



Since 1967
Reedy Creek
IMPROVEMENT DISTRICT

Lake Buena Vista, Florida

ANNUAL FINANCIAL REPORT

Year Ended September 30, 2022

**REEDY CREEK IMPROVEMENT DISTRICT
(LOCATED IN ORANGE AND OSCEOLA COUNTIES)
1900 HOTEL PLAZA BOULEVARD
LAKE BUENA VISTA, FLORIDA**

BOARD OF SUPERVISORS

**LAURENCE C. HAMES, PRESIDENT
DONALD R. GREER, VICE-PRESIDENT
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DISTRICT ADMINISTRATOR

JOHN H. CLASSE, JR.

CHIEF FINANCIAL OFFICER/COMPTROLLER

CHRISTOPHER M. QUINN

INDEPENDENT AUDITOR

**Cherry Bekaert LLP
Orlando, Florida**

REEDY CREEK IMPROVEMENT DISTRICT
ANNUAL FINANCIAL REPORT
Year Ended September 30, 2022

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Report of Independent Auditor

To the District Administrator, Deputy District Administrator, and Board of Supervisors
Reedy Creek Improvement District
Lake Buena Vista, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Reedy Creek Improvement District (the "District"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the District, as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 16 to the financial statements, State of Florida legislation, signed into law February 27, 2023, provides for the District to continue as an operating entity with changes to the District's governance, operating abilities and District name. Our opinions are not modified with respect to this matter.

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 District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's 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 auditor's 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 generally accepted auditing standards 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 generally accepted auditing standards 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 District'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 District'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 and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 8, 2023 on our consideration of the District'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 District'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 District's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Orlando, Florida

February 8, 2023, except for note 16, for which the date is February 27, 2023

REEDY CREEK IMPROVEMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Reedy Creek Improvement District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2022. We encourage readers to consider the information presented here in conjunction with the District's financial statements, which follow this section.

Financial Highlights

- The assets plus deferred outflows of resources of the District exceeded liabilities plus deferred inflows of resources at the close of the most recent fiscal year by \$563,599,039 (net position).
- The District's total net position increased during the year by \$44,392,735.
- The District's total noncurrent liabilities decreased by \$42,871,948 during the year.
- As of September 30, 2022, the District's governmental funds reported combined ending fund balances of \$148,006,609, a decrease of \$23,321,839 in comparison with the prior year. Approximately 16% of this total amount is available for spending at the government's discretion (unassigned fund balance).
- At September 30, 2022, unassigned fund balance for the general fund was \$23,801,590, or 23% of total general fund expenditures, including transfers.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

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

The statement of net position presents information on all of the District's assets and deferred outflows of resources, and liabilities and deferred inflows 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 District 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 flows. 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., arbitrage rebate owed but not due until a future year and earned but unused vacation leave).

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Overview of the Financial Statements (continued)

Both of the government-wide financial statements distinguish functions of the District 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 District include general government, public safety, physical environment and transportation. The business-type activities of the District include water, wastewater, reuse, gas, solid waste, chilled water, hot water and electric utility operations. The government-wide financial statements can be found on pages 14-17 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 District, 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 District can be divided into three categories: governmental, proprietary 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 government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and the capital projects fund, all of which are considered to be major funds.

The District adopts an annual legally appropriated budget for its general fund and debt service fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget. The governmental fund financial statements can be found on pages 18-24 of this report.

Proprietary fund. Proprietary funds report the same functions presented as business-type activities in the government-wide financial statements. The District maintains a proprietary fund, the Utility Fund, which is an enterprise fund that accounts for eight utility operations. The Utility Fund provides the same type of information as the government-wide financial statements, only in more detail. The Utility Fund financial statements can be found on pages 25-29 of this report.

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Overview of the Financial Statements (continued)

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the District's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The basic fiduciary fund financial statements can be found on pages 30-31 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 begin on page 32 of this report.

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 District, assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources by \$563,599,039 at September 30, 2022.

District's Net Position

	Governmental activities		Business-type activities		Total	
	2022	2021	2022	2021	2022	2021
Current and noncurrent assets	\$ 161,883,709	\$ 195,283,573	\$ 246,767,538	\$ 243,902,306	\$ 408,651,247	\$ 439,185,879
Capital assets	935,526,776	917,979,553	300,420,959	303,838,086	1,235,947,735	1,221,817,639
Total assets	<u>1,097,410,485</u>	<u>1,113,263,126</u>	<u>547,188,497</u>	<u>547,740,392</u>	<u>1,644,598,982</u>	<u>1,661,003,518</u>
Deferred outflows of resources	58,530,045	55,314,283	1,683,931	-	60,213,976	55,314,283
Total deferred outflows of resources	<u>58,530,045</u>	<u>55,314,283</u>	<u>1,683,931</u>	<u>-</u>	<u>60,213,976</u>	<u>55,314,283</u>
Current liabilities*	58,923,659	68,087,501	46,900,790	39,799,313	105,824,449	107,886,814
Non-current liabilities	810,227,271	829,623,549	166,342,783	189,818,453	976,570,054	1,019,442,002
Total liabilities	<u>869,150,930</u>	<u>897,711,050</u>	<u>213,243,573</u>	<u>229,617,766</u>	<u>1,082,394,503</u>	<u>1,127,328,816</u>
Deferred inflows of resources	33,210,832	49,101,277	25,608,583	20,681,404	58,819,415	69,782,681
Total deferred inflows of resources	<u>33,210,832</u>	<u>49,101,277</u>	<u>25,608,583</u>	<u>20,681,404</u>	<u>58,819,415</u>	<u>69,782,681</u>
Net position:						
Net investment in capital assets	338,020,323	319,129,216	199,545,861	188,282,174	537,566,184	507,411,390
Restricted	1,020,949	218,320	53,222,270	51,111,811	54,243,219	51,330,131
Unrestricted (deficit)	<u>(85,462,505)</u>	<u>(97,582,454)</u>	<u>57,252,141</u>	<u>58,047,237</u>	<u>(28,210,364)</u>	<u>(39,535,217)</u>
	<u>\$ 253,578,767</u>	<u>\$ 221,765,082</u>	<u>\$ 310,020,272</u>	<u>\$ 297,441,222</u>	<u>\$ 563,599,039</u>	<u>\$ 519,206,304</u>

*Includes current liabilities payable from restricted assets

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-wide Financial Analysis (continued)

The District's net position includes: 1) net investment in capital assets (e.g., land, land improvements, buildings, machinery and equipment), less any related debt used to acquire those assets that is still outstanding and deferred outflows of resources and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets or related debt. The District uses these capital assets to provide infrastructure and services to businesses operating within the District; consequently, these assets are not available for future spending. Although the District'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; 2) net position restricted by contract or enabling legislation for non-operating uses such as capital and debt service, and 3) unrestricted net position (deficit). The net investment in capital assets continues to increase as the related debt is paid.

Governmental activities. Governmental activities reflect negative unrestricted net position balances primarily due to the District's net pension liability and net OPEB liability. The District recognized a significant increase in the proportionate share of the Florida Retirement System (FRS) pension liability, due largely to investment losses recognized by the FRS. Another contributing factor includes the financing, with long-term bonds of the District, certain roadways that were subsequently donated to the State of Florida. The donated roadways are not assets of the District; however, the remaining debt associated with the roadways is a liability of the District, which is discussed further in Note 14. The bonds are Ad Valorem Tax bonds, secured by an irrevocable lien on the ad valorem taxes collected by the District.

The increase in ad valorem tax revenues is the result of an increase in millage rates to offset decreased assessed values in order to provide funding for full operations post-pandemic. The increase is offset by interest and investment losses, primarily from unrealized losses on investments due to a program of ongoing interest rate increases by the Federal Reserve. The District intends to hold these investments to maturity where practical to mitigate realization of these market value losses. Charges for services increased as normal operations resumed following shutdowns due to the pandemic. Intergovernmental revenue increased with contributions from the cities of Bay Lake and Lake Buena Vista for road and bridge repair projects. The increase in expenses is due to parks and resorts reopening at full capacity and operational expenses resuming to pre-pandemic levels.

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REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

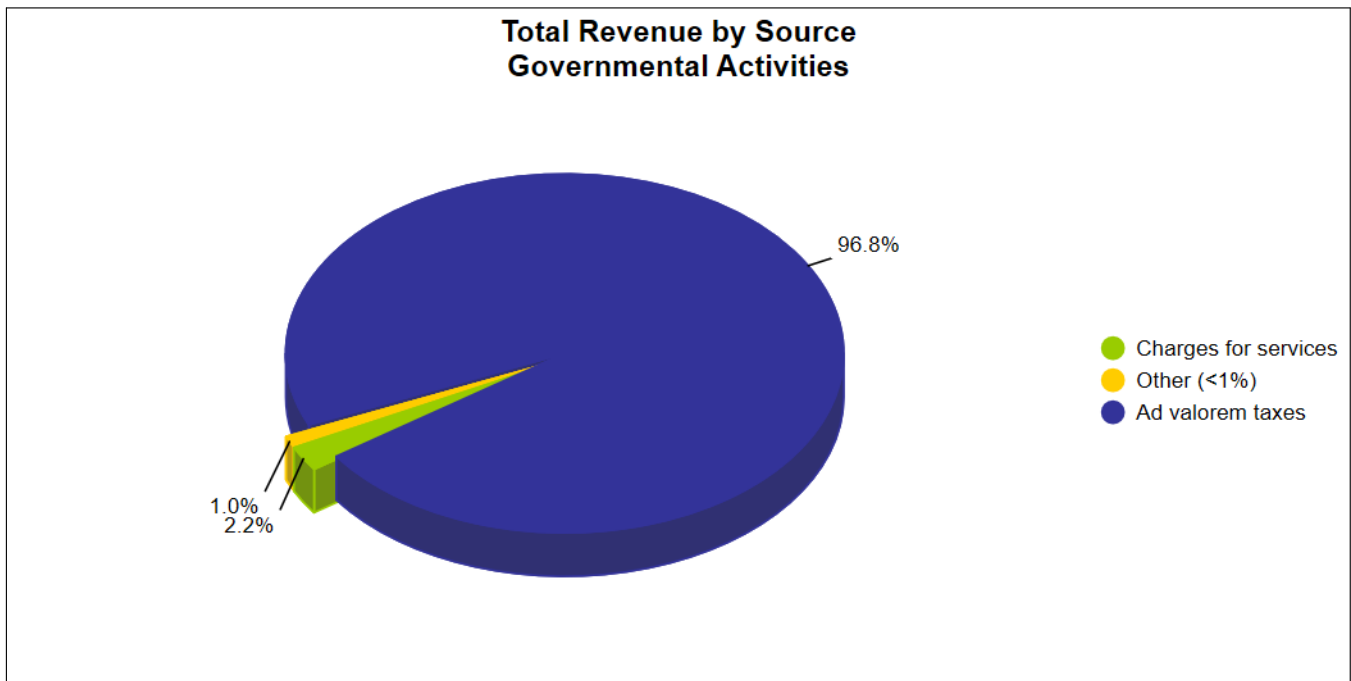
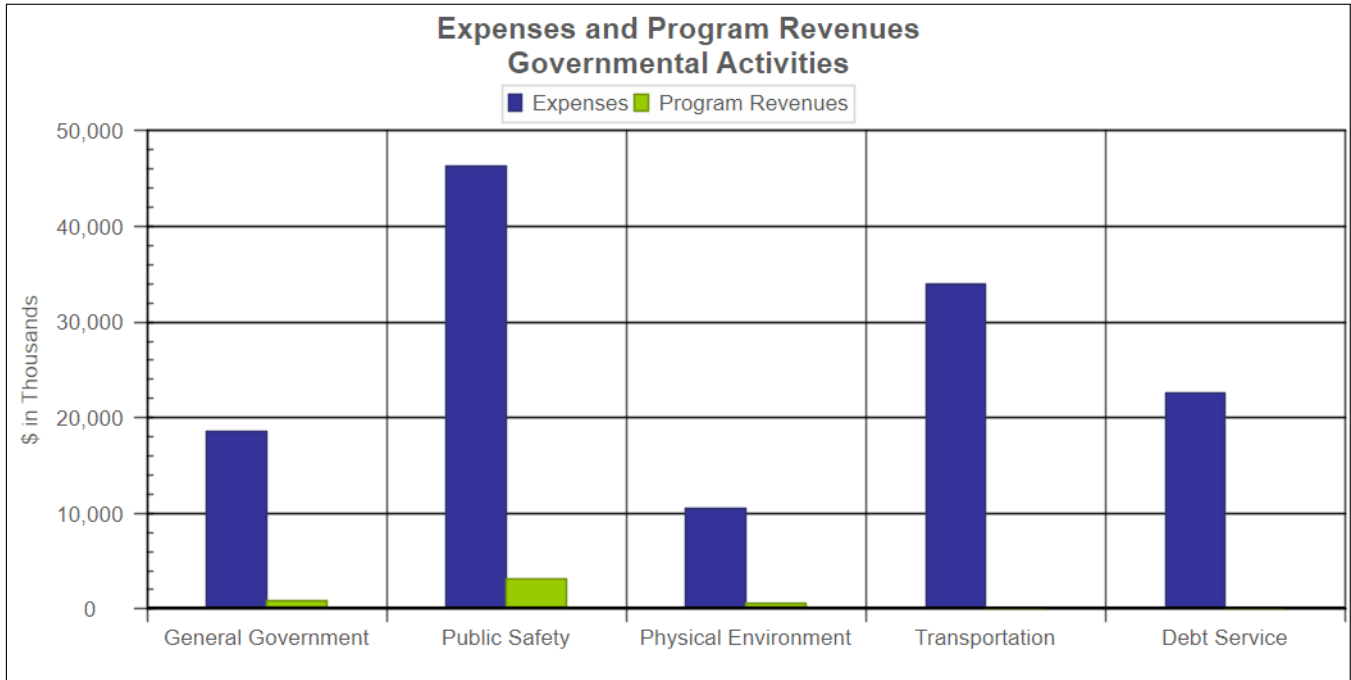
Government-wide Financial Analysis (continued)

