129,743</u>	<u>\$ 18,568,568</u>	<u>\$ 28,124,938</u>	<u>\$ 21,643,863</u>	<u>\$ 26,476,211</u>	<u>\$ 35,236,523</u>

**TOWN OF JUPITER, FLORIDA**

**GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE**

**LAST TEN FISCAL YEARS  
ACCRUAL BASIS OF ACCOUNTING**

Fiscal Year	Property Taxes	Franchise Fees	Public Service Taxes	Communications Services Taxes	Sales Taxes	Gas Taxes	Total
2015	\$ 22,321,359	\$ 4,708,567	\$4,521,728	\$ 2,712,314	\$ 4,381,431	\$ 1,280,924	\$ 39,926,323
2016	24,582,705	4,666,753	4,717,433	2,610,258	4,521,600	1,325,773	42,424,522
2017	26,376,117	4,555,475	4,872,381	2,527,223	6,965,372	1,394,012	46,690,580
2018	27,999,283	4,780,075	4,963,194	2,627,795	9,231,139	1,385,729	50,987,215
2019	29,327,134	4,796,053	5,082,420	2,604,323	9,475,646	1,402,154	52,687,730
2020	30,708,041	4,685,329	5,070,326	2,627,216	8,986,318	1,251,589	53,328,819
2021	31,944,223	4,833,111	5,187,400	2,509,229	10,267,047	1,297,878	56,038,888
2022	33,179,247	5,538,675	5,356,468	2,619,349	12,321,307	1,368,417	60,383,463
2023	37,305,224	6,291,831	5,990,871	2,723,315	12,306,233	1,382,329	65,999,803
2024	40,545,054	6,151,510	6,128,342	2,885,962	12,234,731	1,410,021	69,355,620

**TOWN OF JUPITER, FLORIDA**

**FUND BALANCES OF GOVERNMENTAL FUNDS**

**LAST TEN FISCAL YEARS**

**MODIFIED ACCRUAL BASIS OF ACCOUNTING**

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>General Fund</b>										
Nonspendable:										
Inventory	\$ 62,610	\$ 66,005	\$ 83,445	\$ 29,760	\$ 20,970	\$ 19,181	\$ 14,003	\$ 26,742	\$ 21,002	\$ 32,428
Prepaid items	16,937	10,997	22,948	13,991	18,025	224,859	3,722	11,652	8,042	9,603
Advances from other funds	7,141,327	5,957,885	5,901,436	5,009,196	4,908,899	4,108,899	3,608,899	3,108,899	2,608,899	2,008,899
Note receivable	201,173	171,173	111,173	111,173	111,173	111,173	111,173	--	--	--
Restricted for:										
Law enforcement	616,188	509,748	823,659	471,525	475,935	67,733	97,800	128,982	241,911	245,449
Economic development	1,055,891	1,163,147	1,520,195	1,039,623	1,800,720	1,825,675	1,848,970	1,872,147	1,176,366	447,617
Assigned to:										
Subsequent year's budget	936,613	--	--	228,823	--	--	--	--	--	--
Health insurance	--	--	--	--	--	--	--	--	8,807,477	10,287,436
Unassigned	<u>26,918,797</u>	<u>31,856,248</u>	<u>29,676,802</u>	<u>33,412,574</u>	<u>39,570,998</u>	<u>45,539,373</u>	<u>51,333,641</u>	<u>48,162,407</u>	<u>52,095,593</u>	<u>54,922,154</u>
<b>Total General Fund</b>	<u>36,949,536</u>	<u>39,735,203</u>	<u>38,139,658</u>	<u>40,316,665</u>	<u>46,906,720</u>	<u>51,896,893</u>	<u>57,018,208</u>	<u>53,310,829</u>	<u>64,959,290</u>	<u>67,953,586</u>
<b>All Other Governmental Funds</b>										
Nonspendable:										
Prepaid items	--	--	--	--	2,966	--	395	495	--	450
Advances from other funds	--	--	--	--	--	1,164,088	993,011	816,801	--	--
Note receivable	--	--	--	--	74,087	74,087	--	--	--	--
Restricted for:										
Public safety	--	--	--	--	--	--	--	--	156,036	--
Debt service	1,460,655	1,523,685	1,565,663	2,002,353	2,029,608	500,199	549,434	575,012	595,600	620,532
Capital projects	3,583,629	3,939,363	7,708,287	12,962,802	8,148,311	9,117,100	14,038,683	12,517,144	14,992,313	21,789,053
Law enforcement	409,221	247,577	259,512	145,212	209,801	171,265	194,883	197,134	183,035	195,248
Economic Development	--	--	--	--	--	--	--	--	536,777	2,005,318
Assigned to:										
Capital projects	13,615,890	13,859,274	14,157,056	16,307,489	28,998,901	18,946,806	20,558,128	48,466,137	32,973,274	35,316,607
Unassigned Special Revenue										
Funds (deficit)	<u>(5,218,611)</u>	<u>(4,354,660)</u>	<u>(4,115,803)</u>	<u>(4,720,286)</u>	<u>(4,696,887)</u>	<u>(3,894,193)</u>	<u>(2,986,968)</u>	<u>(1,144,992)</u>	<u>--</u>	<u>--</u>
<b>Total All Other Governmental Funds</b>	<u>\$ 13,850,784</u>	<u>\$ 15,215,239</u>	<u>\$ 19,574,715</u>	<u>\$ 26,697,570</u>	<u>\$ 34,766,787</u>	<u>\$ 26,079,352</u>	<u>\$ 33,347,566</u>	<u>\$ 61,427,731</u>	<u>\$ 49,437,035</u>	<u>\$ 59,927,208</u>

**TOWN OF JUPITER, FLORIDA**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
**MODIFIED ACCRUAL BASIS OF ACCOUNTING**

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Revenues</b>										
Taxes	\$ 30,836,325	\$ 33,236,169	\$ 35,169,733	\$ 36,976,001	\$ 38,416,031	\$ 39,657,172	\$ 40,938,730	\$ 42,523,481	\$ 47,401,739	\$ 50,969,379
Franchise fees	4,708,567	4,666,753	4,555,475	4,780,075	4,796,053	4,685,329	4,833,111	5,538,675	6,291,831	6,151,510
Licenses and permits	1,533,911	1,066,601	1,171,336	1,180,932	979,343	707,491	762,304	279,374	120,036	315,752
Intergovernmental	7,635,751	9,510,011	9,773,878	12,309,014	12,830,540	14,340,018	13,736,370	19,411,528	19,322,212	17,462,849
Charges for services	7,301,741	7,417,420	7,617,007	8,098,492	8,968,660	8,614,311	8,922,017	10,424,324	12,161,668	12,980,384
Fines and forfeitures	588,992	275,109	492,517	317,617	217,147	188,464	452,487	247,665	296,391	295,416
Investment earnings	921,474	742,188	853,056	1,028,793	2,901,309	1,353,660	266,966	(21,358)	4,203,076	7,555,340
Donations	93,187	131,426	94,048	108,014	164,855	71,940	1,344,936	420,849	214,594	213,269
Miscellaneous	572,514	407,932	1,072,829	1,179,402	1,063,509	805,401	768,075	942,337	729,483	1,439,846
<b>Total Revenues</b>	<b>54,192,462</b>	<b>57,453,609</b>	<b>60,799,879</b>	<b>65,978,340</b>	<b>70,337,447</b>	<b>70,423,786</b>	<b>72,024,996</b>	<b>79,766,875</b>	<b>90,741,030</b>	<b>97,383,745</b>
<b>Expenditures</b>										
General government	14,755,838	15,764,985	17,212,029	16,923,247	16,495,149	16,581,794	17,996,107	20,216,947	22,233,492	24,764,200
Public safety	18,470,593	20,166,583	21,149,280	22,278,196	22,533,970	24,198,507	23,747,051	24,888,071	26,158,644	29,270,108
Engineering and public works	5,998,872	6,822,473	7,941,816	8,371,545	8,732,062	8,157,359	8,566,185	8,373,703	8,790,089	11,509,272
Culture and recreation	2,493,809	2,533,217	3,272,414	3,017,915	3,370,928	2,707,088	3,220,765	3,355,609	4,674,805	3,985,080
Capital outlay	6,609,289	4,766,872	5,125,886	2,952,087	6,466,306	19,225,974	7,095,842	3,944,786	28,081,705	11,925,008
Debt service										
Principal	2,308,667	2,386,459	2,479,478	2,562,727	2,666,210	2,764,931	6,320,000	1,960,641	2,483,322	2,412,804
Interest	990,831	912,340	873,015	774,820	667,431	548,680	481,371	180,126	155,977	217,001
<b>Total Expenditures</b>	<b>51,627,899</b>	<b>53,352,929</b>	<b>58,053,918</b>	<b>56,880,537</b>	<b>60,932,056</b>	<b>74,184,333</b>	<b>67,427,321</b>	<b>62,919,883</b>	<b>92,578,034</b>	<b>84,083,473</b>
<b>Revenues Over (Under) Expenditures</b>	<b>2,564,563</b>	<b>4,100,680</b>	<b>2,745,961</b>	<b>9,097,803</b>	<b>9,405,391</b>	<b>(3,760,547)</b>	<b>4,597,675</b>	<b>16,846,992</b>	<b>(1,837,004)</b>	<b>13,300,272</b>
<b>Other Financing Sources (Uses)</b>										
Issuance of refunding debt	--	--	--	--	--	--	7,885,858	--	--	--
Subscription based financing arrangement									3,444,097	41,054
Proceeds from sale of assets	80,788	53,868	17,970	44,891	19,342	84,535	73,497	64,537	70,408	148,922
Insurance recoveries	5,000	--	--	--	--	--	--	--	--	--
Other debt service costs	--	--	--	--	--	--	(48,001)	--	--	--
Transfers in	4,425,579	3,875,995	5,838,077	4,375,651	20,149,856	11,148,454	2,544,796	29,334,242	5,872,810	19,394,868
Transfers out	(4,478,079)	(3,877,421)	(5,838,077)	(4,218,483)	(14,915,317)	(11,169,704)	(2,664,296)	(21,872,985)	(7,892,546)	(19,400,647)
<b>Total Other Financing Sources (Uses)</b>	<b>33,288</b>	<b>52,442</b>	<b>17,970</b>	<b>202,059</b>	<b>5,253,881</b>	<b>63,285</b>	<b>7,791,854</b>	<b>7,525,794</b>	<b>1,494,769</b>	<b>184,197</b>
<b>Net Change in Fund Balances</b>	<b>\$ 2,597,851</b>	<b>\$ 4,153,122</b>	<b>\$ 2,763,931</b>	<b>\$ 9,299,862</b>	<b>\$ 14,659,272</b>	<b>\$ (3,697,262)</b>	<b>\$ 12,389,529</b>	<b>\$ 24,372,786</b>	<b>\$ (342,235)</b>	<b>\$ 13,484,469</b>
<b>Debt Service as a Percentage of Non-Capital Expenditures</b>	<b>7.33%</b>	<b>6.79%</b>	<b>6.33%</b>	<b>6.19%</b>	<b>6.12%</b>	<b>6.03%</b>	<b>11.27%</b>	<b>3.63%</b>	<b>4.09%</b>	<b>3.64%</b>