District's Change in Net Position

	Governmental activities		Business-type activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues:						
Charges for services	\$ 3,734,230	\$ 3,538,572	\$ 170,128,384	\$ 154,884,383	\$ 173,862,614	\$ 158,422,955
Intergovernmental	446,263	-	-	-	446,263	-
Capital contributions	441,953	927,339	707,891	6,601,797	1,149,844	7,529,136
Total program revenues	<u>4,622,446</u>	<u>4,465,911</u>	<u>170,836,275</u>	<u>161,486,180</u>	<u>175,458,721</u>	<u>165,952,091</u>
General revenues:						
Ad valorem taxes - net	161,996,588	139,410,395	-	-	161,996,588	139,410,395
Interest and investment loss	(3,699,682)	196,708	(5,103,608)	309,074	(8,803,290)	505,782
Nonoperating revenue	565,055	-	438,896	-	1,003,951	-
Gain on disposal of capital assets	169,513	-	-	-	169,513	-
Total general revenues	<u>159,031,474</u>	<u>139,607,103</u>	<u>(4,664,712)</u>	<u>309,074</u>	<u>154,366,762</u>	<u>139,916,177</u>
Total revenues	<u>163,653,920</u>	<u>144,073,014</u>	<u>166,171,563</u>	<u>161,795,254</u>	<u>329,825,483</u>	<u>305,868,268</u>
Expenses:						
General government	18,518,558	16,973,543	-	-	18,518,558	16,973,543
Public safety	46,243,331	41,700,272	-	-	46,243,331	41,700,272
Physical environment	10,555,304	9,305,263	-	-	10,555,304	9,305,263
Transportation	33,909,035	31,649,320	-	-	33,909,035	31,649,320
Utility operations	-	-	149,446,775	123,740,150	149,446,775	123,740,150
Interest on debt	22,614,007	23,794,647	4,145,738	5,078,237	26,759,745	28,872,884
Total expenses	<u>131,840,235</u>	<u>123,423,045</u>	<u>153,592,513</u>	<u>128,818,387</u>	<u>285,432,748</u>	<u>252,241,432</u>
Increases in net position before transfers	31,813,685	20,649,969	12,579,050	32,976,867	44,392,735	53,626,836
Transfers	-	734,059	-	(734,059)	-	-
Change in net position	31,813,685	21,384,028	12,579,050	32,242,808	44,392,735	53,626,836
Net position - beginning	<u>221,765,082</u>	<u>200,381,054</u>	<u>297,441,222</u>	<u>265,198,414</u>	<u>519,206,304</u>	<u>465,579,468</u>
Net position - ending	<u>\$ 253,578,767</u>	<u>\$ 221,765,082</u>	<u>\$ 310,020,272</u>	<u>\$ 297,441,222</u>	<u>\$ 563,599,039</u>	<u>\$ 519,206,304</u>

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

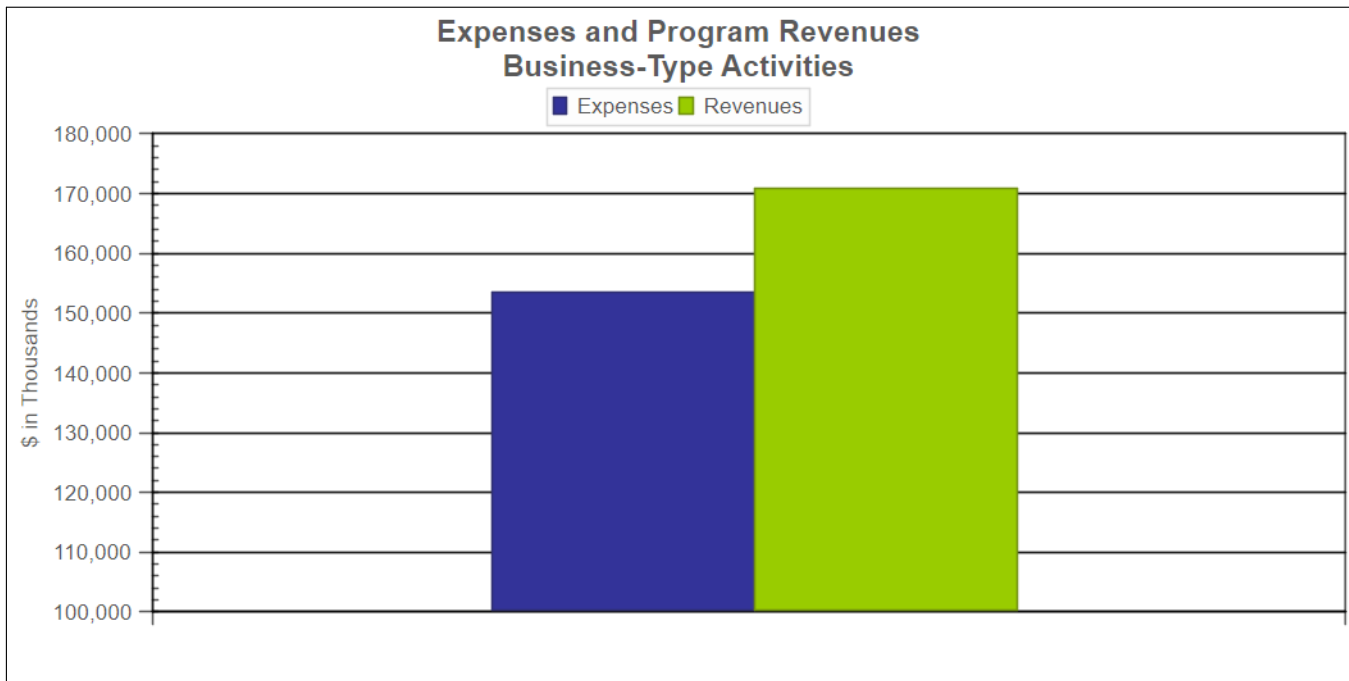
Government-wide Financial Analysis (continued)



REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-wide Financial Analysis (continued)

Business-type activities. Liabilities decreased with the paydown of utility system debt. Charges for services were higher due to an increase in utility revenues resulting from increased capacity at theme parks and resorts. Interest and investment loss accounted for (3.1)%, capital contributions and nonoperating revenue accounted for 0.7%, with the remainder of total revenues from charges for services. Operating expenses increased in fiscal year 2022 due to parks and resorts reopening at full capacity and operational expenses resuming to pre-pandemic levels.



Financial Analysis of the Government's Funds

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

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

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Financial Analysis of the Government's Funds (continued)

As of September 30, 2022, the District's governmental funds reported combined fund balances of \$148,006,609. Approximately 16% of this total amount constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is nonspendable, committed, restricted or assigned. Restricted amounts are not available for general spending as those amounts have been reserved to pay for capital projects from bond proceeds and debt service payments. Committed amounts are set-aside to pay for projects from drainage fees or property appraiser settlements as directed by the Board of Supervisors. Assigned amounts have been designated to cover the projected excess of expenditures over revenues in the fiscal year 2023 budget.

The general fund is the chief operating fund of the District. At September 30, 2022, unassigned fund balance of the general fund was \$23,801,590, while total fund balance reached \$42,709,121. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 23% of the total general fund expenditures (including transfers), while total fund balance represents 42% of that same amount. The fund balance of the District's general fund increased by \$4,918,653. While the District budgeted a drawdown of over \$12 million in the General Fund in FY2022, the postponement of transportation projects and other operating cost savings resulted in the increase in fund balance.

The debt service fund has a total fund balance of \$1,020,949, an increase of \$802,630 from the prior year. The increase was due to an interfund transfer from the general fund to offset unrealized investment losses.

The capital projects fund has a total fund balance of \$104,276,539, a decrease of \$29,043,121 from the prior year. The decrease was due to expenditures related to transportation improvement projects.

Proprietary fund. At September 30, 2022, the unrestricted net position of the Utility Fund amounted to \$57,252,141, an increase of \$12,579,050 from the prior year. The increase is due to increases in utility revenues resulting from increased capacity subsequent to the shutdowns experienced in prior years and increased utility rates in fiscal 2022. The restricted net position amounted to \$53,222,270, the bulk of which is restricted for debt service.

General Fund Budgetary Highlights

There were no amendments to the budget in fiscal year 2022. Minor transfers between activity budgets had no effect on total revenues or total expenses (including transfers).

Capital Asset and Debt Administration

Capital Assets. The District's investment in capital assets for its governmental and business type activities as of September 30, 2022 amounted to \$1,235,947,735, net of accumulated depreciation. This represents an increase of \$14,130,096. The primary driver for the increase was ongoing capital projects as described above.

Additional information on the District's capital assets can be found in Note 5 of the financial statements.

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Asset and Debt Administration (continued)

District's Capital Assets

(net of depreciation)

	Governmental activities		Business-type activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 2,992,490	\$ 2,740,642	\$ 6,896,164	\$ 6,896,164	\$ 9,888,654	\$ 9,636,806
Buildings	241,780,450	238,388,167	19,951,451	21,169,187	261,731,901	259,557,354
Improvements other than buildings	-	-	112,837,258	112,581,259	112,837,258	112,581,259
Machinery and equipment	6,176,223	7,460,753	103,015,005	109,090,004	109,191,228	116,550,757
Infrastructure	642,378,810	633,446,873	-	-	642,378,810	633,446,873
Construction in progress	42,198,803	35,943,118	57,721,081	54,101,472	99,919,884	90,044,590
Total	\$ 935,526,776	\$ 917,979,553	\$ 300,420,959	\$ 303,838,086	\$ 1,235,947,735	\$ 1,221,817,639

Long-term debt. At September 30, 2022, the District had total long-term bonded debt outstanding of \$917,500,856. Of this amount, \$728,451,073 was comprised of debt backed by the full faith and credit of the District and \$189,049,783 was secured by the revenues generated by the District's utilities. During fiscal 2022, the District's total long-term debt decreased by \$59,714,945 (6%) with the paydown of both ad valorem and utility revenue debt.

The District has received ratings of "AA-" from Standard and Poor's, "AA-" from Fitch and "Aa3" from Moody's for the Ad Valorem Tax general obligation bonds and ratings of "A-" from Standard and Poor's, "A" from Fitch and "A1" from Moody's for the Utility Revenue bonds. Additional information on the District's long-term debt can be found in Note 7 of the financial statements.

District's Outstanding Long-term Debt

General Obligation and Revenue Bonds

	Governmental activities		Business-type activities		Total	
	2022	2021	2022	2021	2022	2021
General obligation bonds	\$ 728,451,073	\$ 766,467,348	\$ -	\$ -	\$ 728,451,073	\$ 766,467,348
Revenue bonds and notes from direct borrowings	-	-	189,049,783	210,748,453	189,049,783	210,748,453
Total	\$ 728,451,073	\$ 766,467,348	\$ 189,049,783	\$ 210,748,453	\$ 917,500,856	\$ 977,215,801

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Asset and Debt Administration (continued)

Infrastructure Assets. As demonstrated in the Required Supplementary Information on pages 74-84 of this report, there have been no significant changes in the assessed condition of the bridges, roads and water control structures that use the modified approach for infrastructure reporting. There is an ongoing program to repair the remaining water control structures considered in good condition. The current conditions of the remaining assets are within the established levels maintained by the District.

Economic Factors and Next Year's Budget and Rates

Assessed property values underlying the District's fiscal year 2023 budget and millage rate determination reflect the impact of any Orange County Property Appraiser revaluations of property value assessments as a result of Court of Appeals' recommendations.

- The unemployment rate of the Central Florida area is currently averaging 2.7%. This is slightly more than the state average of 2.6% and less than the national unemployment average of 3.6%.
- Fiscal year 2023 assessed values increased 8.0%. Millage rates increased overall by 0.3259 mills as a result of a budgeted increase in operating expenses, which was partially offset by a reduction in the debt service millage rate.
- Inflationary trends in the region compare to national indices.

State of Florida Legislation

On April 22, 2022, Governor DeSantis signed into law Senate Bill 4-C, dissolving 6 independent special districts, including Reedy Creek Improvement District (RCID). The dissolution would have taken effect June 1, 2023. New legislation signed into law February 27, 2023 specifies RCID will not be dissolved, but continues in full force and effect under a new name, the Central Florida Tourism Oversight District, with a number of changes to RCID's existing charter. Further information relating to this matter may be found in Note 16 "State of Florida Legislation".

Requests for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Reedy Creek Improvement District, Comptroller, 1900 Hotel Plaza Blvd., P.O. Box 10170, Lake Buena Vista, Florida 32830.

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2022

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 14,212,335	\$ 7,986,485	\$ 22,198,820
Cash and cash equivalents - restricted	14,036,722	40,124,665	54,161,387
Investments	32,597,967	29,925,242	62,523,209
Investments - restricted	97,706,289	104,231,124	201,937,413
Accounts receivable, net	450,688	24,665,275	25,115,963
Internal balances	(61,550)	61,550	-
Inventories	-	13,668,342	13,668,342
Prepays	-	480,000	480,000
Deposits	812,387	-	812,387
Derivative fuel instruments	-	25,601,855	25,601,855
Other assets	2,128,870	23,000	2,151,870
Capital assets not being depreciated	687,570,103	64,617,245	752,187,348
Capital assets, net of accumulated depreciation	247,956,673	235,803,714	483,760,387
Total assets	1,097,410,484	547,188,497	1,644,598,981
DEFERRED OUTFLOWS OF RESOURCES			
Deferred fuel cost	-	1,683,931	1,683,931
Loss on defeased debt due to refundings	22,504,469	-	22,504,469
Deferred outflow of resources related to pensions	17,633,205	-	17,633,205
Deferred outflow of resources related to OPEB	18,392,371	-	18,392,371
Total deferred outflows of resources	58,530,045	1,683,931	60,213,976

(Continued)

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2022

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Accounts payable and accrued liabilities	7,316,594	21,234,956	28,551,550
Accounts payable from restricted assets	6,350,405	538,275	6,888,680
Compensated absences	1,600,573	-	1,600,573
Self insurance liability	1,371,336	-	1,371,336
Bonds and notes payable	34,170,000	22,707,000	56,877,000
Accrued interest payable	8,114,751	2,420,559	10,535,310
Noncurrent liabilities:			
Compensated absences	1,449,732	-	1,449,732
Self insurance liability	4,697,049	-	4,697,049
Net pension liability	58,647,088	-	58,647,088
Net OPEB liability	51,152,329	-	51,152,329
Bonds and notes payable	694,281,073	166,342,783	860,623,856
Total	869,150,930	213,243,573	1,082,394,503
DEFERRED INFLOWS OF RESOURCES			
Accumulated increase in fair value of derivative instruments	-	25,601,855	25,601,855
Gain on defeased debt due to refundings	-	6,728	6,728
Deferred inflow of resources related to pensions	7,954,344	-	7,954,344
Deferred inflow of resources related to OPEB	25,256,488	-	25,256,488
Total deferred inflows of resources	33,210,832	25,608,583	58,819,415
NET POSITION			
Net investment in capital assets	338,020,323	199,545,861	537,566,184
Restricted for:			
Debt service	1,020,949	48,610,633	49,631,582
Renewal and replacement	-	4,111,637	4,111,637
Emergency repairs	-	500,000	500,000
Unrestricted (deficit)	(85,462,505)	57,252,141	(28,210,364)
Total net position	\$ 253,578,767	\$ 310,020,272	\$ 563,599,039

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF ACTIVITIES

For the Period Ended September 30, 2022

	Total	Total Business-type Activities	Total Governmental Activities
Expenses:			
Labor	\$ 82,441,471	\$ 29,246,489	\$ 53,194,982
Operating expenses	144,452,356	99,903,806	44,548,550
Depreciation	31,683,192	20,200,496	11,482,696
Nonoperating expenses	95,984	95,984	-
Interest on debt	26,759,745	4,145,738	22,614,007
Total expenses	285,432,748	153,592,513	131,840,235
Program revenues:			
Charges for services	173,862,614	170,128,384	3,734,230
Intergovernmental	446,263	-	446,263
Capital contributions	1,149,844	707,891	441,953
Total program revenues	175,458,721	170,836,275	4,622,446
Net program expense (revenue)	109,974,027	(17,243,762)	127,217,789
General revenues:			
Ad valorem taxes	161,996,588	-	161,996,588
Interest and investment loss	(8,803,290)	(5,103,608)	(3,699,682)
Nonoperating revenues	1,003,951	438,896	565,055
Gain on disposal of capital assets	169,513	-	169,513
Total general revenues	154,366,762	(4,664,712)	159,031,474
Change in net position	44,392,735	12,579,050	31,813,685
Total net position - beginning	519,206,304	297,441,222	221,765,082
Total net position - ending	\$ 563,599,039	\$ 310,020,272	\$ 253,578,767

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

Governmental Activities Expenses by Function

General Government	Public Safety	Physical Environment	Transportation	Debt Service
\$ 7,356,572	\$ 38,617,900	\$ 6,030,529	\$ 1,189,981	\$ -
9,936,808	5,253,419	4,156,572	25,201,751	-
1,225,178	2,372,012	368,203	7,517,303	-
-	-	-	-	-
-	-	-	-	22,614,007
<u>18,518,558</u>	<u>46,243,331</u>	<u>10,555,304</u>	<u>33,909,035</u>	<u>22,614,007</u>
398,271	3,192,652	143,307	-	-
446,263	-	-	-	-
-	-	441,953	-	-
<u>844,534</u>	<u>3,192,652</u>	<u>585,260</u>	<u>-</u>	<u>-</u>
<u>\$ 17,674,024</u>	<u>\$ 43,050,679</u>	<u>\$ 9,970,044</u>	<u>\$ 33,909,035</u>	<u>\$ 22,614,007</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

BALANCE SHEET - GOVERNMENTAL FUNDS

September 30, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and cash equivalents	\$ 14,212,335	\$ 304,328	\$ 13,732,394	\$ 28,249,057
Investments	32,597,967	716,816	96,989,473	130,304,256
Accounts receivable, net	450,688	-	-	450,688
Due from other funds	211,154	-	-	211,154
Deposits	812,387	-	-	812,387
Other assets	1,918,770	-	-	1,918,770
Total assets	<u>\$ 50,203,301</u>	<u>\$ 1,021,144</u>	<u>\$ 110,721,867</u>	<u>\$ 161,946,312</u>
LIABILITIES AND FUND BALANCES				
Accounts payable and accrued liabilities	\$ 7,316,594	\$ 195	\$ 6,350,210	\$ 13,666,999
Due to other funds	177,586	-	95,118	272,704
Total liabilities	<u>7,494,180</u>	<u>195</u>	<u>6,445,328</u>	<u>13,939,703</u>
Fund balances:				
Nonspendable:				
Other assets	1,918,770	-	-	1,918,770
Committed				
Drainage system	5,334,898	-	-	5,334,898
Property appraiser disputes	5,000,000	-	-	5,000,000
Restricted:				
Capital projects	-	-	104,276,539	104,276,539
Debt service	-	1,020,949	-	1,020,949
Assigned:				
2023 budget appropriation	6,653,863	-	-	6,653,863
Unassigned	23,801,590	-	-	23,801,590
Total fund balances	<u>42,709,121</u>	<u>1,020,949</u>	<u>104,276,539</u>	<u>\$ 148,006,609</u>
Total liabilities and fund balances	<u>\$ 50,203,301</u>	<u>\$ 1,021,144</u>	<u>\$ 110,721,867</u>	

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

REEDY CREEK IMPROVEMENT DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO
THE STATEMENT OF NET POSITION

September 30, 2022

Fund Balances - Total Governmental Funds	\$ 148,006,609
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Accrued interest payable on bonds not currently due is not reported in the funds.	(8,114,751)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	935,526,776
Some liabilities, deferred outflows of resources and deferred inflows of resources, including those related to bonds payable, pensions, OPEB and other liabilities are not due and payable in the current period and therefore are not reported in the funds.	<u>(821,839,867)</u>
Net position of governmental activities	<u><u>\$ 253,578,767</u></u>

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

REEDY CREEK IMPROVEMENT DISTRICT

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

For the Period Ended September 30, 2022

	General	Debt Service	Capital Projects	Total
REVENUES				
Ad valorem taxes	\$ 103,368,355	\$ 58,628,233	\$ -	\$ 161,996,588
Intergovernmental	446,263	-	-	446,263
Emergency services	85,025	-	-	85,025
Building permits and fees	3,107,627	-	-	3,107,627
Drainage fees	441,953	-	-	441,953
Interest and investment loss	(1,342,266)	(303,580)	(2,053,837)	(3,699,683)
Other	726,064	-	-	726,064
Total revenues	<u>106,833,021</u>	<u>58,324,653</u>	<u>(2,053,837)</u>	<u>163,103,837</u>
EXPENDITURES				
CURRENT:				
General government	17,554,317	-	-	17,554,317
Public safety	45,027,503	-	-	45,027,503
Physical environment	10,391,415	-	-	10,391,415
Transportation	26,432,049	-	-	26,432,049
Capital outlay	2,074,139	-	26,989,284	29,063,423
DEBT SERVICE:				
Principal	-	32,755,000	-	32,755,000
Interest and other charges	-	25,767,024	-	25,767,024
Total expenditures	<u>101,479,423</u>	<u>58,522,024</u>	<u>26,989,284</u>	<u>186,990,731</u>
Excess (deficiency) of revenues over (under) expenditures	<u>5,353,598</u>	<u>(197,371)</u>	<u>(29,043,121)</u>	<u>(23,886,894)</u>
OTHER FINANCING SOURCES (USES)				
Transfer in	-	1,000,000	-	1,000,000
Transfer out	(1,000,000)	-	-	(1,000,000)
Insurance recoveries	565,055	-	-	565,055
Total other financing sources (uses)	<u>(434,945)</u>	<u>1,000,000</u>	<u>-</u>	<u>565,055</u>
Net change in fund balances	4,918,653	802,629	(29,043,121)	(23,321,839)
Fund Balances, beginning of year	<u>37,790,468</u>	<u>218,320</u>	<u>133,319,660</u>	<u>171,328,448</u>
Fund Balances, end of year	<u>\$ 42,709,121</u>	<u>\$ 1,020,949</u>	<u>\$ 104,276,539</u>	<u>\$ 148,006,609</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

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

For the Period Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds \$ (23,321,839)

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	17,580,727
The net effect of miscellaneous transactions involving capital assets resulted in a decrease in net position.	(33,505)
Governmental funds report the payment of bond principal and interest when the current financial resources are available and payments are due and they report the payment of issuance costs, premiums, discounts, and similar items when debt is first issued. However, on the statement of activities, interest is accrued.	35,908,017
Decreases in other liabilities reported as expenses in the statement of activities not requiring the use of current financial resources in governmental funds.	<u>1,680,285</u>
Change in net position of governmental activities	<u>\$ 31,813,685</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND

For the Period Ended September 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Ad valorem taxes	\$104,719,537	\$104,719,537	\$ 103,368,355	\$ (1,351,182)
Intergovernmental revenue	447,000	447,000	446,263	(737)
Emergency services	-	-	85,025	85,025
Building permits and fees	3,750,000	3,750,000	3,107,627	(642,373)
Drainage fees	-	-	441,953	441,953
Interest and investment loss	158,000	158,000	(1,342,266)	(1,500,266)
Other	525,000	525,000	726,064	201,064
Total revenues	109,599,537	109,599,537	106,833,021	(2,766,516)
EXPENDITURES				
GENERAL GOVERNMENT				
Administrative:				
Labor	3,463,654	3,463,654	3,464,201	(547)
Operating	6,947,350	6,947,350	6,539,205	408,145
Capital outlay	-	-	251,848	(251,848)
	<u>10,411,004</u>	<u>10,411,004</u>	<u>10,255,254</u>	<u>155,750</u>
Human Resources:				
Labor	1,050,067	1,050,067	1,012,236	37,831
Operating	381,123	381,123	217,991	163,132
	<u>1,431,190</u>	<u>1,431,190</u>	<u>1,230,227</u>	<u>200,963</u>
Information Systems & Technology:				
Labor	2,285,730	2,285,730	2,215,457	70,273
Operating	2,145,775	2,145,775	2,483,033	(337,258)
Capital outlay	1,419,000	1,419,000	266,689	1,152,311
	<u>5,850,505</u>	<u>5,850,505</u>	<u>4,965,179</u>	<u>885,326</u>
Property Management:				
Labor	1,040,505	1,040,505	913,918	126,587
Operating	997,762	997,762	708,276	289,486
Capital outlay	46,000	46,000	41,361	4,639
	<u>2,084,267</u>	<u>2,084,267</u>	<u>1,663,555</u>	<u>420,712</u>
TOTAL GENERAL GOVERNMENT	19,776,966	19,776,966	18,114,215	1,662,751

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND

For the Period Ended September 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
PUBLIC SAFETY				
Building & Safety:				
Labor	5,222,937	5,222,937	5,124,419	98,518
Operating	688,375	688,375	715,007	(26,632)
Capital outlay	20,000	20,000	-	20,000
	<u>5,931,312</u>	<u>5,931,312</u>	<u>5,839,426</u>	<u>91,886</u>
Emergency Services:				
Labor	32,570,272	32,570,272	34,374,790	(1,804,518)
Operating	3,581,537	3,581,537	2,578,999	1,002,538
Capital outlay	1,948,900	1,948,900	1,370,159	578,741
	<u>38,100,709</u>	<u>38,100,709</u>	<u>38,323,948</u>	<u>(223,239)</u>
Property Management:				
Labor	346,208	346,208	274,875	71,333
Operating	3,048,125	3,048,125	1,959,413	1,088,712
Capital outlay	-	-	31,183	(31,183)
	<u>3,394,333</u>	<u>3,394,333</u>	<u>2,265,471</u>	<u>1,128,862</u>
TOTAL PUBLIC SAFETY	<u>47,426,354</u>	<u>47,426,354</u>	<u>46,428,845</u>	<u>997,509</u>
PHYSICAL ENVIRONMENT				
Environmental Sciences:				
Labor	3,889,001	3,889,001	3,634,261	254,740
Operating	1,285,300	1,283,300	1,080,401	202,899
Capital outlay	36,000	38,000	43,159	(5,159)
	<u>5,210,301</u>	<u>5,210,301</u>	<u>4,757,821</u>	<u>452,480</u>
Planning & Engineering:				
Labor	2,616,885	2,616,885	2,600,582	16,303
Operating	1,235,267	1,235,267	962,173	273,094
	<u>3,852,152</u>	<u>3,852,152</u>	<u>3,562,755</u>	<u>289,397</u>
Water Control:				
Operating	2,844,900	2,844,900	1,866,838	978,062
Property Management:				
Operating	1,343,483	1,343,483	247,160	1,096,323
Capital outlay	140,000	140,000	69,740	70,260
	<u>1,483,483</u>	<u>1,483,483</u>	<u>316,900</u>	<u>1,166,583</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND

For the Period Ended September 30, 2022

	<u>Budgeted Amounts</u>			
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
TOTAL PHYSICAL ENVIRONMENT	<u>13,390,836</u>	<u>13,390,836</u>	<u>10,504,314</u>	<u>2,886,522</u>
TRANSPORTATION				
Roadway Maintenance:				
Labor	322,293	322,293	314,675	7,618
Operating	<u>30,417,301</u>	<u>30,417,301</u>	<u>17,006,549</u>	<u>13,410,752</u>
	<u>30,739,594</u>	<u>30,739,594</u>	<u>17,321,224</u>	<u>13,418,370</u>
Parking Facilities:				
Labor	765,047	765,047	915,623	(150,576)
Operating	<u>9,567,145</u>	<u>9,567,145</u>	<u>8,195,202</u>	<u>1,371,943</u>
	<u>10,332,192</u>	<u>10,332,192</u>	<u>9,110,825</u>	<u>1,221,367</u>
TOTAL TRANSPORTATION	<u>41,071,786</u>	<u>41,071,786</u>	<u>26,432,049</u>	<u>14,639,737</u>
Total expenditures	<u>121,665,942</u>	<u>121,665,942</u>	<u>101,479,423</u>	<u>20,186,519</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(12,066,405)</u>	<u>(12,066,405)</u>	<u>5,353,598</u>	<u>17,420,003</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(1,000,000)	(1,000,000)
Insurance recoveries	-	-	<u>565,055</u>	<u>565,055</u>
Total Other Financing Uses	<u>-</u>	<u>-</u>	<u>(434,945)</u>	<u>(434,945)</u>
Excess (deficiency) of revenues over (under) expenditures and other financing uses	<u>\$ (12,066,405)</u>	<u>\$ (12,066,405)</u>	<u>4,918,653</u>	<u>\$ 16,985,058</u>
Fund Balance, beginning of year			<u>37,790,468</u>	
Fund Balance, end of year			<u>\$ 42,709,121</u>	

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

REEDY CREEK IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION - UTILITY FUND

September 30, 2022

ASSETS

Current assets:

Cash and cash equivalents	\$	7,986,485
Investments		3,704,937
Accounts receivable, net		24,665,275
Due from other funds		272,704
Inventories		13,668,342
Prepays		480,000
Derivative fuel instruments		25,601,855
Restricted assets:		
Cash and cash equivalents		40,124,665
Investments		41,632,976
Total current assets		158,137,239

Noncurrent assets:

Investments		26,220,305
Restricted investments		62,598,148
Capital assets:		
Land		6,896,164
Construction in progress		57,721,081
Buildings		66,564,022
Improvements other than buildings		283,120,074
Machinery and equipment		446,851,357
Less accumulated depreciation		(560,731,739)
Total capital assets		300,420,959
Other assets		23,000
Total noncurrent assets		389,262,412

Total assets

547,399,651

DEFERRED OUTFLOWS OF RESOURCES

Deferred fuel		1,683,931
Total deferred outflows of resources		1,683,931

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

REEDY CREEK IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION - UTILITY FUND

September 30, 2022

LIABILITIES

Current liabilities:

Accounts payable and accrued liabilities	21,234,956
Due to other funds	211,154
Total current liabilities	21,446,110

Current liabilities payable from restricted assets:

Bonds and notes payable	22,707,000
Accrued interest payable	2,420,559
Contracts and retainage payable	538,275
Total current liabilities payable from restricted assets	25,665,834

Long-term liabilities:

Bonds and notes payable	166,342,783
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Total liabilities	213,454,727
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DEFERRED INFLOWS OF RESOURCES

Accumulated increase in the fair value of derivative instruments	25,601,855
Gain on defeased debt due to refundings	6,728