**TOWN OF JUPITER, FLORIDA**

**GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE**

**LAST TEN FISCAL YEARS  
MODIFIED ACCRUAL BASIS OF ACCOUNTING**

<u>Fiscal Year</u>	<u>Property Taxes (1)</u>	<u>Public Service Taxes</u>	<u>Communications Services Taxes</u>	<u>Gas Taxes</u>	<u>Total Taxes</u>	<u>Franchise Fees</u>	<u>Total</u>
2015	\$22,321,359	\$ 4,521,728	\$ 2,712,314	\$ 1,280,924	\$ 30,836,325	\$4,708,567	\$35,544,892
2016	24,582,705	4,717,433	2,610,258	1,325,773	33,236,169	4,666,753	37,902,922
2017	26,376,117	4,872,381	2,527,223	1,394,012	35,169,733	4,555,475	39,725,208
2018	27,999,283	4,963,194	2,627,795	1,385,729	36,976,001	4,780,075	41,756,076
2019	29,327,134	5,082,420	2,604,323	1,402,154	38,416,031	4,796,053	43,212,084
2020	30,708,041	5,070,326	2,627,216	1,251,589	39,657,172	4,685,329	44,342,501
2021	31,944,223	5,187,400	2,509,229	1,297,878	40,938,730	4,833,111	45,771,841
2022	33,179,247	5,356,468	2,619,349	1,368,417	42,523,481	5,538,675	48,062,156
2023	37,305,224	5,990,871	2,723,315	1,382,329	47,401,739	6,291,831	53,693,570
2024	40,545,054	6,128,342	2,885,962	1,410,021	50,969,379	6,151,510	57,120,889

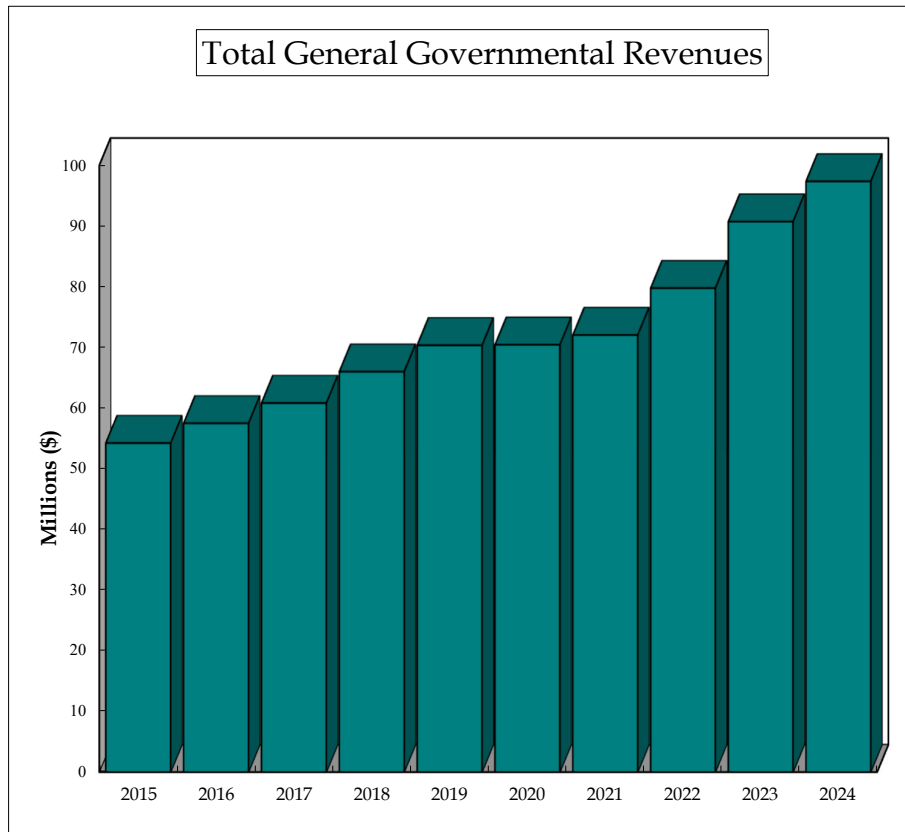
(1) Includes CRA tax increment revenues from the Town and Palm Beach County.

**TOWN OF JUPITER, FLORIDA**

**TOTAL GENERAL GOVERNMENTAL REVENUES BY SOURCE**

**LAST TEN FISCAL YEARS  
MODIFIED ACCRUAL BASIS OF ACCOUNTING**

Fiscal Year	Taxes and Franchise Fees	Licenses and Permits	Intergovernmental	Charges for Services	Fines and Forfeitures	Investment Earnings	Special Assessments	Miscellaneous	Total
2015	\$35,544,892	\$ 1,533,911	\$ 7,635,751	\$ 7,301,741	\$ 588,992	\$ 921,474	\$ --	\$ 665,701	\$ 54,192,462
2016	37,902,922	1,066,601	9,510,011	7,417,420	275,109	742,188	--	539,358	57,453,609
2017	39,725,208	1,171,336	9,773,878	7,617,007	492,517	853,056	--	1,166,877	60,799,879
2018	41,756,076	1,180,932	12,309,014	8,098,492	317,617	1,028,793	--	1,287,416	65,978,340
2019	43,212,084	979,343	12,830,540	8,968,660	217,147	2,901,309	--	1,228,364	70,337,447
2020	44,342,501	707,491	14,340,018	8,614,311	188,464	1,353,660	--	877,341	70,423,786
2021	45,771,841	762,304	13,736,370	8,922,017	452,487	266,966	--	2,113,011	72,024,996
2022	48,062,156	279,374	19,411,528	10,424,324	247,665	(21,358)	--	1,363,186	79,766,875
2023	53,693,570	120,036	19,322,212	12,161,668	296,391	4,203,076	--	944,077	90,741,030
2024	57,120,889	315,752	17,462,849	12,980,384	295,416	7,555,340	--	1,653,115	97,383,745

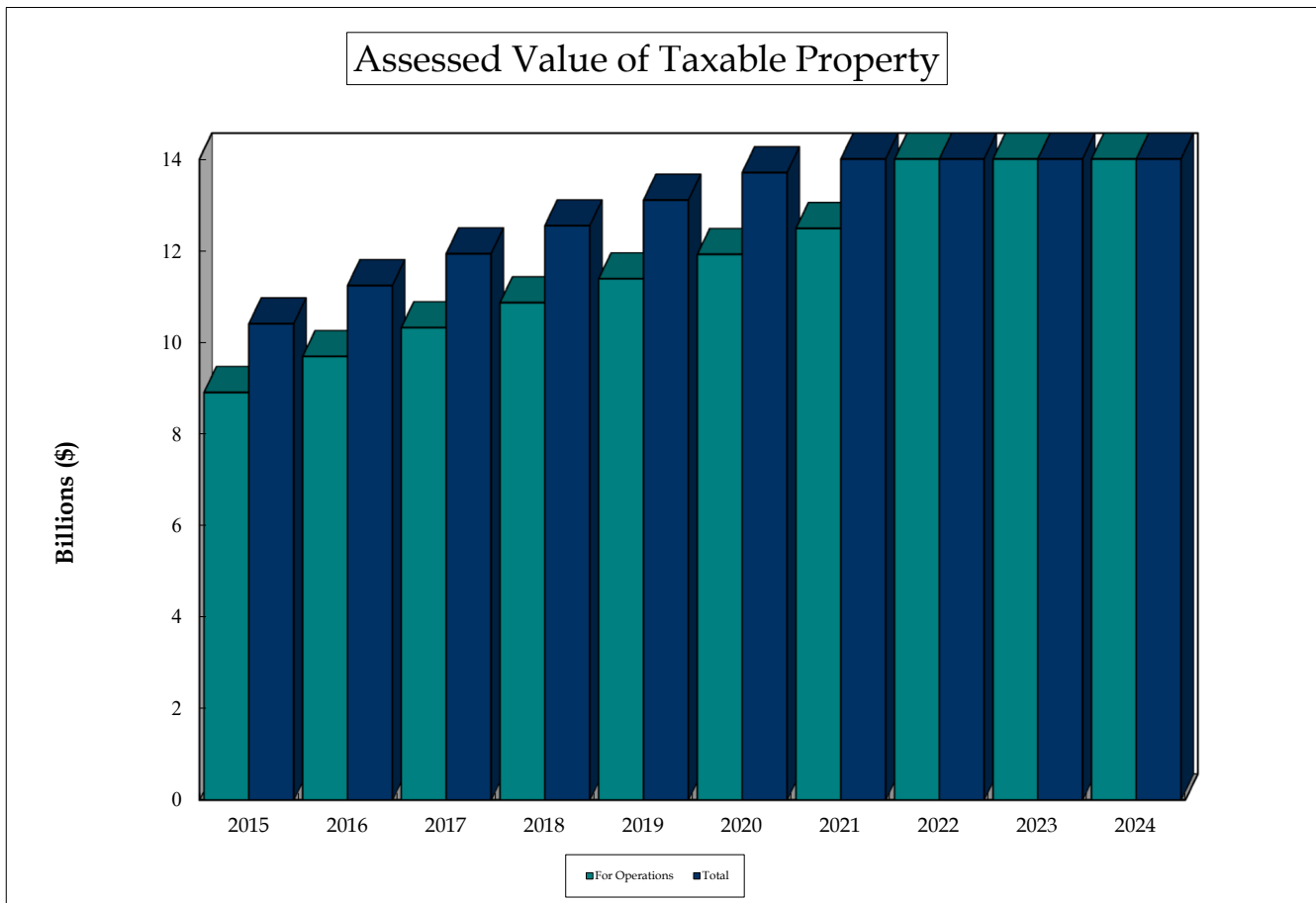


## TOWN OF JUPITER, FLORIDA

### ASSESSED VALUE OF TAXABLE PROPERTY

#### LAST TEN FISCAL YEARS

Year	Real Property	Personal Property	Centrally Assessed Property	Exemptions	Assessed Value for Operations	Total Town Tax Rate	Total Taxable Value (1)
2015	\$ 10,005,490,403	\$ 403,379,190	\$ 1,748,444	\$ 1,496,530,217	\$ 8,914,087,820	2.7927	\$10,410,618,037
2016	10,845,565,535	395,066,652	1,928,796	1,544,975,723	9,697,585,260	2.7364	11,242,560,983
2017	11,583,806,982	348,811,183	2,026,948	1,609,024,923	10,325,620,190	2.6963	11,934,645,113
2018	12,175,877,382	367,909,293	2,033,088	1,676,169,844	10,869,649,919	2.6815	12,545,819,763
2019	12,756,217,115	345,974,844	2,033,243	1,714,368,700	11,389,856,502	2.6611	13,104,225,202
2020	13,341,314,232	358,916,726	2,029,787	1,780,635,673	11,921,625,072	2.6524	13,702,260,745
2021	13,929,871,921	363,343,424	2,082,535	1,808,832,565	12,486,465,315	2.6524	14,295,297,880
2022	15,608,191,232	401,636,595	2,276,838	1,922,579,247	14,089,525,418	2.6326	16,012,104,665
2023	17,435,693,444	457,260,755	2,408,662	2,054,962,716	15,840,400,145	2.6134	17,895,362,861
2024	18,877,688,812	468,791,824	4,942,227	2,095,581,644	17,255,841,219	2.5224	19,351,422,863



(1) Florida state law requires all property to be assessed at current fair market value.