Total deferred inflows of resources	25,608,583
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NET POSITION

Net investment in capital assets	199,545,861
Restricted for debt service	48,610,633
Restricted for renewal and replacement	4,111,637
Restricted for emergency repairs	500,000
Unrestricted	57,252,141
Total net position	\$ 310,020,272

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

UTILITY FUND

For the Period Ended September 30, 2022

OPERATING REVENUES

Utility sales	\$ 170,128,384
Total operating revenues	<u>170,128,384</u>

OPERATING EXPENSES

Purchased power and fuel	71,073,177
Labor support	29,522,950
Operating costs	14,885,948
Taxes	2,730,802
Repairs and maintenance	9,520,878
Insurance	1,416,540
Depreciation	<u>20,200,496</u>
Total operating expenses	<u>149,350,791</u>
Operating income	<u>20,777,593</u>

NONOPERATING REVENUES (EXPENSES)

Interest and investment loss	(5,103,608)
Interest expense	(4,145,738)
Insurance recoveries	438,896
Bond issue costs	(880)
Loss on retirement of plant assets	<u>(95,104)</u>
Total nonoperating expenses, net	<u>(8,906,434)</u>

Income before contributions 11,871,159

Capital contributions 707,891
Increase in net position 12,579,050

Total net position - beginning 297,441,222
Total net position - ending \$ 310,020,272

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF CASH FLOWS UTILITY FUND

For the Year Ended September 30, 2022

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers	\$ 166,304,606
Payments to suppliers	(98,330,086)
Payments for labor contract and management service agreement	<u>(26,067,468)</u>
Net cash provided (used) by operating activities	<u>41,907,052</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Payment of bond issue costs	(880)
Purchases of capital assets	(16,557,506)
Proceeds from sale of capital assets	(66,400)
Principal paid on bonds	(20,930,000)
Interest paid on bonds	(5,284,792)
Capital contributions	702,982
Insurance recoveries	<u>438,896</u>
Net cash provided (used) by capital and related financing activities	<u>(41,697,700)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of investments	(66,910,721)
Proceeds from sales and maturities of investments	65,799,733
Interest and investment loss	<u>(5,103,608)</u>
Net cash provided (used) by investing activities	<u>(6,214,596)</u>
Net decrease in cash and cash equivalents	(6,005,244)
Balances - beginning of the year	<u>54,116,394</u>
Balances - end of the year	<u>\$ 48,111,150</u>

Unrestricted	\$ 7,986,485
Restricted	<u>40,124,665</u>
	<u>\$ 48,111,150</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF CASH FLOWS UTILITY FUND

For the Year Ended September 30, 2022

Reconciliation of operating income to net cash provided by operating activities

Operating income	\$ 20,777,593
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	20,200,496
Change in assets, liabilities and deferred inflows and outflows of resources:	
Accounts receivable	(2,223,562)
Inventories	(161,314)
Prepaid items	24,233
Accounts payable and accrued liabilities	6,559,684
Due to other funds	14,069
Deferred fuel	<u>(3,284,147)</u>
Net cash provided by operating activities	<u>\$ 41,907,052</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF FIDUCIARY NET POSITION

FIDUCIARY FUND

September 30, 2022

	<u>Other Post- Employment Benefits Trust</u>
ASSETS	
Trust cash	\$ 1,712,713
Trust investments	<u>13,439,362</u>
Total Assets	<u>15,152,075</u>
 FIDUCIARY NET POSITION	
Restricted for other postemployment benefits	<u>\$ 15,152,075</u>

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

REEDY CREEK IMPROVEMENT DISTRICT
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND

For the Period Ended September 30, 2022

	<u>Other Post- Employment Benefit Trust</u>
ADDITIONS:	
Employer contributions	\$ 3,233,532
Net investment loss	
Investment loss	(996,427)
Investment expense	<u>(15,500)</u>
Total net investment loss	<u>(1,011,927)</u>
Total Additions	2,221,605
DEDUCTIONS:	
Benefits paid on behalf of participants	<u>2,218,031</u>
Net increase in fiduciary net position	3,574
Fiduciary net position - October 1, 2021	<u>15,148,501</u>
Fiduciary net position - September 30, 2022	<u>\$ 15,152,075</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

Year Ended September 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Reedy Creek Improvement District (the "District") is a public corporation of the State of Florida created on May 12, 1967 by a special act of the legislature. The District includes approximately 25,000 acres of land in Orange and Osceola Counties. Walt Disney World Co. or other wholly owned subsidiaries of the Walt Disney Company own substantially all the land within the District. As outlined in Chapter 67-764 of the Laws of Florida, the District was organized to provide for the reclamation, drainage, and irrigation of land, to establish water, flood, and erosion control, to provide water and sewer systems and waste collection and disposal facilities, to provide for mosquito and other pest controls, to provide for public utilities, to create and maintain conservation areas, to provide streets, roads, bridges and street lighting facilities, and to adopt zoning and building codes and regulations. The governing body of the District is a five-member Board of Supervisors elected to office for four-year terms by landowners of the District.

The accompanying financial statements present the financial position and changes in financial position of the applicable fund types governed by the Board of Supervisors of the District in accordance with accounting principles generally accepted in the United States of America. Determination of the financial reporting entity of the District is founded upon the objective of accountability. Therefore, the financial statements include only the District (the primary government). There are no legally separate component units for which operational or financial responsibility rest with officials of the District or for which the nature and significance of their relationship to the District are such that exclusion would cause the financial statements to be misleading.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all nonfiduciary activities of the primary government. Fiduciary activities are reported only in the fund financial statements. As required by generally accepted governmental accounting principles, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses, of a given function or segment, are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) intergovernmental revenues used for certain operating expenses and 3) contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

B. Government-Wide and Fund Financial Statements - Continued

Separate financial statements are provided for the governmental funds, the proprietary fund and the fiduciary fund. All governmental funds and the proprietary fund are considered to be major funds and are reported as separate columns in the fund financial statements. The OPEB trust fund is reported as a separate financial statement and is not included in the government-wide financial statements.

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

Property taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are generally not measurable and available until the District receives cash.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

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

The District reports the following major governmental funds:

General Fund - The District's primary operating fund accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Accounts for resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

Capital Projects Fund - Accounts for the financial resources to be used for the acquisition or construction of major general government capital projects.

The District reports the following major proprietary fund:

Utility Fund - Accounts for activities of the following District systems: wastewater collection and treatment; potable water production, treatment, storage, pumping and distribution; reclaimed water distribution; electric generation and distribution; chilled water; hot water; natural gas distribution; and solid waste and recyclables collection and transfer.

Additionally, the District reports the following fiduciary fund type:

Other Post-Employment Benefits Trust Fund - Accounts for the receipt and disbursement of assets held in trust for eligible participants of other post-employment benefits of the District.

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

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) intergovernmental revenues, 3) operating contributions and 4) capital contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes. Bad debt expense, if any, reduces revenues.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

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

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's proprietary fund are charges to customers for sales and services. The District also recognizes as operating revenue connection fees which are to recover the expense of connecting new customers to the system. Operating expenses for the proprietary fund includes the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Property Taxes

Property taxes are billed and collected within the same fiscal period, and are reflected on the modified accrual basis. Ad Valorem taxes on property values have a lien and assessment date of January 1, with millage established during the preceding September. The fiscal year for which taxes are levied begins October 1. Taxes, which are billed in November, carry a maximum discount available through November 30, and become delinquent April 1. State Statutes permit the District to levy property taxes at a rate up to 30 mills. The millage rates assessed by the District for the fiscal year ended September 30, 2022 were 8.6641 for General Operating and 4.9100 for Debt Service.

E. Cash, Cash Equivalents and Investments

Cash balances from the majority of funds are pooled for investment purposes. Earnings from such investments are allocated to the respective funds based on applicable balances maintained in the pool by each fund. Holdings in the pool, for purposes of these statements, are allocated to the participating funds based on their equity.

Cash and cash equivalents consist of non-interest bearing demand deposits and money market funds and investments with an original maturity of three months or less when purchased. Cash and cash equivalents are carried at cost, which approximates fair value.

Investments are stated at fair value based upon quoted market prices or matrix pricing for certain fixed income securities. Investments are further explained in Notes 3, 10 and 13, Deposits and Investments, Other Postemployment Benefits and Fair Value Measurements, respectively.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

F. Inventories

Utility Fund inventories consist of materials, supplies and fuel. All items are held for use only and are valued at cost.

G. Restricted Assets

Certain assets in the Debt Service Fund, Capital Projects Fund and Utility Fund are restricted as to use by specific provisions of bond resolutions. These assets are classified as restricted assets on the statement of net position.

H. Capital Assets

Infrastructure improvements such as roads, bridges, canals, curbs, gutters, sidewalks, drainage systems and lighting systems are recorded as capital expenditures in the various governmental funds at the time of purchase. These assets are presented as capital assets in the government-wide statement of net position for governmental activities. Infrastructure assets are not depreciated and are accounted for using the modified approach, as further explained in the Required Supplementary Information. Condition assessments are periodically performed and preservation and maintenance costs are reflected as expenses in the government-wide statement of activities under transportation expenses.

Land, buildings, plant, machinery and equipment are carried on the statement of net position for governmental activities and business-type activities at cost, except for contributed assets, which are recorded at acquisition value at the date of contribution. The District's capitalization threshold is \$5,000. Depreciation is provided on a straight-line basis over the estimated useful lives of the assets as follows:

Buildings and land improvements	30-50 years
Improvements, including utility distribution and collection systems	30-50 years
Machinery and equipment	3-30 years

Repairs and maintenance are expensed when incurred. Additions, major renewals and replacements, which increase the useful lives of the assets, are capitalized.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

I. Deferred Amount on Refunding

For current and advance refundings resulting in defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is deferred and amortized using the effective interest method over the remaining life of the old debt or the life of the new debt, whichever is shorter. Deferred amounts are presented as a deferred outflow of resources or deferred inflow of resources in the Statement of Net Position.

J. Compensated Absences

In the Government-wide financial statements, compensated absences are recorded as a liability when the benefits are earned. The current portion is the amount accrued during the year that would normally be liquidated with available, expendable resources in the next fiscal year. In the fund statements, expenditures are recognized when payments are due to the employee.

K. Fund Balances

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

Nonspendable - The portion of fund balance that includes amounts that cannot be spent because they are either not in a spendable form or legally or contractually required to be maintained intact.

Restricted - Amounts that can only be used for specific purposes due to constraints that have been placed on them by external parties, constitutional provisions or enabling legislation.

Committed - Amounts that are constrained for specific purposes that are internally imposed through formal action of the Board of Supervisors and does not lapse at year end.

Assigned - Amounts constrained by the Board of Supervisors to be used for a specific purpose.

Unassigned - All amounts not included in other spendable classifications.

The District spends restricted amounts first when both restricted and unrestricted fund balance is available unless legally prohibited from doing so. When expenditures are incurred for payment from the unrestricted fund balances, assigned is used first, followed by unassigned fund balance. The District does not have a formal minimum fund balance policy.

L. Budgets and Budgetary Accounting

The following procedures are used to establish the budgetary data reflected in the financial statements:

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

L. Budgets and Budgetary Accounting - Continued

- (1) The District Administrator submits to the Board of Supervisors a proposed operating budget for the fiscal year commencing on October 1.
- (2) Public hearings are conducted to obtain taxpayer comments.
- (3) Prior to October 1, the budget is legally enacted through passage of an ordinance.
- (4) Budgets are legally adopted for the General Fund, Debt Service Fund and the Utility Fund.
- (5) Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).
- (6) The District's charter does not require formal authorization for actual expenditures to exceed budgeted expenditures; however, the Board of Supervisors monitors the budget periodically during the year. The budgetary control is legally maintained at the fund level. The Statement of Revenues, Expenditures and Changes in Fund Balance - Budget to Actual is presented in the same format as the District's operating budget.
- (7) All appropriations and encumbrances, except those specifically approved by the Board of Supervisors, lapse at the close of the fiscal year to the extent not expended.

M. Forward Contracts

The District enters into forward contracts as part of its normal purchases of power and fuel and accounts for such contracts as settled, as a component of the cost of its operations.

N. Derivative Instruments

Fuel-related derivative transactions are executed in accordance with the District's established Energy Risk Management Policy ("Policy") which is controlling the level of price risk exposure involved in the normal course of the District's natural gas purchasing activities. The Policy establishes the Energy Risk Management Oversight Committee to enter into financial hedging agreements and contracts with third parties pursuant to enabling agreements approved by the Board of Supervisors. The Policy establishes the organizational structure of the committee and various volume and pricing limits. The fair value of these derivative fuel instruments is included in the Statement of Net Position, with the accumulated changes in fair value reported as deferred outflows or deferred inflows of resources as they have been determined to qualify for hedge accounting. Related gains or losses are deferred and recognized in the specific period in which the derivative is settled and included as part of fuel costs.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

O. Pensions

The Florida Retirement System (FRS) is responsible for providing participating employers with total pension liabilities, pension assets, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, as well as the District's proportionate share of the net pension liability, deferred outflows of resources, deferred inflows of resources and pension expense.

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the FRS and additions to/deductions from the FRS's fiduciary net position have been determined on the same basis as they are reported by the FRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

P. Postemployment Benefits Other Than Pensions (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the District's OPEB Plan and additions to/deductions from the OPEB Plan fiduciary net position have been determined on the same basis as they are reported by the OPEB Plan. For this purpose, the OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments that have a maturity at the time of purchase of one year or less, which are reported at cost.

Q. Rates and Regulations

The District follows the accounting practices set forth in GASB No. 62, paragraphs 476-500, Regulated Operations for its utility operations. This standard allows utilities to capitalize or defer certain costs or revenues based on management's ongoing assessment that it is probable these items will be recovered through the rate-making process. Regulatory assets consist of deferred fuel cost and are presented as deferred outflows of resources on the statement of net position.

R. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and differences could be material.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the balance sheet – governmental funds and the government-wide statement of net position

The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position - governmental activities as reported in the government-wide statement of net position. Further details of certain elements of that reconciliation are as follows:

- (1) Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. This amount represents the total capital assets of governmental activities of \$1,032,651,449, net of accumulated depreciation of \$97,124,673, or \$935,526,776.
- (2) Some liabilities, including bonds payable, other long-term liabilities, and deferred outflows of resources and deferred inflows of resources, are not due and payable in the current period and therefore are not reported in the funds. The details of this difference are shown below:

Compensated absences payable	\$ 3,050,305
Self insurance liability	5,858,285
Bonds payable	728,451,073
Deferred outflows - losses on defeased debt	(22,504,469)
Net pension liability	58,647,088
Deferred outflows - pensions	(17,633,205)
Deferred inflows - pensions	7,954,344
Net OPEB liability	51,152,329
Deferred outflows - OPEB	(18,392,371)
Deferred inflows - OPEB	<u>25,256,488</u>
Net adjustment to reduce total fund balances - total governmental funds to arrive at net position of governmental activities	<u>\$ 821,839,867</u>

B. Explanation of certain differences between the statement of revenues, expenditures and changes in fund balances – governmental funds and the government-wide statement of activities

The statement of revenues, expenditures and changes in fund balances - governmental funds includes a reconciliation of the "net changes in fund balances - total governmental funds" and "change in net position of governmental activities" as reported in the government-wide statement of activities. Further details of certain elements of that reconciliation are as follows:

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS - CONTINUED

B. Explanation of certain differences between the statement of revenues, expenditures and changes in fund balances – governmental funds and the government-wide statement of activities - Continued

(1) Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The amount by which capital outlays exceeded depreciation in the current period is as follows:

Capital outlay expenditures:	
General fund	
General government	\$ 559,898
Public safety	1,401,342
Physical environment	112,899
Capital projects	26,989,284
Depreciation expense	<u>(11,482,696)</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	<u>\$ 17,580,727</u>

(2) Governmental funds report the payment of bond principal and interest when the current financial resources are available and payments are due, and they report the payment of issuance costs, premiums, discounts, and similar items when debt is first issued. However, on the statement of activities interest is accrued and certain bond related costs are deferred and amortized. The details of the difference are as follows:

Net changes of deferred loss, bond costs, discount and premium	\$ 2,681,381
Principal payments on bonds outstanding	32,755,000
Accrued interest payable	<u>471,636</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	<u>\$ 35,908,017</u>

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS - CONTINUED

B. Explanation of certain differences between the statement of revenues, expenditures and changes in fund balances – governmental funds and the government-wide statement of activities - Continued

(3) Decreases in other liabilities reported as expenses in the statement of activities not requiring the use of current financial resources in governmental funds. The details of the difference are as follows:

Compensated absences	\$	466,545
Self insurance		(118,960)
Net OPEB liability		1,883,731
Pensions		<u>(551,031)</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	\$	<u><u>1,680,285</u></u>

3. DEPOSITS AND INVESTMENTS

The District is authorized to invest in securities as described in its investment policy and in its bond resolutions. As of September 30, 2022, the District held the following deposits and investments as categorized below:

	Fair Value	<u>Investment maturities (in years)</u>	
		Less than 1	1 - 5
Demand deposits	\$ 8,294,812	\$ 8,294,812	\$ -
US Treasury securities	187,427,581	73,030,684	114,396,897
US Government agency securities	65,519,155	29,504,849	36,014,306
Supranationals	11,513,887	-	11,513,887
Money market mutual funds	68,065,394	68,065,394	-
Totals	<u><u>\$ 340,820,829</u></u>	<u><u>\$ 178,895,739</u></u>	<u><u>\$ 161,925,090</u></u>

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from rising interest rates, the District's investment policy for operating funds is structured to provide sufficient liquidity to pay obligations as they come due and (1) limits investments to not more than 7 year maturities (with the exception of bond proceeds, described below); and (2) requires the portfolio have no more than 15% in securities maturing in or having an average life of more than 5 years. Bond proceeds and reserve funds are managed in accordance with bond covenants and funding needs which could result in maturities longer than 7 years.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

3. DEPOSITS AND INVESTMENTS - CONTINUED

Credit Risk - The District's investment policy limits credit risk by restricting authorized investments to the following: direct obligations of, or obligations guaranteed by, the U.S. Government; bonds and notes issued by various federal agencies; state and local government securities; Canadian public obligations; public improvement bonds; public utility obligations; public housing obligations; State Board of Education obligations; international development banks; certain government security money market mutual funds; repurchase agreements and reverse repurchase agreements. Securities that derive their value from underlying securities ("derivatives") are specifically prohibited except when separately approved by the District's Board of Supervisors.

Custodial Credit Risk - All demand deposits are entirely insured by federal depository insurance or by the multiple financial institution collateral pool pursuant to the Public Depository Security Act of the State of Florida.

The District's investment policy requires that all investments be held by a third party custodian and held in the District's name. As of September 30, 2022, all District investments are held in a bank's trust department in the District's name.

Concentration of Credit Risk - At September 30, 2022, there were two issuers with which the District held investments exceeding 5% of the total investment portfolio. The issuers were Federal Home Loan Bank (5.01%) and Federal Home Loan Mortgage Corporation (8.03%).

Restricted Cash and Cash Equivalents and Investments - The table below summarizes the District's balances of cash and cash equivalents and investments restricted as to use. Restricted amounts are primarily unspent bond proceeds and reserves for debt service:

Statement of Net Position Classifications:	
Restricted cash and cash equivalents	\$ 54,161,387
Restricted investments	<u>201,937,413</u>
	<u>\$ 256,098,800</u>

4. VALUATION ALLOWANCES

The District recognizes allowances for losses on accounts receivable based on an aging of receivables and includes accounts over 120 days. The Utility Fund recognized an allowance at September 30, 2022 in the amount of \$88,720. The expense associated with this allowance is recognized as an offset to utility revenues.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

5. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022 was as follows:

	Beginning Balance October 1, 2021	Increases	Decreases	Ending Balance September 30, 2022
Governmental Activities:				
Capital assets not being depreciated				
Land	\$ 2,740,642	\$ 251,848	\$ -	\$ 2,992,490
Construction in progress	35,943,118	26,989,284	(20,733,599)	42,198,803
Infrastructure	633,446,873	8,931,937	-	642,378,810
Total capital assets not being depreciated	672,130,633	36,173,069	(20,733,599)	687,570,103
Capital assets being depreciated				
Buildings	291,756,440	11,801,662	-	303,558,102
Machinery and equipment*	41,280,226	1,822,291	(1,579,273)	41,523,244
Total capital assets being depreciated	333,036,666	13,623,953	(1,579,273)	345,081,346
Less accumulated depreciation for:				
Buildings	53,368,273	8,409,379	-	61,777,652
Machinery and equipment	33,819,473	3,073,316	(1,545,768)	35,347,021
Total accumulated depreciation	87,187,746	11,482,695	(1,545,768)	97,124,673
Total capital assets being depreciated, net	245,848,920	2,141,258	(33,505)	247,956,673
Governmental activities capital assets, net	\$ 917,979,553	\$ 38,314,327	\$ (20,767,104)	\$ 935,526,776
Business-type Activities:				
Capital assets not being depreciated				
Land	\$ 6,896,164	\$ -	\$ -	\$ 6,896,164
Construction in progress	54,101,472	15,883,342	(12,263,733)	57,721,081
Total capital assets not being depreciated	60,997,636	15,883,342	(12,263,733)	64,617,245
Capital assets being depreciated				
Buildings	66,218,685	351,204	(5,867)	66,564,022
Improvements other than buildings	277,105,823	6,057,565	(43,314)	283,120,074
Machinery and equipment	442,823,021	6,783,695	(2,755,359)	446,851,357
Total capital assets being depreciated	786,147,529	13,192,464	(2,804,540)	796,535,453
Less accumulated depreciation for:				
Buildings	45,049,498	1,568,940	(5,867)	46,612,571
Improvements other than buildings	164,524,564	5,801,566	(43,314)	170,282,816
Machinery and equipment	333,733,017	12,829,990	(2,726,655)	343,836,352
Total accumulated depreciation	543,307,079	20,200,496	(2,775,836)	560,731,739
Total capital assets being depreciated, net	242,840,450	(7,008,032)	(28,704)	235,803,714
Business-type activities capital assets, net	\$ 303,838,086	\$ 8,875,310	\$ (12,292,437)	\$ 300,420,959

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

5. CAPITAL ASSETS - CONTINUED

The District regularly reviews the feasibility of ongoing capital projects and may write-off immaterial amounts as needed.

6. INTERFUND RECEIVABLE AND PAYABLE BALANCES AND TRANSFERS

Interfund receivable and payable balances as of September 30, 2022 are as follows:

	Interfund Receivables (Due from)	Interfund Payables (Due to)
General	\$ 211,154	\$ 177,586
Capital Projects	-	95,118
Utility Fund	272,704	211,154
	<u>\$ 483,858</u>	<u>\$ 483,858</u>

The interfund balances between funds results mainly from the time lag between the dates that the goods and services were provided or the expenditure occurs, the recording of the transaction and the date the payment between the funds are made.

Interfund transfers during the year ended September 30, 2022 were as follows:

	Interfund Transfers In	Interfund Transfers Out
General	\$ -	\$ 1,000,000
Major Debt Service Funds	1,000,000	-
	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>

The transfer from the General Fund to the Debt Service Fund was for additional working capital as a result of interest and investment losses in fiscal year 2022.

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

7. LONG-TERM DEBT

A. Changes in long-term liabilities

	Beginning Balance October 1, 2021	Additions	Reductions	Ending Balance September 30, 2022	Due within one year
Governmental activities:					
General Obligation Bonds:					
2013A Ad Valorem	\$ 25,440,000	\$ -	\$ (12,410,000)	\$ 13,030,000	\$ 13,030,000
2013B Ad Valorem Refunding	9,005,000	-	(4,415,000)	4,590,000	4,590,000
2015A Ad Valorem Refunding	12,070,000	-	(1,550,000)	10,520,000	1,610,000
2016A Ad Valorem	158,820,000	-	(2,710,000)	156,110,000	2,850,000
2017A Ad Valorem	180,345,000	-	(6,990,000)	173,355,000	7,340,000
2020A Ad Valorem Refunding	333,415,000	-	(4,680,000)	328,735,000	4,750,000
Deferred amounts:					
Discount/Premium	47,372,348	-	(5,261,275)	42,111,073	-
Total long-term general obligations	766,467,348	-	(38,016,275)	728,451,073	34,170,000
Compensated absences	3,577,504	-	(527,199)	3,050,305	1,600,573
Self insurance liability	5,989,533	90,550	(11,698)	6,068,385	1,371,336
Net pension liability	20,032,980	61,795,761	(23,181,653)	58,647,088	-
Net OPEB liability	69,413,036	-	(18,260,707)	51,152,329	-
Long-term liabilities	<u>\$ 865,480,401</u>	<u>\$ 61,886,311</u>	<u>\$ (79,997,532)</u>	<u>\$ 847,369,180</u>	<u>\$ 37,141,909</u>
Business-type activities:					
Revenue Bonds:					
2013-1 Utility Refunding	\$ 33,100,000	\$ -	\$ (5,760,000)	\$ 27,340,000	\$ 6,050,000
2018-1 Utility	26,230,000	-	-	26,230,000	-
2018-2 Utility	19,750,000	-	-	19,750,000	4,700,000
Deferred amounts:					
Discount/Premium	5,297,453	-	(768,670)	4,528,783	-
Total long-term bonds payable	84,377,453	-	(6,528,670)	77,848,783	10,750,000
Notes from Direct Borrowings:					
2015-1 Utility	15,170,000	-	(15,170,000)	-	-
2021-1 Utility	35,095,000	-	-	35,095,000	150,000
2021-2 Utility	55,130,000	-	-	55,130,000	6,625,000
2021-4 Utility	20,976,000	-	-	20,976,000	5,182,000
Total direct borrowings	126,371,000	-	(15,170,000)	111,201,000	11,957,000
Long-term liabilities	<u>\$ 210,748,453</u>	<u>\$ -</u>	<u>\$ (21,698,670)</u>	<u>\$ 189,049,783</u>	<u>\$ 22,707,000</u>

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

7. LONG-TERM DEBT - CONTINUED

General Obligation Bonds Payable

2013A Ad Valorem Tax Bonds - In September 2013, the District issued \$344,960,000 Ad Valorem Tax Bonds at interest rates of 4.5% to 5.25%, interest only until June 2020. The proceeds were used to finance the costs to design, construct, equip and improve roadways and parking facilities within and outside the District.

2013B Ad Valorem Tax Refunding Bonds - In September 2013, the District issued \$40,950,000 Ad Valorem Refunding Bonds at interest rates of 4.0% to 5.0%. The proceeds were used for the advance refunding of the 2004A and 2004B Ad Valorem Tax Bonds maturing on and after June 1, 2015.

2015A Ad Valorem Tax Refunding Bonds - In April 2015, the District issued \$50,925,000 Ad Valorem Refunding Bonds at interest rates of 2.0% to 5.0%. The proceeds were used for the current refunding of the 2005A and 2005B Ad Valorem Tax Bonds maturing on and after June 1, 2015.

2016A Ad Valorem Tax Bonds - In July 2016, the District issued \$165,500,000 Ad Valorem Tax Bonds at interest rates of 4.0% and 5.0%, interest only until June 2019. The proceeds were used to finance the costs to design, construct, equip and improve roadways and other facilities within and outside the District.

2017A Ad Valorem Tax Bonds - In October 2017, the District issued \$199,375,000 Ad Valorem Tax Bonds at interest rates of 3.0% to 5.0%, interest only until June 2019. The proceeds were used to finance additional transportation projects and were also used to retire the District's 2017 Bond Anticipation Note.

2020A Ad Valorem Tax Refunding Bonds - In February 2020, the District issued \$338,025,000 Taxable Ad Valorem Refunding Bonds at interest rates of 1.463% to 2.731%. The proceeds were used for the current refunding of the 2013A and 2013B Ad Valorem Tax Bonds maturing on and after June 2, 2024.

The major provisions of the District's Ad Valorem Tax Bond Resolutions authorizing its debt are as follows:

- (1) The Ad Valorem tax bond issues and related interest are collateralized by an irrevocable lien on the proceeds from Ad Valorem taxes levied by the District.
- (2) Additional bonds may be issued by the District provided (a) the maximum bond debt service requirement of the proposed and then outstanding bonds does not exceed 85% of the maximum annual collection from Ad Valorem Taxes calculated for the current year and (b) the principal amount of all bonds proposed and then outstanding not exceed 50% of the assessed value of the taxable property within the District.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

7. LONG-TERM DEBT - CONTINUED

Revenue Bonds Payable

2013-1 Utilities Revenue Refunding Bonds - In July 2013, the District issued \$54,915,000 Utilities Revenue Refunding Bonds at interest rates of 2.5% to 5.0%. The proceeds were used to refund the 2003-1 and 2005-1 Utilities Revenue Bonds.

2018-1 Utilities Revenue Bonds - In July 2018, the District issued \$26,230,000 Utilities Revenue Bonds at an interest rate of 5.0%. The proceeds are being used to pay for construction and acquisition of improvements to the utility systems.

2018-2 Taxable Utilities Revenue Bonds - In July 2018, the District issued \$19,750,000 Taxable Utilities Revenue Bonds at an average interest rate of 3.44%. The proceeds are being used to pay for improvements to certain existing utility systems.

Notes from Direct Borrowings

2021-1 Utilities Revenue Bonds - In February 2021, the District issued \$35,095,000 Utilities Revenue Bonds at an interest rate of 1.72%. The proceeds are being used to pay for construction and acquisition of improvements to the utility systems. The direct borrowing is a non bank-qualified bond, secured by a pledge of net revenues derived from operation of the District's utility system on a parity with all other previously outstanding Utility Revenue Bonds. The loan is subject to acceleration in accordance with the District's existing Trust Indenture at a default rate equal to prime +4%.