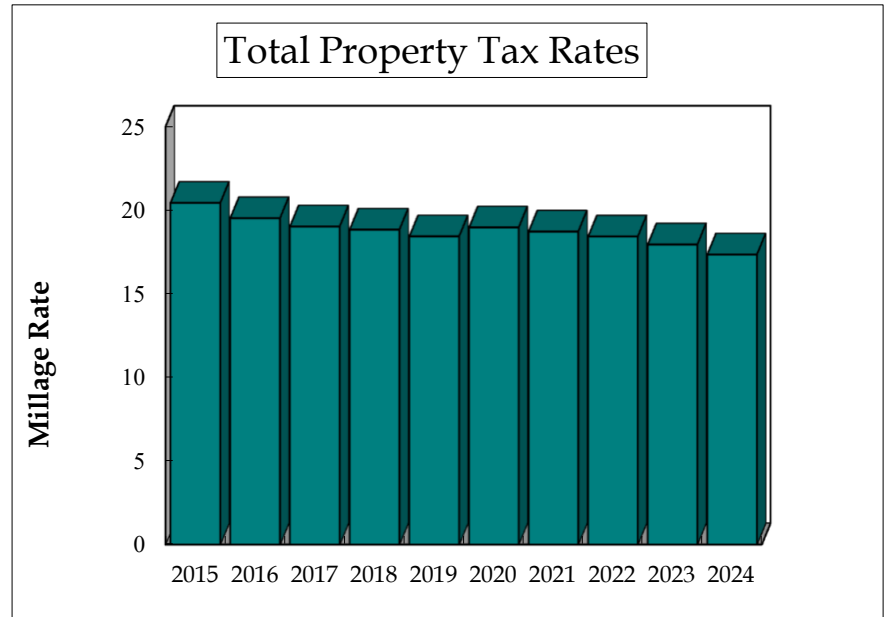
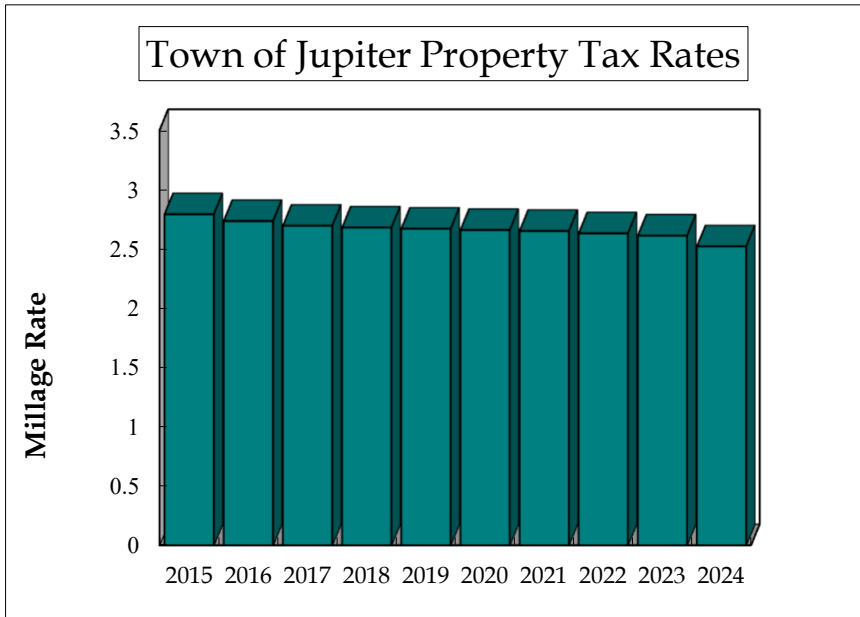
Source: Palm Beach County Property Appraiser

# TOWN OF JUPITER, FLORIDA

## PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS

### LAST TEN FISCAL YEARS RATE PER \$1,000 OF ASSESSED VALUE

Fiscal Year	Town of Jupiter Property Tax Rates			Overlapping Property Tax Rates - Palm Beach County			Overlapping Property Tax Rates - Palm Beach County School District			Palm Beach	Total
	Operating Millage	General		Operating Millage	General		Operating Millage	General		County Special Districts	
		Obligation Debt Service	Total Town Millage		Obligation Debt Service	Total County Millage		Obligation Debt Service	Total School Millage		
2015	2.5142	0.2785	2.7927	4.7815	0.1914	4.9729	7.594	--	7.594	5.0789	20.4385
2016	2.4834	0.2530	2.7364	4.7815	0.1327	4.9142	7.070	--	7.070	4.7998	19.5204
2017	2.4633	0.2330	2.6963	4.7815	0.1208	4.9023	6.769	--	6.769	4.6566	19.0242
2018	2.4633	0.2182	2.6815	4.7815	0.1208	4.9023	6.769	--	6.769	4.4836	18.8364
2019	2.4633	0.2079	2.6712	4.7815	0.1165	4.8980	6.572	--	6.572	4.2889	18.4301
2020	2.4633	0.1978	2.6611	4.7815	0.0765	4.8580	7.164	--	7.164	4.2838	18.9669
2021	2.4633	0.1891	2.6524	4.7815	0.0309	4.8124	7.010	--	7.010	4.2461	18.7209
2022	2.4633	0.1693	2.6326	4.7815	0.0334	4.8149	6.875	--	6.875	4.1011	18.4236
2023	2.4633	0.1501	2.6134	4.7150	0.0289	4.7439	6.519	--	6.519	4.0702	17.9465
2024	2.3894	0.1330	2.5224	4.5000	0.0188	4.5188	6.457	--	6.457	3.8465	17.3447



**TOWN OF JUPITER, FLORIDA**

**PRINCIPAL PROPERTY TAXPAYERS**

**CURRENT YEAR AND NINE YEARS AGO**

	2024		
	Taxable Assessed Valuation	Rank	Percentage of Assessed Value for Operations
Florida Power & Light Co	\$ 156,136,821	1	0.81%
BVF V Sophia LLC	123,187,453	2	0.64%
AA Propco 2022 LLC	104,037,648	3	0.54%
Northland Barcelona LLC	103,159,372	4	0.53%
Northland Floresta LLC	91,184,758	5	0.47%
Harbourside Place LLC	64,400,000	6	0.33%
Club at Admirals Cove, Inc.	60,557,527	7	0.31%
PRCP Abacoa Investment LLC	46,723,808	8	0.24%
Jupiter Resort LLC	44,840,595	9	0.23%
Jupiter Rehab Realty Holdings, LLC	38,720,000	10	0.20%
Totals	<u>\$ 832,947,982</u>		<u>4.30%</u>

(Continued)

**Source:** Palm Beach County Property Appraiser.

**TOWN OF JUPITER, FLORIDA**

**PRINCIPAL PROPERTY TAXPAYERS (CONTINUED)**

**CURRENT YEAR AND NINE YEARS AGO**

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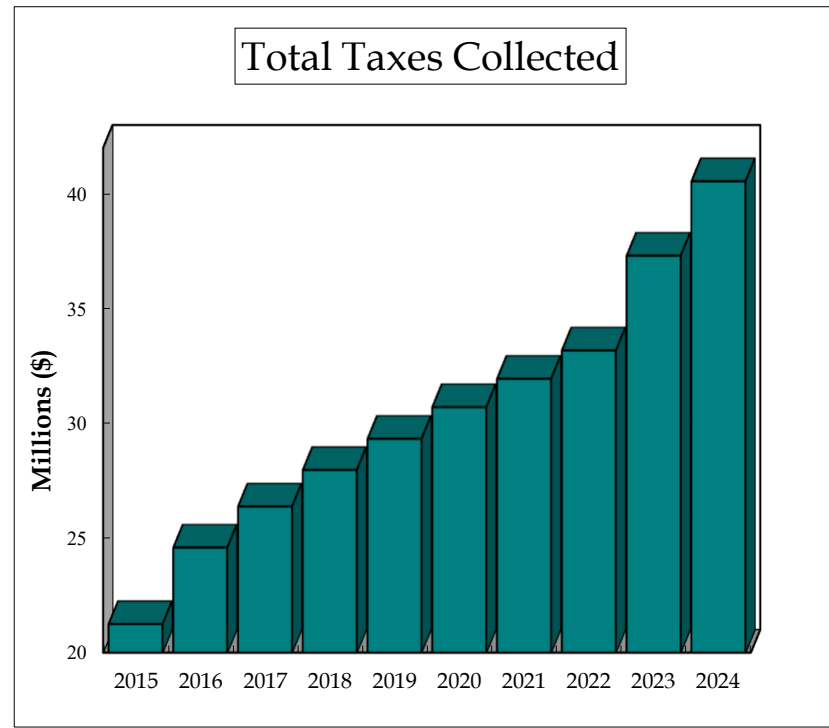
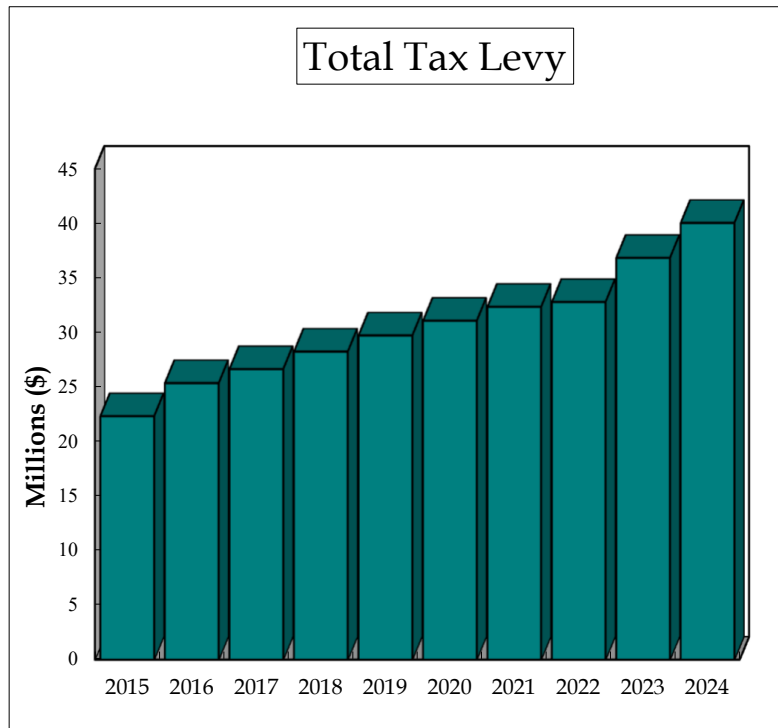
	2015		
	<u>Taxable Assessed Valuation</u>	<u>Rank</u>	<u>Percentage of Assessed Value for Operations</u>
Florida Power & Light Co	\$ 120,099,440	1	1.35%
Harbourside Place LLC	95,892,685	2	0.50%
Heart Abacoa LLC	63,866,915	3	0.72%
Northland Floresta LLC	52,433,035	4	0.59%
Divosta Homes, LP	45,238,376	5	0.51%
Oprock Jupiter Fee LLC	31,795,727	6	0.36%
Dakota Abacoa Housing LLC	29,459,392	7	0.33%
Jupiter CC LLC	25,507,913	8	0.29%
Club at Admirals Cove, Inc.	25,061,108	9	0.28%
Regency Centers LP	25,000,000	10	0.28%
	<u>\$ 514,354,591</u>		<u>5.19%</u>