2021-2 Taxable Utilities Revenue Bonds - In February 2021, the District issued \$55,130,000 Taxable Utilities Revenue Bonds at interest rates of 1.03%-1.58%, interest only due until October 2022. The proceeds are being used to pay for improvements to certain existing utility systems. The direct borrowing is a taxable loan, secured by a pledge of net revenues derived from operation of the District's utility system on a parity with all other previously outstanding Utility Revenue Bonds. The loan is subject to acceleration in accordance with the District's existing Trust Indenture at a default rate equal to prime +4%.

2021-4 Utilities Revenue Refunding Bonds - In July 2021, the District issued \$20,976,000 Utilities Revenue Refunding Bonds at an interest rate of 0.79%, interest only due until October 2022. The proceeds were used to currently refund the 2021-3 Taxable Utility Revenue Refunding Bonds. The loan is subject to acceleration in accordance with the District's existing Trust Indenture at a default rate equal to prime +4%.

The major provisions of the Utility Fund's trust indentures securing its debt are as follows:

- (1) The debt obligation and related interest are collateralized by a pledge of the net revenues of the combined utility systems.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

7. LONG-TERM DEBT - CONTINUED

- (2) The District will establish rates that will provide sufficient net revenues (revenues less operating expenses (excluding depreciation and lease payments to WDWC)), to pay 110% of the annual debt service requirements due each year. Revenues are defined to mean all rates, fees, charges or other income (including certain investment earnings, impact fees and special assessments) generated by the Utility Fund.
- (3) The District will pay all current operating expenses.
- (4) The District will deposit into the Sinking Fund on a monthly basis an amount equal to one-sixth of the next semi-annual interest payment and one-twelfth of the next annual principal payment.
- (5) The District will maintain a renewal and replacement fund equal to 5% of the gross revenues (less expenses for purchased power and fuel) received in the prior year. Such amount may be and was reduced to 4% by certification from the District's consulting engineer.
- (6) The District will maintain on deposit in the emergency repair fund at least \$500,000.
- (7) The debt service reserve requirements are being provided by Debt Service Reserve accounts with the bond trustee.
- (8) Additional bonds may be issued if the net revenues (revenues of the system less operating expenses (excluding depreciation and lease payments to WDWC)) for twelve consecutive prior months are at least equal to 125% of the maximum annual debt service of the proposed and then outstanding bonds.

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REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

7. LONG-TERM DEBT - CONTINUED

B. Annual Debt Service Requirements

The annual requirements to amortize the principal balance and interest of all bonds outstanding are as follows:

Year Ended September 30,	General Obligation Bonds			
	Principal	Interest	Principal	Interest
2023	\$ 34,170,000	\$ 24,344,252		
2024	35,710,000	22,799,674		
2025	36,725,000	21,791,296		
2026	37,955,000	20,557,790		
2027	39,260,000	19,254,460		
2028-2032	217,985,000	74,589,621		
2033-2037	259,520,000	33,086,979		
2038	25,015,000	683,160		
Total	\$ 686,340,000	\$ 217,107,232		
Current portion	(34,170,000)			
Deferred amounts:				
Discount/Premium	42,111,073			
Long-term bonds payable	\$ 694,281,073			

Year Ended September 30,	Revenue Bonds		Direct Borrowings	
	Principal	Interest	Principal	Interest
2023	\$ 10,750,000	\$ 3,124,378	\$ 11,957,000	\$ 1,431,868
2024	11,205,000	2,656,468	11,473,000	1,320,590
2025	12,300,000	2,147,855	10,315,000	1,218,212
2026	12,835,000	1,595,173	10,406,000	1,119,187
2027	1,480,000	1,274,500	19,005,000	934,150
2028-2032	8,595,000	5,154,875	34,950,000	1,944,458
2033-2037	10,965,000	2,721,125	13,095,000	624,403
2038-2039	5,190,000	262,750	-	-
Total	\$ 73,320,000	\$ 18,937,124	\$ 111,201,000	\$ 8,592,868
Current portion	(10,750,000)		(11,957,000)	
Deferred amounts:				
Discount/Premium	4,528,783		-	
Long-term bonds payable	\$ 67,098,783		\$ 99,244,000	

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

7. LONG-TERM DEBT - CONTINUED

C. Refunded Debt

Prior-Year Defeasance of Debt

In prior years, the District defeased certain general obligation bonds by placing the proceeds of new bonds in an irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the District's financial statements. At September 30, 2022, \$301.3 million of bonds outstanding are considered defeased.

8. TRANSACTIONS WITH PRINCIPAL LANDOWNERS

During fiscal year 2022, Walt Disney World Co. and other wholly owned subsidiaries of The Walt Disney Company provided certain services to the District as follows:

Governmental Funds

- (1) Financial and other administrative services amounted to \$2,252,045.
- (2) The operation and maintenance of various District water control facilities amounted to \$352,523.
- (3) The maintenance of certain roadways and District property within the District amounted to \$15,811.

At September 30, 2022, the General Fund included accounts payable of \$38,715 and accounts receivable of \$128,233 to Walt Disney World Co. and other wholly owned subsidiaries of the Walt Disney Company.

The District's primary source of revenue is ad valorem taxes. Walt Disney Co. comprised 88% of the total taxable assessed value within the District for the year ended September 30, 2022.

Utility Fund

- (1) The management and construction of various capital improvements amounted to \$618,428.
- (2) The District has a labor services agreement totaling \$29,143,777, which includes operation and maintenance of the utility system and planned work expenses. In addition, the District incurred \$1,466,979 in labor for capital improvements.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

8. TRANSACTIONS WITH PRINCIPAL LANDOWNERS - CONTINUED

Utility Fund - Continued

At September 30, 2022 the Utility Fund had accounts receivable of \$18,783,123 and accounts payable of \$5,840,844 with Walt Disney World Co. and other wholly owned subsidiaries of The Walt Disney Company.

The District provides utility services to Walt Disney World Co. and other associated companies within its service area. Revenues from services provided to these companies were 82% of total utility revenues for the year ended September 30, 2022.

9. RETIREMENT SYSTEM

General Information - All full-time employees of the District participate in the FRS, administered by the State of Florida (State). As provided by Chapters 121 and 112, Florida Statutes, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan ("Pension Plan") and the Retiree Health Insurance Subsidy ("HIS Plan"). Employees elect participation in either the Pension Plan or the defined contribution plan ("Investment Plan"), which is administered by the State Board of Administration ("SBA"). The FRS provides retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, Florida Statutes and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for FRS. The latest available report may be obtained by writing to State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida, 32315-9000, or from the website: www.dms.myflorida.com/workforce_operations/retirement/publications.

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REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan

Benefits provided - Benefits under the Pension Plan are computed on the basis of age, average final compensation and service credit. Pension plan members are eligible for retirement as follows:

		Class			
		Regular	Senior Management	Special Risk	Special Risk Administrative Support
Enrolled prior to July 1, 2011	Vested	6 years	6 years	6 years	6 years
	Normal retirement age	earlier of 30 years of credited service or attainment of age 62	earlier of 30 years of credited service or attainment of age 62	earlier of 25 years of credited service or attainment of age 55	earlier of 25 years of credited service or attainment of age 55
	Retirement benefit	1.6% of average final compensation for each year of credited service	2% of average final compensation for each year of credited service	3% of average final compensation for each year of credited service	1.6% of average final compensation for each year of credited service
Enrolled on or after July 1, 2011	Vested	8 years	8 years	8 years	8 years
	Normal retirement age	earlier of 33 years of credited service or attainment of age 65	earlier of 33 years of credited service or attainment of age 65	earlier of 30 years of credited service or attainment of age 60	earlier of 30 years of credited service or attainment of age 60
	Retirement benefit	1.6% of average final compensation for each year of credited service	2% of average final compensation for each year of credited service	3% of average final compensation for each year of credited service	1.6% of average final compensation for each year of credited service

If the member is initially enrolled in the Pension Plan before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment, which is determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement, multiplied by 3%. Plan members initially enrolled on or after July 1, 2011 will not have a cost-of-living adjustment after retirement.

Early retirement may be taken anytime; however, there is a five percent benefit reduction for each year prior to normal retirement age. Members are also eligible for in-line-of-duty or regular disability benefits if permanently disabled and unable to work. Pension Plan Members eligible for retirement are given the option to enter the DROP (Deferred Retirement Option Program), which effectively allows them to work with a FRS employer for up to 60 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan - Continued

Contributions - The contribution requirements of the District are established and may be amended by FRS. Effective July 1, 2011 Florida Legislature required employees contribute 3% of their annual earnings on a pretax basis, with remaining contributions being the obligation of the District. The District contributed 17.77% of covered employee payroll during the year. The District's contributions to FRS for the year ended September 30, 2022 were \$6,072,376. Employee contributions to FRS for the year ended September 30, 2022 were \$939,506. Contributions made and accrued were equal to the required contributions for each year.

The FRS has numerous classes of membership (of which District employees qualify in five classes) with descriptions and employer contribution rates in effect during the year ended September 30, 2022 as follows:

Regular Class - Members not qualifying for other classes (10.82% from 10/1/2021 through 6/30/2022 and 11.91% from 7/1/2022 through 9/30/2022).

Special Risk Class - Members employed as law enforcement officers, firefighters, correctional officers or community-based correctional probation officers, and paramedics and EMTs who meet the criteria set to qualify for this class (25.89% from 10/1/2021 through 6/30/2022 and 27.83% from 7/1/2022 through 9/30/2022).

Special Risk Administrative Support Class - Special risk employees who are transferred or reassigned to a non-special risk position (37.76% from 10/1/2021 through 6/30/2022 and 38.65% from 7/1/2022 through 9/30/2022).

Senior Management Service Class - Qualifying member of senior management (29.01% from 10/1/2021 through 6/30/2022 and 31.57% from 7/1/2022 through 9/30/2022).

Deferred Retirement Option Program (DROP) - Participating members of the program, not to exceed 60 months (18.34% from 10/1/2021 through 6/30/2022 and 18.60% from 7/1/2022 through 9/30/2022).

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At September 30, 2022, the District reported a liability of \$48,696,935 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022. The District's proportion of the net pension liability was based on historical employer contributions. At June 30, 2022, the District's proportionate share was 0.13088%, which was an increase of 0.00950% from its proportionate share measured as of June 30, 2021.

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan - Continued

For the year ended September 30, 2022, the District recognized an increase in the pension liability primarily due to investment losses and resulting pension fund asset depreciation experienced by FRS. The District recognized pension expense in the amount of \$6,143,795. In addition, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,312,823	\$ -
Change of assumptions	5,997,231	-
Net difference between projected and actual earnings on Pension Plan investments	3,215,452	-
Changes in proportion and differences between District Pension Plan contributions and proportionate share of contributions	2,623,652	5,703,879
District Pension Plan contributions subsequent to the measurement date	1,552,535	-
Total	\$ 15,701,693	\$ 5,703,879

The deferred outflows of resources related to the Pension Plan, totaling \$1,552,535 resulting from District contributions to the Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in fiscal year 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30,	Amount
2023	\$ 2,042,355
2024	770,682
2025	(689,717)
2026	6,001,055
2027	320,904

Actuarial Assumptions - The total pension liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation: 2.40%
- Salary increases: 3.25% average, including inflation
- Investment rate of return: 6.70% net of pension plan investment expense and inflation

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan - Continued

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018. Mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2018.

The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The long-term expected rate of return assumption of 6.70% consists of two building block components: 1) an inferred real (in excess of inflation) return of 4.20%, which is consistent with the 4.38% real return from the capital market outlook model developed by the FRS consulting actuary; and 2) a long-term average annual inflation assumption of 2.40% as adopted in October 2022 by the FRS Actuarial Assumption Conference. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation ⁽¹⁾	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0 %	2.6 %	2.6 %	1.1 %
Fixed Income	19.8	4.4	4.4	3.2
Global Equity	54.0	8.8	7.3	17.8
Real Estate	10.3	7.4	6.3	15.7
Private Equity	11.1	12.0	8.9	26.3
Strategic Investments	3.8	6.2	5.9	7.8
Total	<u>100.0 %</u>			
Assumed Inflation - Mean			2.4 %	1.3 %

⁽¹⁾ As outlined in the Pension Plan's investment policy available from Funds We Manage on the SBA's website at www.sbafla.com.

Discount Rate - The discount rate used to measure the total pension liability was 6.70%. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Sensitivity of the District's Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the District's proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the District'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 (5.70%) or one percentage point higher (7.70%) than the current rate:

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan - Continued

	1% Decrease (5.70%)	Discount Rate (6.70%)	1% Increase (7.70%)
District's proportionate share of the net pension liability (asset)	\$ 84,218,001	\$ 48,696,935	\$ 18,997,098

Pension Plan Fiduciary Net Position - Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report.

Payables to the Pension Plan - At September 30, 2022, the District reported a payable in the amount of \$873,704 for outstanding contributions to the Pension Plan required for the fiscal year ended September 30, 2022.

HIS Plan

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

Benefits Provided - For the fiscal year ended September 30, 2022, eligible retirees and beneficiaries received a monthly HIS payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$30 and a maximum HIS payment of \$150 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions - The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. At September 30, 2022, the HIS contribution was 1.66%. The District contributed 100% of its statutorily required contributions for the current and preceding four years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The District's contributions to the HIS Plan totaled \$567,391 for the fiscal year ended September 30, 2022.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

9. RETIREMENT SYSTEM - CONTINUED

HIS Plan - Continued

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At September 30, 2022, the District reported a liability of \$9,950,153 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022, with the liabilities developed in that valuation rolled forward to the Measurement Date using standard actuarial roll-forward techniques. The District's proportionate share of the net pension liability was based on the District's 2021-2022 fiscal year contributions relative to the 2021-2022 fiscal year contributions of all participating members. At June 30, 2022, the District's proportionate share was 0.09394%, which was an increase of 0.00537% from its proportionate share measured as of June 30, 2021.

For the fiscal year ended September 30, 2022, the District recognized pension expense of \$683,117. In addition, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 302,011	\$ 43,782
Change of assumptions	570,349	1,539,282
Net difference between projected and actual earnings on HIS Plan investments	14,406	-
Changes in proportion and differences between District HIS Plan contributions and proportionate share of contributions	899,160	667,401
District HIS contributions subsequent to the measurement date	145,586	-
Total	\$ 1,931,512	\$ 2,250,465

The deferred outflows of resources related to the HIS Plan, totaling \$145,586 and resulting from District contributions to the HIS Plan subsequent to the measurement date, will be recognized as an increase to the net pension liability in fiscal year 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30,	Amount
2023	\$ (111,250)
2024	(59,991)
2025	(27,430)
2026	(60,715)
2027	(140,928)
Thereafter	(64,225)

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

9. RETIREMENT SYSTEM - CONTINUED

HIS Plan - Continued

Actuarial Assumptions - The total pension liability in the June 30, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation: 2.40%
- Salary increases: 3.25% average, including inflation
- Municipal bond rate: 3.54%

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2018.

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

Discount Rate - The discount rate used to measure the total pension liability was 3.54%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the FRS Actuarial Assumption Conference. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Sensitivity of the District's Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the District's proportionate share of the net pension liability calculated using the discount rate of 3.54%, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (2.54%) or one percentage point higher (4.54%) than the current rate:

	1% Decrease (2.54%)	Discount Rate (3.54%)	1% Increase (4.54%)
District's proportionate share of the HIS pension liability	\$ 11,383,792	\$ 9,950,153	\$ 8,763,847

HIS Plan Fiduciary Net Position - Detailed information regarding the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report.

Payables to the HIS Plan - At September 30, 2022, the District reported a payable in the amount of \$67,158 for outstanding contributions to the HIS Plan required for the fiscal year ended September 30, 2022.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

9. RETIREMENT SYSTEM - CONTINUED

Investment Plan

The SBA administers the defined contribution plan officially titled the FRS Investment Plan. The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. District employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Senior Management, etc.), as the Pension Plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices.

Costs to administer the Investment Plan, including the FRS Financial Guidance Program, are funded through employer contributions of 0.06% of payroll and by forfeited benefits of plan members. Allocations to investment member's accounts during the 2021-2022 fiscal year, as established by Section 121.72, Florida Statutes, are based on a percentage of gross compensation, by class, as follows: Regular 9.30%, Special Risk 17.00%, Special Risk Administrative Support 10.95%, and Senior Management Service 10.67%.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the Pension Plan is transferred to the Investment Plan, the member must have the years of service required for Pension Plan vesting (including service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Non-vested employer contributions are placed in a suspense account for up to 5 years. If the employee returns to FRS-covered employment within the 5-year period, the employee regains control over their account. If the employee does not return within the 5-year period, the employee forfeits the accumulated account balance. For fiscal year ended September 30, 2022, the information for the amount of forfeitures was unavailable from the SBA; however, management believes these amounts, if any, would be immaterial to the District.

After termination and applying to receive benefits, members may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

General Information about the OPEB Plan

Plan description - The District provides OPEB through the Voluntary Employees' Beneficiary Association Plan (VEBA Plan), a single-employer plan administered by the District. The Plan is administered by the VEBA Board, whose members are the same as the District's Board of Supervisors. The authority to establish and amend benefits, as well as the funding policy, rests with the District's Board. The Plan does not issue a separate publicly available financial report. The Plan trustee is US Bank.

State Statute requires the District to continue offering healthcare coverage to retirees at the District's cost; however, for employees hired prior to March 1, 2013, the District elected by policy to provide this coverage at no cost to retirees that have met certain requirements during employment with the District. Certain executive positions qualify for the health benefits regardless of hire date. The District also has a Survivor Income Plan for retirees that have met certain requirements during employment with the District.

Benefits provided - The VEBA Plan provides healthcare benefits for eligible retirees and their dependents enrolled in District-sponsored plans. Benefits are provided through a third-party insurer. To qualify for this benefit non-union employees must have 20 years of service with the District and be age 62 to obtain paid coverage for themselves and their eligible dependent, certain executive positions must have 7 years of service and be age 62, and union employees must have 20 years of service with the District and be age 55 to obtain paid coverage for themselves. For employees hired after March 1, 2013, retirees may elect to continue coverage for themselves and their eligible dependents at the full, unsubsidized cost to the District for the elected coverage. The VEBA Plan also provides death benefits for certain retirees, equivalent of two times the participant's final annual base salary at retirement to their designated beneficiary. To qualify for this benefit, they must be designated or key employees as outlined by the plan and be age 62 with 10 years (7 years for executive positions) of service, or 25 years with no age requirement. The District currently has 6 retirees that meet the eligibility requirements.

Employees covered by benefit terms - At September 30, 2022, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	136
Inactive employees entitled to but not yet receiving benefit payments	9
Active employees	361

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

General Information about the OPEB Plan - Continued

Contributions - Contributions to the VEBA Trust are not codified or mandated but the District's funding strategy is to contribute a minimum of \$1 million to the VEBA Trust per year. The District is paying current benefits as they come due from operations. For the year ended September 30, 2022, the District's contribution rate was 11.3% of covered-employee payroll. Employees are not required to contribute to the Plan. However, retirees reimburse the District for their elected health coverage at the District's cost in instances where they are not entitled to all or a portion of the subsidy.

Investments

Rate of Return - For the year ended September 30, 2022, the annual money-weighted rate of return on investments, net of investment expense, was (6.4)%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from rising interest rates, the District's investment guidelines related to the VEBA Trust are structured to provide sufficient liquidity to pay obligations as they come due. Guidelines for the VEBA Trust are consistent with the policy on other District investments as to the restrictions on the type of investments.

Custodial Credit Risk - VEBA Plan investments are held by the Trustee in the Plan's name.

Credit Risk - The investment policy limits credit risk by restricting authorized investments to the following: direct obligations of, or obligations guaranteed by, the U.S. Government; bonds and notes issued by various federal agencies; state and local government securities; Canadian public obligations; public improvement bonds; public utility obligations; public housing obligations; State Board of Education obligations; international development banks; certain government security money market mutual funds; repurchase agreements and reverse repurchase agreements.

Concentration of Credit Risk - At September 30, 2022, there were multiple issuers with which the District held investments exceeding 5% of the total investment portfolio. They were Federal Home Loan Bank (6.29%), Federal Farm Credit Bank (6.33%), Federal Home Loan Mortgage Corporation (11.16%) and Federal National Mortgage Association (12.36%).

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

Investments - Continued

The VEBA Plan categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. VEBA plan investments are summarized in the table below. Level 1 investments are valued using prices quoted in active markets for those securities. Level 2 investments are valued using observable inputs other than quoted prices. The VEBA Plan's cash and cash equivalents are invested in First American Money Market Fund, which has a credit rating of AAAM as rated by Standard & Poor's. There are no redemption or deposit restrictions related to these money market funds and the funds aim to maintain NAV of \$1 per share.

	2022			
	Total Fair Value	Level 1	Level 2	Level 3
Investments Measured at Fair Value				
U.S. Treasury and Government Agency Securities	\$ 11,532,771	\$ -	\$ 11,532,771	\$ -
Supranational	1,865,056	-	1,865,056	-
Total Investments at Fair Value	\$ 13,397,827	\$ -	\$ 13,397,827	\$ -
Investments Measured at Amortized Cost				
Money Market Funds	\$ 41,535			
Total Investments	\$ 13,439,362			

Long-Term Expected Rate of Return

The long-term expected rate of return on trust investments can be determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of geometric real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2022 are summarized in the following table:

	Target Allocation	Long-Term Expected Rate of Return
Fixed Income	100.00 %	4.00 %
Total	100.00 %	

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

Net OPEB Liability

The District's net OPEB liability was measured as of September 30, 2022 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions - The total OPEB liability in the September 30, 2022 valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

- Inflation 2.50%
- Salary increases 3.50%, including inflation
- Investment rate of return 4.00%, including inflation
- Healthcare cost trend rates The table below are annual trends based on the current trend study and are applied on a select and ultimate basis. Select trends are reduced .25 percent per year until reaching the ultimate trend rate.

Expense Type	Fiscal Years		
	2023	2024	2025+
Pre-65 Medical	6.5 %	6.3 %	6.0 %
Post-65 Medical	4.5	4.5	4.5
Dental	4.0	4.0	4.0
Vision	3.0	3.0	3.0

Mortality assumptions were based on table PUB-2010 with projections scale MP-2021. Retirement and turnover assumptions are consistent with the assumptions used in the actuarial valuation of the Florida Retirement System as of July 1, 2021.

The discount rate (long-term expected rate of return) is based on the Bond Buyer "20-Bond GO Index" and assuming that the expected return on plan assets is equal to the 20-Bond GO Index, believed to be reasonable given the assets are 100% invested in corporate and government fixed income securities of various maturities.

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

Changes in Net OPEB Liability

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances at October 1, 2021	\$ 84,561,537	\$ 15,148,501	\$ 69,413,036
Changes for the year:			
Service cost	1,362,805	-	1,362,805
Interest	2,069,855	-	2,069,855
Changes in assumptions	5,949,563	-	5,949,563
Changes in benefit terms	374,816	-	374,816
Difference between expected and actual experience	(6,200,300)	-	(6,200,300)
Contributions - employer	-	2,743,348	(2,743,348)
Net investment loss	-	488,190	(488,190)
Benefit payments	(1,709,222)	(1,709,222)	-
Net changes	<u>1,847,517</u>	<u>1,522,316</u>	<u>325,201</u>
Balances at September 30, 2022	<u>\$ 86,409,054</u>	<u>\$ 16,670,817</u>	<u>\$ 69,738,237</u>
Plan fiduciary net position as a percentage of total OPEB liability			20.1%

Sensitivity of the net OPEB liability to changes in the discount rate. The following presents the net OPEB liability of the District, as well as what the District's net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.00%) or one percentage point higher (5.00%) than the current discount rate (rounded to the nearest thousand):

	1% Decrease (3.00%)	Discount Rate (4.00%)	1% Increase (5.00%)
Net OPEB liability	\$ 62,637,453	\$ 69,738,237	\$ 41,916,988

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates. The following presents the net OPEB liability of the District, as well as what the District's net OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower (5.5% decreasing to 3.5%) or one percentage point higher (7.5% decreasing to 5.5%) than the current healthcare cost trend rates (rounded to the nearest thousand):

	1% Decrease (5.5% decreasing to 3.5%)	Healthcare Cost Trend Rates (6.5% decreasing to 4.5%)	1% Increase (7.5% decreasing to 5.5%)
Net OPEB liability	\$ 42,571,709	\$ 69,738,237	\$ 62,401,170

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

Changes in Net OPEB Liability - Continued

Changes of assumptions or other inputs. Beginning of year total OPEB liability was calculated using an assumed discount rate of 2.15%. The discount rate used at September 30, 2022 was 4.00%. The mortality assumption was revised from the projection scale MP-2020 used at September 30, 2021, to projection scale MP-2021 used at September 30, 2022.

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

For the year ended September 30, 2022, the District recognized OPEB expense of \$1,349,800. At September 30, 2022, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual demographic experience	\$ 2,289,086	\$ 2,300,741
Change of assumptions	14,942,890	22,955,747
Net difference between projected and actual investment performance	1,160,395	-
Total	\$ 18,392,371	\$ 25,256,488

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

Fiscal Year Ending September 30,	Amount
2023	\$ (2,150,444)
2024	(2,157,047)
2025	(2,173,469)
2026	(2,222,046)
2027	(1,694,913)
Thereafter	3,533,802

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

11. RISK MANAGEMENT

The District is self-insured and carries excess commercial insurance due to exposure to various risks of loss related to theft, damage to and destruction of assets, torts, injuries to employees and natural disasters. The District retains risk up to a maximum of \$1,000,000 for each worker's compensation and employer's liability claim, \$250,000 for each liability claim, \$100,000 for most property damage claims, \$50,000 for crime/theft losses and \$125,000 for cyber liabilities. The District purchases commercial insurance for certain exposures in excess of risk retained. There have been no material claim settlements in excess of insurance coverage during the three fiscal years ended September 30, 2020, 2021 and 2022.

Liabilities are reported when it is probable that a material loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an estimate for claims that have been incurred but not reported. The self-insurance liability of \$6,068,385 at September 30, 2022 is based on an actuarial review of claims pending and past experience. Changes in the claims liability amount during fiscal years 2022 and 2021 are as follows:

	Year Ended September 30,	
	2022	2021
Self insurance liability beginning balance	\$ 5,989,533	\$ 5,365,253
Claims and changes in estimates	1,326,935	2,052,231
Claims payments	(1,248,083)	(1,427,951)
Self insurance liability ending balance	<u>\$ 6,068,385</u>	<u>\$ 5,989,533</u>

12. DERIVATIVE FUEL INSTRUMENTS

The District entered into derivative fuel instruments - cash flow hedges (commodity swaps, caps and collars) to financially hedge the cost of natural gas. The District's fuel-related derivative transactions are recorded at fair value on the Statement of Net Position as either an asset or liability depending on their fair value, and the related unrealized gains and/or losses for effective hedges are deferred and reported as either deferred inflows or outflows of resources. Realized gains and losses on these transactions are recognized as fuel expense in the specific period in which the instrument is settled. During the year, a total of \$26,413,191 in settlement gains was recognized in fuel expense.

The following is a summary of the derivative fuel instruments of the Utility Fund as of September 30, 2022 which have been deemed effective and are recorded as deferred inflows.

	Fair Value at September 30,				
Classification	2021	Change in fair value	2022	Notional	Maturity
Deferred outflows/(inflows)	\$ (19,070,370)	\$ (6,531,485)	\$ (25,601,855)	13,615,801	MMBTUs FY2023 - 2026

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

12. DERIVATIVE FUEL INSTRUMENTS - CONTINUED

Credit Risk - The District's counterparties must have a minimum credit rating of BBB- issued by Standard and Poor's or Fitch's rating service or Baa3 issued by Moody's Investor Services.

Basis Risk - All of the District's transactions are based on the same reference rates, thus there is no basis risk.

Termination Risk - The District's Energy Risk Management Oversight Committee oversees the derivative instrument activity and of the counterparties who are required to maintain a minimum credit rating and present collateral at certain levels which mitigates the chance of a termination event. To date, no termination events have occurred.

13. FAIR VALUE MEASUREMENTS

GASB No. 72 addresses accounting and financial reporting issues related to fair value measurements. It provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements. For the District, this statement applies to certain investments and natural gas hedges.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset or liability.

Level 1 - quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date

Level 2 - inputs other than quoted prices included within Level 1 - that are observable for an asset or liability, either directly or indirectly

Level 3 - unobservable inputs for an asset or liability

Investments - The District's investments are summarized in the table below. Level 1 investments are valued using prices quoted in active markets for those securities. Level 2 investments are valued using observable inputs other than quoted prices. The District's cash and cash equivalents are invested in First American Money Market Fund and Federated Treasury Obligations Fund, both of which have a credit rating of AAAM as rated by Standard & Poor's. There are no redemption or deposit restrictions related to these money market funds and the funds aim to maintain NAV of \$1 per share.