# TOWN OF JUPITER, FLORIDA

## PROPERTY TAX LEVIES AND COLLECTIONS

### LAST TEN FISCAL YEARS

Fiscal Year	Total Tax Levy	Amount of Current Taxes Collected (1)	Percent of Total Tax Levy Collected	Amount of Delinquent Taxes Collected	Total Collected for the Year	Ratio of Total Taxes Collected to Current Levy	Accumulated Delinquent Taxes	Ratio of Delinquent Taxes to Current Levy
2015	\$ 22,321,359	\$ 21,209,368	95.0	\$ 36,709	\$ 21,246,077	95.2	N/A	N/A
2016	25,355,767	24,459,033	96.5	123,672	24,582,705	97.0	N/A	N/A
2017	26,641,448	26,338,234	98.9	37,883	26,376,117	99.0	N/A	N/A
2018	28,247,551	27,964,200	99.0	--	27,964,200	99.0	N/A	N/A
2019	29,722,342	29,321,830	98.7	5,304	29,327,134	98.7	N/A	N/A
2020	31,071,637	30,689,530	98.8	18,511	30,708,041	98.8	N/A	N/A
2021	32,349,608	31,934,486	98.7	9,738	31,944,224	98.7	N/A	N/A
2022	32,790,681	33,169,660	101.2	9,587	33,179,247	101.2	N/A	N/A
2023	36,839,038	37,187,744	100.9	117,480	37,305,224	101.3	N/A	N/A
2024	(1) 40,036,524	40,514,126	101.2	30,928	40,545,054	101.3	N/A	N/A



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

**TOWN OF JUPITER, FLORIDA**

**RATIOS OF GENERAL BONDED DEBT OUTSTANDING AND OUTSTANDING DEBT BY TYPE**

**LAST TEN FISCAL YEARS  
(DOLLARS IN THOUSANDS, EXCEPT PER CAPITA)**

Fiscal Year	Governmental Activities						Business-type Activities				Primary Government				
	General Bonded Debt			Sales Tax Revenue Bonds	Subscription Liability	Total Governmental Activities	Water Revenue Bonds	Stormwater Loan	Subscription Liability	Total Business-type Activities	Total Primary Government	Percentage of Total Taxable Value <sup>(2)</sup>		Percentage of Personal Income <sup>(3)</sup>	Per Capita <sup>(3)</sup>
	General Obligation Bonds, Net <sup>(1)</sup>	Percentage of Total Taxable Value <sup>(2)</sup>	Per Capita <sup>(3)</sup>									of Property	of Property		
2015	\$ 14,435	13.9%	\$ 244	\$ 4,675	\$ --	\$ 19,110	\$ 28,960	\$ 108	\$ --	\$ 29,068	\$ 48,178	0.46 %	50.36	\$ 815	
2016	12,947	11.5%	214	4,675	--	17,622	26,400	54	--	26,454	44,076	0.39	42.43	727	
2017	11,390	9.5%	186	2,869	--	14,259	23,710	--	--	23,710	37,969	0.32	34.53	619	
2018	9,767	7.8%	157	1,936	--	11,703	20,885	--	--	20,885	32,588	0.26	27.50	525	
2019	8,064	6.2%	129	980	--	9,044	18,573	--	--	18,573	27,617	0.21	22.16	442	
2020	6,286	4.6%	99	--	--	6,286	16,406	--	--	16,406	22,692	0.17	17.21	359	
2021	7,886	5.5%	129	--	--	7,886	14,137	--	--	14,137	22,023	0.15	N/A	360	
2022	5,925	3.7%	97	--	--	5,925	11,843	--	--	11,843	17,768	0.11	N/A	290	
2023	3,957	2.2%	65	--	2,929	6,886	9,538	--	138	9,676	16,562	0.09	N/A	270	
2024	1,982	1.0%	32	--	2,532	4,514	7,911	--	52	7,963	12,477	0.06	N/A	204	

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

<sup>(1)</sup> Debt is net of unamortized bond discount.

<sup>(2)</sup> See Table at page 120 for property value data.

<sup>(3)</sup> See Table at page 129 for personal income and population data.

N/A - Personal income information not available.

**TOWN OF JUPITER, FLORIDA**

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**

**AS OF SEPTEMBER 30, 2024**

	Debt Outstanding	Estimated <sup>(1)</sup> Percentage Applicable to Town of Jupiter	Estimated <sup>(1)</sup> Share of Direct and Overlapping Debt
<b>Direct Debt:</b>			
Town of Jupiter	\$ 4,514,241	100.00%	\$ 4,514,241
<b>Overlapping Debt:</b>			
<b>Debt repaid with property taxes</b>			
Palm Beach County	104,915,000	6.18%	6,479,613
<b>Other Debt</b>			
Palm Beach County <sup>(2)</sup>	783,308,942	6.18%	48,377,625
Palm Beach County School Board <sup>(3)</sup>	1,416,740,000	6.18%	<u>87,498,703</u>
<b>Total Overlapping Debt</b>			<u>142,355,941</u>
<b>Total Direct and Overlapping Debt</b>			<u>\$ 146,870,182</u>
<b>Estimated Population</b>			61,215
<b>Total Direct and Overlapping Debt per Capita</b>			<u>\$ 2,399</u>

<sup>(1)</sup> Estimates based on ratio of assessed taxable values.

<sup>(2)</sup> Includes Non Ad Valorem Revenue Bonds (\$616,362,739) and Other Notes and Loans (\$193,280,000).

<sup>(3)</sup> Includes Capital Outlay Bonds (\$18,678,000) and Certificates of Participation (\$1,775,255,000).

**Source:** Finance Department, Town of Jupiter, Florida  
 Palm Beach County Finance Department  
 School Board of Palm Beach County ACFR

# TOWN OF JUPITER, FLORIDA

## LEGAL DEBT MARGIN INFORMATION

### LAST TEN FISCAL YEARS (AMOUNTS IN THOUSANDS)

Fiscal Year	Assessed Value for Legal Debt Margin			Legal Debt Margin			Total Net Debt Applicable to the Limit as a Percentage of Debt Limit
	Assessed Value for Operations	Exempt Real Property	Total Assessed Value	Debt Limit <sup>(1)</sup>	Net Debt Applicable to Limit	Legal Debt Margin	
2015	\$ 8,914,088	\$ 1,496,530	\$ 10,410,618	\$ 1,561,593	\$ 14,435	\$ 1,547,158	0.92%
2016	9,697,585	1,544,976	11,242,561	1,686,384	12,947	1,673,437	0.77%
2017	10,325,620	1,609,025	11,934,645	1,790,197	11,390	1,778,807	0.64%
2018	10,869,650	1,676,170	12,545,820	1,881,873	9,767	1,872,106	0.52%
2019	11,389,857	1,714,369	13,104,226	1,965,634	8,064	1,957,570	0.41%
2020	11,921,625	1,780,636	13,702,261	2,055,339	6,286	2,049,053	0.31%
2021	12,486,465	1,808,833	14,295,298	2,144,295	7,886	2,136,409	0.10%
2022	14,089,525	1,922,579	16,012,104	2,401,816	5,925	2,395,891	0.08%
2023	15,840,400	2,054,963	17,895,363	2,684,304	3,957	2,680,347	0.07%
2024	17,255,841	2,095,582	19,351,423	2,902,713	1,982	2,900,731	0.07%

<sup>(1)</sup> Debt limit is 15% of total assessed values based on Town ordinance.

**TOWN OF JUPITER, FLORIDA**

**PLEDGED REVENUE COVERAGE**

**LAST TEN FISCAL YEARS**

Fiscal Year	Sales Tax Revenue Bonds			Water Revenue Bonds				
	Sales Tax Revenue	Debt Service <sup>(3)</sup>	Coverage <sup>(4)</sup>	Gross Revenue <sup>(1)</sup>	Operating Expenses <sup>(2)</sup>	Net Revenue Available for Debt Service	Debt Service <sup>(3)</sup>	Coverage <sup>(4)</sup>
2015	\$ 4,381,431	\$ 987,359	4.44	\$ 24,069,201	\$ 12,142,702	\$ 11,926,499	\$ 3,194,605	3.73
2016	4,521,600	987,030	4.58	25,544,277	13,260,368	12,283,909	3,233,251	3.80
2017	4,657,676	991,249	4.70	27,578,625	14,794,859	12,783,766	3,296,838	3.88
2018	4,898,846	992,760	4.93	27,329,670	14,992,883	12,336,787	3,400,428	3.63
2019	4,979,248	996,539	5.00	28,989,206	15,513,104	13,476,102	2,825,882	4.77
2020	4,686,687	998,447	4.69	28,204,402	16,018,428	12,185,974	2,621,662	4.65
2021	--	--	--	28,696,292	15,907,890	12,788,402	2,667,699	4.79
2022	--	--	--	28,490,610	17,783,204	10,707,406	2,635,211	4.06
2023	--	--	--	31,710,337	18,836,109	12,874,228	2,307,499	5.58
2024	--	--	--	35,251,882	19,277,760	15,974,122	1,630,910	9.79

<sup>(1)</sup> Revenue excludes change in fair value of investments and gain on sale of capital assets.

<sup>(2)</sup> Expenses exclude depreciation.

<sup>(3)</sup> Includes principal and interest of revenue bonds only.  
It does not include debt defeasance transactions.

<sup>(4)</sup> Required coverage is 1.10.

# TOWN OF JUPITER, FLORIDA

## DEMOGRAPHIC AND ECONOMIC STATISTICS

### LAST TEN FISCAL YEARS

Fiscal Year	Population <sup>(1)</sup>	Personal Income <sup>(2)</sup> (in millions)	Per Capita Personal Income <sup>(2)</sup>	Unemployment Rate <sup>(3)</sup>	School Enrollment <sup>(4)</sup>
2015	59,108	\$ 95,672	\$ 68,743	5.0%	9,608
2016	60,615	103,876	71,946	3.6%	9,819
2017	61,388	109,974	74,754	3.8%	10,106
2018	62,100	118,519	79,760	3.1%	10,187
2019	62,497	124,632	83,268	3.1%	10,306
2020	63,188	131,881	87,478	6.1%	9,576
2021	61,121	N/A	100,792	3.7%	9,519
2022	61,341	N/A	108,679	1.9%	9,379
2023	61,333	N/A	117,322	3.1%	9,335
2024	61,215	N/A	N/A	N/A	9,245 <sup>(5)</sup>

**Data Sources:**

<sup>(1)</sup> Source: University of Florida, Bureau of Economic and Business Research.

<sup>(2)</sup> For Palm Beach County - U.S. Department of Commerce, Bureau of Economic Analysis

<sup>(3)</sup> For Palm Beach County - U.S. Department of Labor, Bureau of Labor Statistics (As of the month of October)

<sup>(4)</sup> For the 8 Jupiter area schools (5 Elementary, 2 Middle & 1 High) - The School District of Palm Beach County

<sup>(5)</sup> Based on October FTE Enrollment Report

N/A - Not available

# TOWN OF JUPITER, FLORIDA

## PRINCIPAL EMPLOYERS

### CURRENT YEAR AND NINE YEARS AGO

Employer	2024 <sup>(1)</sup>			2015 <sup>(1)</sup>		
	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
Palm Beach County School District	22,218	1	37%	22,000	1	38%
Florida Atlantic University	6,335	2	11%	2,655	6	5%
Palm Beach County	5,873	3	10%	11,626	2	20%
Tenet Healthcare Corp.	5,734	4	10%	6,100	3	10%
NextEra Energy, Inc. (Headquarters)	5,598	5	9%	3,854	4	7%
Baptist Health South Florida	3,135	6	5%	--	--	--
Veterans Health Administration	2,948	7	5%	2,500	8	4%
HCA Florida Healthcare	2,612	8	4%	--	--	--
Jupiter Medical Center	2,540	9	4%	2,000	10	3%
The Breakers	2,300	10	4%	--	--	--
Hospital Corporation of America	--	--	--	2,714	5	5%
Bethesda Health, Inc.	--	--	--	2,600	7	4%
Boca Raton Regional Hospital	--	--	--	2,500	8	4%
Totals	59,293		100.00%	58,549		100.00%

<sup>(1)</sup> Source: Business Development Board of Palm Beach County. Data is for Palm Beach County.

\* Updated figures unavailable at date of publication

# TOWN OF JUPITER, FLORIDA

## FULL-TIME EQUIVALENT TOWN EMPLOYEES BY FUNCTION / PROGRAM

### LAST TEN FISCAL YEARS

	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>General Government</b>										
Town Manager	3	4	4	4	4	2	2	3	5	5
Town Clerk	5	5	5	5	5	5	4	4	4	4
Finance	8	8	8	8	8	8	8	8	9	10
Human Resources	5	5	5	5	5	5	5	5	5	6
Information Systems	11	11	11	12	12	13	13	13	13	13
Neighborhoods	3	3	3	3	3	3	3	3	3	3
External Affairs	5	5	6	6	6	6	6	6	5	5
<b>Public Safety</b>										
Police Officers	112	116	116	118	118	118	118	118	118	121
Civilian Police	19	22	24	25	25	24	24	24	25	25
<b>Engineering/Public Works</b>										
Engineering	10	10	10	11	11	11	11	11	10	10
Public Works	22	20	20	19	18	19	19	19	26	28
Parks Maintenance	15	19	21	22	25	25	25	25	19	19
<b>Culture and Recreation</b>										
Parks and Recreation	18	18	19	19	20	20	20	20	21	21
<b>Water System</b>										
Plant	28	28	29	29	30	30	30	30	30	31
Field	17	17	17	17	17	18	18	18	18	20
Administration	16	17	18	18	18	17	17	17	17	17
<b>Building Department</b>										
Building	24	24	25	27	28	28	28	28	29	29
Planning	13	15	15	16	16	16	16	16	16	16
Business Registration	4	4	3	3	3	1	1	1	0	0
Code Enforcement	8	7	8	8	8	8	8	8	8	8
<b>Stormwater System</b>										
Field	5	5	5	5	5	5	5	5	5	5
Administration	3	3	4	4	4	4	4	4	6	6
<b>Total</b>	<u>354</u>	<u>366</u>	<u>376</u>	<u>384</u>	<u>389</u>	<u>386</u>	<u>385</u>	<u>386</u>	<u>391</u>	<u>401</u>

# TOWN OF JUPITER, FLORIDA

## OPERATING INDICATORS BY FUNCTION / PROGRAM

### LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Public Safety</b>										
<b>Police</b>										
Physical arrests	1,186	1,483	1,535	1,659	1,582	1,571	1,168	1,254	1,452	1,331
Parking violations	1,036	1,164	1,409	1,041	762	640	473	1,136	884	760
Traffic violations	5,400	6,171	5,698	7,984	8,042	7,346	9,366	5,572	6,299	5,229
<b>Code Compliance</b>										
Code violations	3,447	2,352	3,316	3,257	2,293	1,947	1,956	1,303	1,405	1,742
<b>Public Works</b>										
Street resurfacing (lane miles)	5	9	1	9	11	3	4	0	0	16
Pot holes repaired	71	52	58	73	37	40	49	48	27	45
<b>Culture and Recreation</b>										
<b>Parks and Recreation</b>										
Recreation programs offered	537	519	520	525	530	259	352	599	867	1,944
Recreation program participants	59,425	71,073	71,849	79,034	85,525	30,442	44,191	39,626	46,653	58,103
Youth athletic participants (JTAA)	6,256	6,161	6,446	6,423	6,670	5,202	5,723	6,072	6,534	6,628
Camp program participants	1,912	1,876	2,032	2,203	2,807	723	509	751	1,263	1,428
Athletic camp participants	958	960	995	1,120	1,129	--	--	783	840	756
Skate park participants	15,782	22,922	21,803	22,675	6,617	7,731	16,184	9,387	7,688	7,361
<b>Water System</b>										
Water customers	29,180	29,484	29,778	30,087	30,260	30,377	30,455	30,624	30,790	30,846
Permitted Capacity per day (million gallons)	30	30	30	30	30	30	30	30	30	30
Average daily water consumption (million gallons)	16	16	16	16	16	16	16	16	16	16
<b>Building Department</b>										
Building permits issued	8,222	6,297	7,646	8,898	8,743	9,332	10,364	9,433	8,309	7,931
Value of permits (in thousands)	\$ 235,345	\$ 208,708	\$ 175,709	\$ 261,372	\$ 272,649	\$ 198,639	\$ 272,204	\$ 306,525	\$ 236,404	\$ 313,857
<b>Stormwater System</b>										
Stormwater customers	22,600	22,820	22,993	23,155	23,261	23,308	23,376	23,413	23,434	23,439

Sources: Town departments.

**TOWN OF JUPITER, FLORIDA**  
**CAPITAL ASSET STATISTICS BY FUNCTION / PROGRAM**  
**LAST TEN FISCAL YEARS**

Function/Program	Fiscal Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Public Safety</b>										
<b>Police</b>										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	150	148	148	147	141	142	145	140	143	141
<b>Code Compliance</b>										
Vehicles	8	8	9	9	8	8	8	8	8	8
<b>Engineering and Public Works</b>										
Centerline road miles	139.21	139.21	138.93	142.79	146.69	148.28	149.08	151.03	151.20	151.26
<b>Culture and Recreation</b>										
<b>Parks and Recreation</b>										
Community Center	1	1	1	1	1	1	1	1	1	1
Civic Center	1	1	1	1	1	1	1	1	1	1
Ballfields - lighted	26	26	26	26	26	26	26	26	26	26
Basketball courts	12	12	12	12	12	12	12	12	12	12
Multi-purpose fields	16	16	16	16	16	16	16	16	16	16
Tennis courts	14	14	14	14	14	14	14	14	14	11
Pickleball courts	--	--	--	--	--	--	--	--	--	13
Parks	17	17	17	18	19	19	19	19	19	19
Parks (acres)	265	265	265	278	--	--	--	--	--	--
Park properties (acres)	--	--	--	--	217	217	217	217	217	217
Open space properties (acres)	--	--	--	--	109	110	110	121	121	121
<b>Water System</b>										
Water mains (miles)	467	468	470	474	476	476	477	478	479	480
Plants	1	1	1	1	1	1	1	1	1	1
Fire hydrants	3,621	3,646	3,717	3,711	3,758	3,780	3,802	3,853	3,863	3,872
<b>Building Department</b>										
Vehicles	9	9	9	9	9	9	9	9	9	9
<b>Stormwater System</b>										
Stormwater sewers (miles)	86	93.8	93.8	92.7	93.9	94.4	94.9	96.7	97.0	97.3

Source: Town departments.

N/A: Not available.

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF INSURANCE IN FORCE**

**AS OF SEPTEMBER 30, 2024**

Type of Coverage	Coverage Amount	
Property	185,510,045	(1, 10)
Equipment Breakdown	100,000,000	(1, 10)
Inland Marine	4,098,845	(1, 10)
Ocean Marine	265,432	(13, 17)
Crime/Employee Dishonesty	250,000	(1, 9)
Deadly Weapon Protection	1,000,000	(1)
General Liability	2,000,000 per claim/no aggregate	(1, 6, 9)
Cyber Liability	2,000,000 per claim/no aggregate	(1)
Law Enforcement Liability	1,000,000/1,000,000	(1, 2, 7, 9)
Automobile Liability	1,000,000	(1)
Automobile Physical Damage	ACV or repair	(1, 15)
Public Officials & Employment Practices Liability	1,000,000	(1)
Workers' Compensation	Statutory	(1)
Employers' Liability Limit for Workers Compensation	1,000,000	(1, 18)
Environmental Insurance (Pollution)	1,000,000/1,000,000	(7, 12)
Railroad Protective Liability	2,000,000/6,000,000	(8, 14)
Police - Statutory Accidental Death and Dismemberment	225,000	(5, 11)
	75,000	(5, 11)
	75,000	(5, 11)
CRA (Director & Officers including Employment Practices)	1,000,000 Aggregate	(7, 16)
Life Insurance	200,000	(3, 19)
AD&D Insurance	200,000	(3, 19)
Medical - HMO	Unlimited	(4, 20)
Medical - HSA	Unlimited	(4, 20)
Additional Insured Policy (Locations/Special Events)		
General Liability (Additional Insured Locations/Events)	1,000,000/2,000,000	(21, 22)
General Liability Excess Policy	2,000,000/2,000,000	(21, 23)
Drone/Aircraft Liability	1,000,000 per occurrence	(24, 25)

- (1) Coverage is through Preferred Governmental Insurance Trust.
- (2) Coverage is per person/per occurrence.
- (3) Coverage is based on Class of eligible employee and salary to a maximum of \$200,000.
- (4) Lifetime maximum per individual.
- (5) Coverage is mandated by Florida Statute and adjusted for cost of living based upon a formula.
- (6) Coverage applicable to claims \$2,000,000 per occurrence. Note: No aggregate on Bodily Injury, Property Damage or Employee benefits liability.
- (7) Coverage applicable to claims \$1,000,000 per occurrence, \$1,000,000 aggregate.
- (8) Coverage applicable to claims \$2,000,000 per occurrence, \$6,000,000 aggregate for annual maintenance and upkeep of land in right of way of railroad.
- (9) Coverage is per occurrence.
- (10) Coverage is based upon property schedule.
- (11) Coverage is through Ace American Insurance Company.
- (12) Coverage is through Indian Harbor Insurance Company.
- (13) Coverage is through Great American Insurance Company.
- (14) Coverage is through Hudson Insurance Company.
- (15) Actual Cash Value at the time of loss minus deductible.
- (16) Coverage is through Executive Risk Indemnity, Inc.
- (17) Coverage based on Ocean Marine Application.
- (18) Coverage applicable to Bodily Injury by accident \$1,000,000; Bodily Injury by Disease Agreement Limit \$1,000,000; and Bodily Injury by Disease each employee \$1,000,000.
- (19) Coverage through Florida Blue.
- (20) Coverage is through Nautilus Insurance Company.
- (21) Coverage applicable to claims \$1,000,000 per occurrence, \$2,000,000 aggregate.
- (22) Coverage applicable to claims \$1,000,000 per occurrence, \$2,000,000 aggregate.
- (23) Coverage applicable to claims \$2,000,000 per occurrence, \$2,000,000 aggregate.
- (24) Coverage is through Global Aerospace
- (25) Coverage applicable to claims Aircraft Liability \$1,000,000 per occurrence; Personal Injury Limit \$1,000,000

**Sources:** Town departments

## SALARIES OF PRINCIPAL OFFICIALS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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<u>Official</u>	<u>Annual Salary</u>
Mayor	\$ 22,200
Council (4 members)	18,600 (per member)
Town Manager	248,063
Police Chief	198,362
Utilities Director	193,199
Engineering and Public Works Director	135,250
Finance Director	165,375
Assistant Town Manager	207,823
Planning and Zoning Director	175,807
Construction Services Director	193,314
Town Clerk	113,181
Information Systems Director	143,764
Parks and Recreation Director	142,663
Senior Director of Internal Services	152,956
Human Resources Director	141,750
Fire Chief	182,000
Building Official	119,603

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## **REPORTING SECTION**

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**Independent Auditors' Report on Internal Control over Financial Reporting and  
on Compliance and Other Matters Based on an Audit of Financial Statements  
Performed in Accordance with Government Auditing Standards**

To the Honorable Mayor, Members of the Town Council,  
Audit Committee and Town Manager  
**Town of Jupiter, Florida**

We have audited, in accordance with the auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"), the financial statements of the Town of Jupiter, Florida (the "Town") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated March 28, 2025. Our report includes a reference to another auditor who audited the financial statements of the Municipal Police Officers' Retirement Trust Fund, the fiduciary fund of the Town, as described in our report on the Town's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

**Report on Internal Control over Financial Reporting**

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

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

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

## **Report on Compliance and Other Matters**

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

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town'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 Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*CBIZ CPAs P.C.*

West Palm Beach, Florida  
March 28, 2025

**Independent Auditors' Report on Compliance for the Major  
Federal Program and Report on Internal Control over  
Compliance Required by the Uniform Guidance**

To the Honorable Mayor, Members of the Town Council,  
Audit Committee and Town Manager  
**Town of Jupiter, Florida**

**Report on Compliance for the Major Federal Program**

We have audited the Town of Jupiter, Florida (the "Town") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Town's major federal program for the fiscal year ended September 30, 2024. The Town's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the fiscal year ended September 30, 2024.

***Basis for Opinion on the Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200 , *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

### ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## Report on Internal Control Over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*CBIZ CPAs P.C.*

West Palm Beach, Florida  
March 28, 2025

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Federal Agency, Pass-through Grantor Program of Cluster Title	Assistance Listing Number	Grant Number/ Pass-through Entity Identifying Number	Federal Expenditures
<b><u>United States Department of Housing and Urban Development</u></b>			
Direct Programs:			
Community Development Block Grants/Entitlement Grants	14.218	B-19-MC-12-0059	\$ 23,534
Community Development Block Grants/Entitlement Grants	14.218	B-20-MC-12-0059	44,976
Community Development Block Grants/Entitlement Grants	14.218	B-23-MC-12-0059	117,841
COVID-19 Community Development Block Grant	14.218	B-20-MW-12-0059	248,547
Total CDBG-Entitlement/Special Purpose Grants Cluster			<u>434,898</u>
<b>Total United States Department of Housing and Urban Development</b>			<b><u>434,898</u></b>
<b><u>United States Department of Justice</u></b>			
Direct Programs:			
Bulletproof Vest Partnership Program	16.607	2023BUBX23033830	5,882
Total Bulletproof Vest Partnership Programs			<u>5,882</u>
Equitable Sharing Program	16.922	N/A	10,163
Total Equitable Sharing Programs			<u>10,163</u>
Indirect Program:			
Edward Bryne Memorial Justice Assistant Grant	16.738	R7026	7,401
Total Edward Bryne Memorial Justice Assistance Grant Program			<u>7,401</u>
<b>Total United States Department of Justice</b>			<b><u>23,446</u></b>
<b><u>United States Department of Treasury</u></b>			
Direct Program:			
Coronavirus State and Local Fiscal Recovery Funds	21.027	1505-0271	471,104
<b>Total United States Department of Treasury</b>			<b><u>471,104</u></b>
<b><u>United States Department of Homeland Security</u></b>			
Indirect Program:			
Passed through Florida Division of Emergency Management			
Disaster Grants-Public Assistance (Hurricane Nicole)	97.036	Z3105/DR-4673	121,260
<b>Total United States Department of Homeland Security</b>			<b><u>121,260</u></b>
<b>Total Expenditures of Federal Awards</b>			<b><u>\$ 1,050,708</u></b>

*See accompanying notes to schedule of expenditures of federal awards.*

# TOWN OF JUPITER, FLORIDA

## NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

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### NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the “Schedule”) presents the expenditure activity of all federal awards of the Town of Jupiter, Florida (the “Town”) for the fiscal year ended September 30, 2024. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Town, it is not intended to and does not present the financial position, changes in net position/fund balance or cash flows of the Town. Expenditures of State financial assistance for the fiscal year ended September 30, 2024 did not exceed the \$750,000 threshold for a Florida Single Audit.

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Certain pass-through entity identifying numbers were not available for pass-through awards listed in the Schedule for the fiscal year ended September 30, 2024.

### NOTE 3 – INDIRECT COST RATE

The Town has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

### NOTE 4 – SUBRECIPIENTS

The Town made no payments to subrecipients from Federal awards for the fiscal year ended September 30, 2024.

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**SECTION I – SUMMARY OF AUDITORS’ RESULTS**

**Financial Statements**

Type of auditors’ report issued on whether the financial statements audited were prepared in accordance with GAAP:

*Unmodified Opinion*

Internal control over financial reporting:

Material weakness(es) identified?

\_\_\_ Yes X No

Significant deficiency(ies) identified?

\_\_\_ Yes X None reported

Non-compliance material to financial statements noted?

\_\_\_ Yes X No

**Federal Awards**

Internal control over the major programs:

Material weakness(es) identified?

\_\_\_ Yes X No

Significant deficiency(ies) identified?

\_\_\_ Yes X None reported

Type of auditors’ report issued on compliance for the Major federal programs:

*Unmodified Opinion*

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)?

\_\_\_ Yes X No

**Identification of the Major Federal Program:**

<u>Name of Federal Program</u>	<u>Assistance Listing No.</u>
Coronavirus State and Local Fiscal Recovery Funds	21.027
Dollar threshold used to distinguish between Type A and Type B federal programs:	<u>\$ 750,000</u>
Auditee qualified as low-risk auditee pursuant to the Uniform Guidance?	<u>X</u> Yes ___ No

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**SECTION II – FINANCIAL STATEMENT FINDINGS**

None.

**SECTION III – FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS**

None.

**TOWN OF JUPITER, FLORIDA**

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**SECTION I – PRIOR YEAR AUDIT FINDINGS**

None

**SECTION II – PRIOR YEAR FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

None

**Management Letter in Accordance with the  
Rules of the Auditor General for the State of Florida**

To the Honorable Mayor, Members of the Town Council,  
Audit Committee and Town Manager  
**Town of Jupiter, Florida**

***Report on the Financial Statements***

We have audited the financial statements of the Town of Jupiter, Florida (the “Town”), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 28, 2025. We did not audit the financial statements of the Municipal Police Officers’ Retirement Trust Fund, which represents 84%, 84% and 75%, respectively, of the assets, net position/fund balance, and revenues/additions of the aggregate remaining fund information.

***Auditors’ 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; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

***Other Reporting Requirements***

We have issued our Independent Auditors’ Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors’ Report on Compliance for the Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance; Schedule of Findings and Questioned Costs; Summary Schedule of Prior Audit Findings; and Independent Accountants’ Report on examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedules, which are dated March 28, 2025, should be considered in conjunction with this management letter.

***Prior Audit Findings***

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

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

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 to the financial statements. Also, as discussed in Note 1, the Town included the Jupiter Community Redevelopment Agency (the “CRA”) as a component unit of the Town.

### ***Financial Condition and Management***

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Town. 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 review of financial information provided by same. Our assessment was done as of the fiscal year end.

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

### ***Property Assessed Clean Energy (PACE) Program***

As required by Section 10.554(1)(i)6.a, Rules of the Auditor General, requires a statement to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the Town’s geographical boundaries during the fiscal year under audit. During the fiscal year ended September 30, 2024, the PACE program did not operate within the Town’s geographical boundaries.

### ***Special District Component Unit***

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

### ***Additional Matters***

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

***Purpose of this Letter***

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

*CBIZ CPAs P.C.*

West Palm Beach, FL  
March 28, 2025

**Independent Accountants' Report on Compliance**  
**Pursuant to Section 218.415, Florida Statutes**

To the Honorable Mayor, Members of the Town Council,  
Audit Committee and Town Manager  
**Town of Jupiter, Florida**

We have examined the Town of Jupiter, Florida (the "Town") compliance with Section 218.415, Florida Statutes, Local Government Investment Policies, for the fiscal year ended September 30, 2024. Management of the Town is responsible for the Town's compliance with the specified requirements. Our responsibility is to express an opinion on the Town's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

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

In our opinion, the Town complied, in all material respects, with Section 218.415, Florida Statutes for the fiscal year ended September 30, 2024.

This report is intended solely to describe our testing of compliance with Section 218.415, Florida Statutes and it is not suitable for any other purpose.

*CBIZ CPAs P.C.*

West Palm Beach, FL  
March 28, 2025



BEFORE ME, the undersigned authority, personally appeared Scott Reynolds, who being duly sworn, deposes and says on oath that:

1. I am the Finance Director of the Town of Jupiter which is a local governmental entity of the State of Florida.
2. The Town of Jupiter adopted the following Ordinances implementing impact fees:
  - 1) Recreation Impact fees: (Ord 35-93, passed 5-4-1993)
  - 2) Police Impact fees: (Ord 48-95, passed 12-5-1995)
  - 3) Road Impact fees: (Ord 14-04, passed 4-20-2004)
3. The Town of Jupiter has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT

Scott Reynolds

Notary Public

STATE OF FLORIDA  
COUNTY OF PALM BEACH

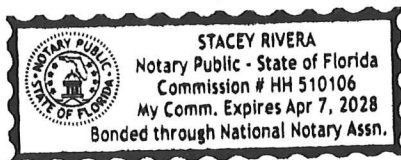
Subscribed and sworn to before me by means of physical presence this 26<sup>th</sup> day of February 2025, by Scott Reynolds as Finance Director of the Town of Jupiter, who is personally known to me.

Print Name: Stacey Rivera

My Commission Expires: 04/07/2028

Notary Signature: Stacey Rivera

Seal:



## Attachment 1

March 28, 2025

To the Honorable Mayor, Members of Town Council,  
Audit Committee and Town Manager  
**Town of Jupiter, Florida**

We have audited the financial statements of the governmental activities, the business-type activities each major fund, and the aggregate remaining fund information of Town of Jupiter, Florida (the “Town”) for the fiscal year ended September 30, 2024. We did not audit the financial statements of the Town’s Municipal Police Officers’ Retirement Trust (the “Plan”). Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Plan is based solely on the reports of the other auditors. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and OMB Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 26, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in Note 1 – Summary of Significant Accounting Policies to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the fiscal year ended September 30, 2024, with the exception of the implementation of Government Accounting Standards Board (“GASB”) Statement 100, *Accounting Changes and Error Correction*. We noted no transactions entered into by the Town during the fiscal year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management’s knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Town’s financial statements were:

Management’s estimate of the net pension liability in accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions—an amendment of GASB Statement No. 27*, is based on actuarial methods and assumptions used by the actuaries for the development of funding valuation as well as the accounting valuation for the Municipal Police Officers’ Retirement Trust, as well as for the Florida Retirement System (“FRS”). The key factors impacting the assumptions, such as change in market conditions, projected salary increases, the projected long-term rate of return per investment class, and the Plans discount rate, are subject to change on an annual basis and therefore can have a significant impact on

this estimate. We evaluated the key factors and assumptions used to develop the estimate described above in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the Total Other Post-Employment Benefits ("OPEB") Liability in accordance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*, is based on actuarial methods, the total OPEB liability and assumptions used by the actuary for the development of the actuarially determined liability. The key factors impacting the assumptions, such as the discount rate and health rate assumptions, are subject to change on an annual basis and therefore can have a significant impact on this estimate. We evaluated the key factors and assumptions used to develop the estimate described above, in determining that it is reasonable.

Management's estimate of the allowance for uncollectible receivables for Utility Billings based on aging of receivables, historic loss levels, and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosures related to the Town's employee retirement plans in Note 10, the disclosures related to the Town's other postemployment benefits (OPEB) plan in Note 11, and the disclosures related to commitments and contingencies in Note 13 to the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

#### *Independence*

For the fiscal year ended September 30, 2024, we were engaged to provide nonaudit/nonattest services mainly related to assistance with the preparation of the Town's financial statements and assistance with the preparation of the data collection form. We reviewed the nature of the requested work, our role and management's role and determined that our independence would not be impaired, in fact or appearance.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes the net effect of the one (1) uncorrected misstatement. Management has determined that its effects are immaterial, both at the fund level and in the aggregate, to the financial statements taken as a whole.

#### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated March 28, 2025.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to Town’s financial statements or a determination of the type of auditors’ opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Town’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### Other Matters

We applied certain limited procedures to management’s discussion and analysis, the budgetary comparison schedules with related notes, the schedule of changes in the net pension liability and related ratios for the Plan, the schedule of Town’s contributions for the Plan, the schedule of money-weighted rate of return for the Plan, the schedule of the Town’s proportionate share of the net pension liability and schedule of the Town’s contributions for FRS and HIS, and the schedule of changes in the total OPEB liability and related ratios, which are required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on combining fund financial statements and individual fund budgetary comparison schedules, as listed in the table of contents, and the schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on introductory section and statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Town of Jupiter, Florida  
March 28, 2025  
Page 4

Restriction on Use

This information is intended solely for the information and use of the Honorable Mayor, Town Council, Audit Committee and management of the Town and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*CBIZ CPAs P.C.*

West Palm Beach, FL

**ATTACHMENT**

Client: 244882 - Town of Jupiter, Florida  
 Engagement: 10873487 - 2024 Jupiter Audit  
 Period Ending: 9/30/2024  
 Trial Balance: 400.001 - Water System Fund TB  
 Workpaper: 05.01a - Schedule of Uncorrected Misstatements - Town FY 24

Account	Description	Debit	Credit
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**Proposed Journal Entries**

**Proposed Journal Entries JE # 6**

To adjust for unbilled receivables and revenues as of September 30, 2024.

40000000 115101 00000	AR-Utility	714,723.00	
40000000 276000 00000	Net Assets Unrestricted		651,968.00
40000000 343300 00000	CFS-Water Revenue		62,755.00
<b>Total</b>		<b>714,723.00</b>	<b>714,723.00</b>
	<b>Total Proposed Journal Entries</b>	<b>714,723.00</b>	<b>714,723.00</b>
	<b>Total All Journal Entries</b>	<b>714,723.00</b>	<b>714,723.00</b>

# INFRASTRUCTURE SURTAX COMMITTEE ANNUAL REPORT

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FISCAL YEAR-END 2024



## Infrastructure Surtax Background:

In November 2016, Palm Beach County voters approved raising the sales tax from 6 percent to 7 percent. This one-cent sales tax increase took effect January 1, 2017 and will end on September 30, 2026 unless \$2.7 billion is collected before then. Of the total funds collected from the one cent sales tax, 50% is provided to the Palm Beach County School District and Palm Beach County receives 30%. The 39 municipalities within the county split the remaining 20% of the proceeds.

The surtax funds may only be used for infrastructure projects such as roads, sidewalks, bridges, schools, parks and government buildings. The Town of Jupiter is estimated to receive \$4 million per year (about \$40 million over the 10 year life of the tax).

TOWN OF JUPITER CASH FLOW SUMMARY - SURTAX FUNDS FISCAL YEARS 2017 - 2026											
	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Adopted 2025	Proposed 2026	Total
<b>Revenues</b>											
Infrastructure Surtax	2,307,696	4,332,293	4,496,398	4,299,631	4,887,964	5,952,710	5,979,374	6,100,626	1,643,309	-	40,000,000
<b>Total Proceeds</b>	<b>2,307,696</b>	<b>4,332,293</b>	<b>4,496,398</b>	<b>4,299,631</b>	<b>4,887,964</b>	<b>5,952,710</b>	<b>5,979,374</b>	<b>6,100,626</b>	<b>1,643,309</b>	<b>-</b>	<b>40,000,000</b>
<b>Project Expenditures</b>											
PD/Data Center Construction	-	-	9,467,420	3,040,807	-	-	-	-	-	-	12,508,227
Jupiter Community Park Renovations	-	-	-	-	350,000	5,093,500	2,331,500	-	-	-	7,775,000
Island Way South	-	-	-	-	-	-	-	-	2,500,000	200,000	2,700,000
New Town Hall Project	-	-	-	-	-	3,000,000	-	-	-	-	3,000,000
New Town Hall Project (Bridge Loan from GF)	-	-	-	-	-	-	-	2,000,000	4,000,000	-	6,000,000
Quad Field House/Lighting - FY24	-	-	-	-	-	-	-	-	30,000	1,422,000	1,452,000
Fire Station Phase I Construction	-	-	-	-	-	-	-	4,489,773	-	-	4,489,773
Public Works Facility	-	-	-	-	-	-	-	-	2,075,000	-	2,075,000
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>9,467,420</b>	<b>3,040,807</b>	<b>350,000</b>	<b>8,093,500</b>	<b>2,331,500</b>	<b>6,489,773</b>	<b>8,605,000</b>	<b>1,622,000</b>	<b>40,000,000</b>
<b>Revenues Over (Under) Expenditures</b>	<b>2,307,696</b>	<b>4,332,293</b>	<b>(4,971,022)</b>	<b>1,258,824</b>	<b>4,537,964</b>	<b>(2,140,790)</b>	<b>3,647,874</b>	<b>(389,147)</b>	<b>(6,961,691)</b>	<b>(1,622,000)</b>	<b>-</b>
Fund Balance at Beg of Year	-	2,307,696	6,639,989	1,668,967	2,927,791	7,465,755	5,324,965	8,972,838	8,583,691	1,622,000	-
<b>Fund Balance (deficit)</b>	<b>2,307,696</b>	<b>6,639,989</b>	<b>1,668,967</b>	<b>2,927,791</b>	<b>7,465,755</b>	<b>5,324,965</b>	<b>8,972,838</b>	<b>8,583,691</b>	<b>1,622,000</b>	<b>-</b>	<b>-</b>

## PD/Data Center FY2019-2021 (Completed)

In FY 2019, the Town Council authorized the construction of the new Police/Data Center Building project to be funded with proceeds from the One-cent Surtax fund in the amount of \$12,508,227.

To totally fund the PD/Data Center project, a blended approach of surtax funds, contributions from Town Revenues, FEMA grant funds and Federal Forfeiture dollars were authorized for a total project cost of just over \$20 million. No debt service was needed for the completion of the project.



The new facility completed at the beginning of FY2021 is to house day-to-day public safety resources and activities as well as a data center to support Town information systems infrastructure. This facility also serves as the Town's Emergency Operations Center to house police and Town personnel before, during and after disasters such as hurricanes.



### Jupiter Community Park Improvements FY2021—2026

The Town Council programmed in its FY20/21 Community Investment Budget \$350,000, FY21/22 \$5,093,500 and FY22/23 \$2,331,500 to come from infrastructure surtax funds for the planned improvements at Jupiter Community Park. The park improvements have occurred in stages and are anticipated to cost \$7.8 million in surtax funding.



The project scope includes drainage improvements, athletic field lighting replacement with LED, area lighting replacement with LED, restroom and dugout rehabilitation, removal/replacement of deteriorated sidewalks, parking lot/street resurfacing, and rail fence replacement.

### New Town Hall Project— FY2022—FY2023 Completed—January 2024

The new Town Hall project was authorized for future funding from the surtax fund beginning in FY2022. The estimated cost of the project was \$27 million with \$9 million being pledged from surtax funds. Only \$3 million was accumulated in surtax funds by the time construction began. A bridge loan from the general fund operating reserves in the amount of \$6 million was utilized to complete the construction. The bridge loan will be paid back through surtax funds by FY2026. (See Surtax Cash flow)



*This project was completed in January 2024.*

### Two Fire Stations — FY2024—FY2026 Est. Completion Spring 2026

The scope of the project is to construct two new fire stations in the Town. The primary funding source will be a loan with supplemental funding coming from surtax funds in the amount of \$4,489,773.

The \$4.5 million in surtax funding will be used to cover phase one of construction which will include removal of an underground parking structure on the Piatt place property and installation of an access road on the Cinquez site. The funds will also be used to cover design, engineering and contingency costs for the over all project.



*The stations are slated to be complete in the Spring of 2026.*



**Future Programmed Surtax Projects:**

**Southern Extension of Island Way** — The scope of the project is to construct a thoroughfare to access the Hawkeye Property and the Jupiter Park of Commerce. The connection will provide a reduction in trips at Central Boulevard and Indiantown Road. This future project is proposed to receive \$2.7 million in infrastructure surtax funding starting in FY2024. The estimated total project cost is anticipated to be \$9.9 million.

**Renovations at Marlins Quad at Roger Dean Stadium**— This project provides engineering and construction for facility renovations/equipment replacement for the restroom building and sports lighting at the Marlins Quad fields at Roger Dean Stadium. The planned renovations consist of building reeroof, ADA renovations to the restrooms, replacement of the countertops in the concession stand, installation of a concession window, other various building renovations, and installation of LED sports lighting to replace the existing system. The work would also install a control link on the sports lighting system to replace the current manual switches. This project is scheduled to receive \$1.5 million in surtax funding starting in 2025—2027.



**Public Works Facility**— The scope of this project is to construct a 4,500 SF structure with one air conditioned bay with office space, construct a three bay metal storage structure, demolishes existing pole barn, construct an open air area for storage of equipment/materials, add air conditioning and office space to one bay of existing metal building, constructs bulk material bins, a larger diesel storage tank for Town vehicles, and provide stormwater infrastructure to support these facilities.



# REVIEW OF EXPENDITURES OF THE ONE-CENT SALES SURTAX FUNDS

As outlined in section 7 (d) of County Ord. 2016-032 the infrastructure surtax committee is to review expenditures relating to surtax funds and submit an annual report to the Town Council. It is important to note that the committee does not have the authority to include or exclude projects; these are policy decisions that come from the Town Council. The Committee’s primary function is to review the revenues and expenditures of surtax proceeds received by the Town.

TOWN OF JUPITER YTD COMMUNITY INVESTMENT PROGRAM SURTAX UPDATE FISCAL YEARS 2017 - 2026											
310 CIP Fund	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Adopted 2025	Proposed 2026	Total
<b>Previous Year's Carryforward Funds</b>	-	-	-	12,700,235	2,395,837	1,374,176	27,437,883	9,341,571	4,403,064	-	-
<b>PD Data Center Project Funding - Complete</b>											
General Revenues	-	-	1,013,608	1,000,000	-	-	-	-	-	-	2,013,608
Water Revenue	-	-	314,139	-	-	-	-	-	-	-	314,139
<b>Surtax Funds</b>	-	-	<b>9,467,420</b>	<b>3,040,807</b>	-	-	-	-	-	-	<b>12,508,227</b>
Water & Building Fund Revenue	-	-	5,239,896	-	-	-	-	-	-	-	5,239,896
FEMA Grant Funds	-	-	-	900,000	-	-	-	-	-	-	900,000
Federal Forfeiture Funds	-	-	-	422,000	-	-	-	-	-	-	422,000
<b>Fire Station Phase I Construction</b>											
<b>Surtax Funds</b>	-	-	-	-	-	-	-	<b>4,489,773</b>	-	-	<b>4,489,773</b>
<b>Jupiter Community Park Project Funding</b>											
<b>Surtax Funds</b>	-	-	-	-	<b>350,000</b>	<b>5,093,500</b>	<b>2,331,500</b>	-	-	-	<b>7,775,000</b>
<b>New Town Hall Project - Complete</b>											
Town General Revenues	-	-	-	-	1,436,025	5,628,490	1,208,232	-	-	-	8,272,747
<b>Surtax Funds</b>	-	-	-	-	-	<b>3,000,000</b>	-	-	-	-	<b>3,000,000</b>
General Fund Bridge Loan - Surtax	-	-	-	-	-	6,000,000	-	-	-	-	6,000,000
Enterprise Fund Contributions	-	-	-	-	-	10,165,561	-	-	-	-	10,165,561
<b>New Town Hall Project (Bridge Loan from GF)</b>											
<b>Surtax Funds</b>	-	-	-	-	-	-	-	<b>2,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>6,000,000</b>
<b>Total Proceeds</b>	-	-	<b>16,035,063</b>	<b>5,362,807</b>	<b>1,786,025</b>	<b>29,887,551</b>	<b>3,539,732</b>	<b>6,489,773</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>67,100,951</b>
<b>PD Data Center Project - Complete</b>											
Planning and Design Work	-	-	1,024,029	159,193	-	-	-	-	-	-	1,183,222
<b>Phase I - Site Work Construction</b>	-	-	1,257,460	-	-	-	-	-	-	-	1,257,460
<b>Phase II - Building Construction</b>	-	-	1,053,339	14,674,678	2,395,837	-	-	-	-	-	18,123,854
Furniture, Fixtures & Equipment	-	-	-	833,334	-	-	-	-	-	-	833,334
<b>Fire Station Phase I Construction</b>											
Construction	-	-	-	-	-	-	-	2,901,906	1,587,867	-	4,489,773
<b>Jupiter Community Park Project Expenditures</b>											
Planning/Design & Engineering	-	-	-	-	106,935	-	-	-	-	-	106,935
Construction	-	-	-	-	-	1,221,650	2,043,538	1,587,680	2,815,197	-	7,668,065
<b>New Town Hall Project - Complete</b>											
Planning/Design & Engineering	-	-	-	-	304,914	773,838	227,604	89,215	-	-	1,395,571
Building Construction	-	-	-	-	-	1,828,356	18,706,883	4,288,274	-	-	24,823,513
Furniture, Fixtures & Equipment	-	-	-	-	-	-	658,019	561,205	-	-	1,219,224
<b>New Town Hall Project (Bridge Loan from GF)</b>											
Bridge Loan Payment - Resolution 45-22	-	-	-	-	-	-	-	2,000,000	2,000,000	2,000,000	6,000,000
<b>Total Expenditures</b>	-	-	<b>3,334,828</b>	<b>15,667,205</b>	<b>2,807,686</b>	<b>3,823,844</b>	<b>21,636,044</b>	<b>11,428,280</b>	<b>6,403,064</b>	<b>2,000,000</b>	<b>67,100,951</b>
<b>Remaining Project Balance</b>	-	-	<b>12,700,235</b>	<b>2,395,837</b>	<b>1,374,176</b>	<b>27,437,883</b>	<b>9,341,571</b>	<b>4,403,064</b>	-	-	-



# FY 2024 Annual Report

**Committee Name:** Audit Committee/Citizen Oversight Committee

**Created by:** Jupiter Town Council through Resolution 66-17

**Membership:** Per Resolution 46-16, the Committee consist of five (5) members, each of whom shall be a resident of the Town of Jupiter. The members shall have relevant and particular experience in public accounting or budgeting, or experience with financial auditing for businesses or other governmental agencies.

**Year Created:** 2017

**Committee Goal:** To act as the Town of Jupiter’s citizen oversight committee for the one-cent sales tax in compliance with Palm Beach County ordinance.

**Committee Objective:** Meet at least once a year as the citizen oversight committee to review the revenues and expenditures of surtax proceeds received by the Town from the one-cent sales surtax enacted by Palm Beach County residents.

**FY2024 Actions:** The attached documents contained in the FY2024 One-Cent Surtax Annual Report has been reviewed by the Committee and complies with the ballot language.

Approved by Committee:

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**Date**

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**Chair**



**BALANCE SHEET FOR 2024 13**

FUND: 105 Infrastructure Surtax Fund			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
<b>ASSETS</b>				
105	104000	Equity In Pooled Cash	.00	8,583,691.29
	<b>TOTAL ASSETS</b>		<b>.00</b>	<b>8,583,691.29</b>
<b>FUND BALANCE</b>				
105	241000	Appropriations Control	4,489,773.00	.00
105	242000	Expenditures Control	-6,489,773.00	.00
105	271000	Estimated Revenue Control	-4,489,773.00	.00
105	272000	Revenue Control	6,100,626.19	.00
105	281000	Fund Balance-Restricted	389,146.81	-8,583,691.29
	<b>TOTAL FUND BALANCE</b>		<b>.00</b>	<b>-8,583,691.29</b>
<b>TOTAL LIABILITIES + FUND BALANCE</b>			<b>.00</b>	<b>-8,583,691.29</b>

\*\* END OF REPORT - Generated by Scott Reynolds \*\*