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

13. FAIR VALUE MEASUREMENTS - CONTINUED

	2022			
	Total	Level 1	Level 2	Level 3
Investments Measured at Fair Value				
U.S. Treasury and Government Agency Securities	\$ 252,946,735	\$ -	\$ 252,946,735	\$ -
Supranational	11,513,887	-	11,513,887	-
Total Investments at Fair Value	\$ 264,460,622	\$ -	\$ 264,460,622	\$ -
Cash Equivalents Measured at Amortized Cost				
Money Market Funds	\$ 68,065,395			
Total	\$ 332,526,017			

Natural Gas Hedges - The District utilizes a derivative advisory and valuation service to value its portfolio of natural gas hedges, which are valued based on a discounted cash flows (DCF) proprietary model. Commodity cap valuations were produced by a similar DCF model that incorporates an adaptation of the Black-Scholes option pricing model. As market quotations are not available for identical commodity derivatives, indirect valuation techniques are required. The District's derivative instruments for fuel cost natural gas hedges, which are presented as an asset and a deferred inflow on the statement of net position, have been categorized as Level 2 inputs.

14. NET POSITION AND FUND BALANCE REPORTING

The Statement of Net Position for governmental activities reflects a negative unrestricted net position of \$85,462,505, primarily due to the District's net pension liability and net OPEB liability, both of which amount to a combined \$110 million. Also contributing is the financing, with long-term bonds of the District, certain roadways that were subsequently donated to the State of Florida. The roadways are not assets of the District; however, the remaining debt associated with the roadways, \$4,068,690 at September 30, 2022, is a liability of the District. All of the bonds are Ad Valorem Tax bonds secured by an irrevocable lien on the ad valorem taxes collected by the District.

Governmental Fund Balances

In the Balance Sheet - Governmental Funds, the District has classified fund balances into nonspendable, committed, restricted, assigned and unassigned amounts. Restricted amounts represent the following:

- Capital Projects Fund - Bond funds restricted for road system and building improvements subject to specific provisions in bond resolutions.
- Debt Service Fund - Assets required for servicing general obligation bond indebtedness under the District's trust indenture.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

14. NET POSITION AND FUND BALANCE REPORTING - CONTINUED

Committed amounts in the General Fund represent certain fees specifically set aside by action of the Board to be used solely to maintain the integrity of the drainage system. Also included are amounts set aside due to property appraiser disputes. Note 15 discusses these disputes in more detail.

Assigned amounts in the General Fund represent the portion of fund balance designated by the Board of Supervisors to cover the projected excess of expenditures over revenues in the fiscal year 2023 budget. Note 1(L) discusses the District's budget approval process.

15. COMMITMENTS AND CONTINGENCIES

Construction

As of September 30, 2022, the District's Board of Supervisors authorized a budget of approximately \$144.0 million for current or in-process major transportation and other construction projects. Executed construction commitments associated with these projects approximated \$60.7 million and of this amount, approximately \$41.8 million was spent as of September 30, 2022.

Purchased Power and Gas

The District has entered into Purchase Power Agreements (PPA) with public and private entities throughout Florida for the purchase and sale of power at wholesale rates, and associated transmission service. Some of the PPAs require the District to pay reservation charges for capacity. The District's budgeted minimum commitment for fiscal year 2022 reservation charges under the agreements was approximately \$9,610,500. There are no requirements for the District to sell wholesale power or reserve capacity for wholesale sales. Initial terms of the agreements expire in fiscal year 2025, 2031 and 2034, with various provisions for renewal or cancellation by the District and the respective counterparties to each agreement.

On September 13, 2015, the District entered into a Service Agreement for Network Integration Transmission Service (NITS) with Duke Energy for the period January 1, 2016 through December 31, 2020. On February 26, 2020, the District signed a restated Service Agreement for NITS with Duke Energy for the period March 1, 2020 through March 1, 2025. Although the agreement expires in 2025, the District has contractual rollover rights for 5 year increments. The District's budgeted transmission commitment for fiscal year 2022 under the agreement was approximately \$10,378,656.

On May 27, 2015, the District entered into a Purchase Power Agreement with Duke Energy for the purchase of solar energy. The agreement is for a term of 15 years with a total commitment of the District to purchase approximately 109,000 MWh at a rate of \$68.95/MWh, or approximately \$7,515,550. The annual cost for fiscal year 2022 was estimated at \$560,564.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

15. COMMITMENTS AND CONTINGENCIES - CONTINUED

Purchased Power and Gas - Continued

On October 9, 2017, the District entered into a Purchase Power Agreement with Origis Energy for the purchase of solar energy. The agreement is for a term of 17 years with the option to extend the term up to 20 years. For the 17 year term, the District is committed to purchase approximately 1,978,360 MWh at a rate of \$38.76/MWh or approximately \$76,681,234. The annual cost for fiscal year 2022 was estimated at \$4,493,834.

Similarly, the District is obligated to purchase minimum pipeline capacity to transport natural gas under two agreements with Florida Gas Transmission Company ("FGTC"), and a gas transportation and supply agreement dated January 25, 2012 with Peoples Gas System ("PGS"). Minimum payments for natural gas under these agreements were budgeted at approximately \$3,973,469 for fiscal year 2022. The terms of the FGTC agreements expire in the year 2025; however, the District has contractual rollover rights for 10 year increments, and the term of the PGS agreement expires in the year 2028.

The District has entered into forward contracts for specified periods of time to purchase natural gas at either specified swap prices in the future or collars where prices fluctuate within a ceiling and floor range. The District enters into these financial contracts to help plan its natural gas costs for the year and to protect itself against an increase in the market price of the commodity. These purchases (hedges) are made in compliance with the District's Energy Risk Management Program (ERMP). It is possible that the market price before or at the specified time to purchase natural gas may be lower or higher than the price at which the District is hedged. This would serve to reduce or increase the value of the hedge contracts. The District would have options with respect to holding the forward contracts. The District is also exposed to the failure of the counterparty to fulfill the contracts. The terms of the contracts include provisions for recovering the cost in excess of the guaranteed price from the counterparty should the District have to procure natural gas on the open market.

STOPR Agreements

In September 2007, the District entered into an agreement with the City of St. Cloud, Tohopekaliga Water Authority (TWA), and Orange and Polk Counties to jointly perform permit compliance monitoring activities as required by the Water Use Permits issued by the South Florida Water Management District. Between 2010 and June 2016, Orange County was the contract manager and the District's payments were made to Orange County upon receipt of invoice. In March 2016, the District executed an amendment to the original agreement that (1) made TWA the contract manager and (2) extended the term of the agreement. The agreement, as amended, requires the District to contribute 18.2% of the total costs. As of September 30, 2022, the District has paid \$1,196,510 for these efforts.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

15. COMMITMENTS AND CONTINGENCIES - CONTINUED

STOPR Agreements - Continued

In August 2011, the District entered into an agreement with the Water Cooperative of Central Florida (which currently consists of the City of St. Cloud, TWA, Orange County and Polk County) to participate in the preliminary design and permitting of the Cypress Lake Wellfield alternative water supply project. Originally TWA was the contract manager but with the First Amendment approved in June 2014, the Water Coop became the contract manager and the District's payments are made to them. The agreement, as amended, requires the District to contribute \$749,139 for this work. As of September 30, 2022, the District has paid \$551,159.

Litigation and Other Claims

Various suits and claims arising in the ordinary course of operations are pending against the District. Management believes the ultimate disposition of such matters, including the cases described below, will not materially affect the financial position of the District or the results of its operations, or the District's ability to pay debt service on existing outstanding bonds.

Various suits involve Walt Disney Parks and Resort US, Inc. and Disney Vacation Development, Inc. (collectively "WDP and DVD Plaintiffs") naming the Orange County Property Appraiser, the Orange County Tax Collector and the District as defendants and challenging the Orange County Property Appraiser's valuation of multiple commercial parcels and contesting the legality and validity of the 2015 through 2021 ad valorem tax assessments on the parcels paid to the District. WDP and DVD Plaintiffs claim that the value of each of the assessments on the parcels does not represent the just value of the parcels because it exceeds the fair value thereof and claims the appraiser included the value of certain intangible property in the assessment in violation of law. WDP and DVD Plaintiffs have requested the court set aside the 2015 through 2021 assessments and resulting taxes to the extent they exceed the just value of such property and issue a new tax bill in said reassessed amounts. As a result of these claims, the Court of Appeals instructed that a revaluation be calculated by the Orange County Property Appraiser's office using the Court of Appeals' recommendations on the parcels applicable to the District. While the District anticipates further adjustments to the tax collections for fiscal years 2016 through 2022 (assessments in 2015 through 2021), it cannot predict the outcome of these cases. The District has committed fund balance in the amount of \$5 million to cover potential future settlements.

16. STATE OF FLORIDA LEGISLATION

On April 22, 2022, Governor DeSantis signed into law Senate Bill 4-C, which was passed by the Florida Senate on April 20, 2022, during a special legislative session, and by vote of the Florida House on April 21, 2022. The law dissolved 6 independent special districts (including Reedy Creek Improvement District) which were established by a special act prior to November 5, 1968, and which had not been reestablished, ratified or otherwise reconstituted thereafter.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2022

16. STATE OF FLORIDA LEGISLATION - CONTINUED

Since the passing of the above referenced law, Reedy Creek Improvement District (RCID) continued to, among other things, (i) provide the same level of services to its taxpayers, and (ii) honor its obligations to its bond holders in accordance with its enabling legislation and with the same level of dedication as it has since its establishment in 1967, including levying and collecting of ad valorem taxes, collecting utility revenues, paying debt service on ad valorem tax bonds and utility revenue bonds, complying with bond covenants, and operating and maintaining its properties.

On February 27, 2023, Governor DeSantis signed into law House Bill 9-B, which was passed by the Florida Senate on February 10, 2023 during another special legislative session, and by vote of the Florida House on February 9, 2023. The bill, as written, ratifies and confirms the continued existence of RCID under a new name, the Central Florida Tourism Oversight District. The bill provides legislative intent concerning the District's authority to generate revenue and pay outstanding indebtedness, without interruption, pursuant to transitional provisions of the Florida Constitution for pre-1968 special districts. The bill retains the District's necessary authority related to taxation and the issuance of bonds.

The bill incorporates a number of changes to the District's charter, the most significant of which include the following:

- Replaces the landowner-elected Board of Supervisors with members appointed by the Governor, subject to Senate confirmation, and provides limitations on appointment to ensure independence from operators of any theme park or entertainment complex.
- Removes the District's ability to amend its own boundaries without a special act.
- Removes the District's ability to own and operate airport facilities, certain types of recreational facilities (such as stadiums, civic center and convention halls) and "novel and experimental" facilities (such as a nuclear fission power plant).

The bill authorizes the District to continue to do business as the Reedy Creek Improvement District for up to two years following the effective date of the bill to provide time to make necessary changes to legal and financial documents, physical assets and other locations where the RCID name is used. All legal proceedings and financial arrangements of the RCID may be continued and completed under its new name and all legal and financial documents and agreements of the RCID continue to be binding.

REEDY CREEK IMPROVEMENT DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION (RSI) SCHEDULES SUPPORTING MODIFIED APPROACH FOR DISTRICT INFRASTRUCTURE CAPITAL ASSETS

Year Ended September 30, 2022

Roadways

(Note 2. A.)

Fiscal Year	Percentage of Roadways		
	Excellent	Acceptable	Poor
2022	69 %	25 %	6 %
2021	70 %	23 %	7 %
2020	70 %	24 %	6 %
2019	72 %	21 %	7 %
2018	70 %	23 %	7 %

Bridges

(Note 2. B.)

Fiscal Year	Number of Bridges by Category			
	Excellent	Good	Poor	Total
2022	58	2	-	60
2021	50	3	-	53
2020	50	8	-	58
2019	50	8	-	58
2018	45	8	-	53

Water Control Structures

(Note 2. C.)

Fiscal Year	Number of Structures by Category			
	Excellent	Good	Poor	Total
2022	17	7	-	24
2021	18	6	-	24
2020	18	6	-	24
2019	18	4	-	22
2018	19	3	-	22

Fiscal Year	Budgeted Costs			Actual Costs		
	Roads	Bridges	Water Control Structures	Roads	Bridges	Water Control Structures
2023	\$ 14,379,000	\$ 830,000	\$ 1,900,000	\$ -	\$ -	\$ -
2022	12,238,876	4,285,000	1,760,000	2,626,838	3,547,250	847,977
2021	6,607,600	3,220,400	1,025,000	3,713,650	1,588,609	450,492
2020	4,345,000	95,000	1,378,400	1,624,955	47,071	708,075
2019	2,000,000	1,644,673	1,903,000	1,026,195	165,000	625,522
2018	2,620,000	35,000	1,448,000	416,315	98,647	970,573

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULES SUPPORTING MODIFIED APPROACH FOR DISTRICT
INFRASTRUCTURE CAPITAL ASSETS

Year Ended September 30, 2022

1. ELECTION TO USE MODIFIED APPROACH

The District has elected to use the "Modified Approach" as defined by GASB Statement No. 34 for infrastructure reporting for its roads, bridges and water control structures. The infrastructure capital assets are managed using an asset management system with (1) an up-to-date inventory; (2) annual or bi-annual (depending on the asset) condition assessment that is summarized using a numerical measurement scale; and (3) an estimated annual amount to maintain and preserve the asset at the established condition assessment level.

2. BASIS FOR CONDITION ASSESSMENTS AND TARGETED CONDITION LEVEL

A. Roads

Streets and roads are constantly deteriorating due to environmental causes (weathering and aging) and structural causes (repeated traffic loading). The rate at which pavement deteriorates depends on the original construction quality, environmental conditions, drainage, traffic loading and interim maintenance procedures. The District bases all pavement design on existing traffic counts, proposed traffic generation due to planned development and known loading factors.

In an effort to ensure the quality of the District's roadway network, the District performs an annual physical condition assessment of the public streets/roadways within its jurisdiction. The physical condition assessment was performed using the Road Manager Condition Evaluation test method. All roads are evaluated and given a numerical rating, or Pavement Condition Index (PCI) of 1 through 100. This identifies the condition and helps determine what work is required. The ratings were based on visual observation of the roads surface condition: defects or deformation, cracking (transverse, reflective, longitudinal and alligator), and patching/pot hole frequency. Ratings of 80 and above indicate the road is in excellent condition and no improvements are required; 60-79 are classified as good/satisfactory and a rating of 59 or below indicates poor condition. Currently, the majority of roads within the District have a PCI in excess of 80, a small percentage have a PCI rating that indicates surface work would be advisable, and approximately 6% of the roads have a PCI of 59 or below.

In prioritizing roadway repairs, a benefit value for each roadway is determined based on the roadway use and the projected cost of the necessary repair. Based on the identified priorities, the District budgets for and schedules the pavement repairs. The District completed three pavement resurfacing repair projects in 2022; the remaining work needed to upgrade the 6% of roadways in the poor category is programmed for subsequent fiscal years.

In addition to roadway construction and major asphalt refurbishment, the District continued with routine/ongoing maintenance and repairs throughout the roadway system. The routine work in 2022 encompassed maintenance repairs of asphalt, shoulder protection and replacement of guardrail totaling \$2,626,838.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULES SUPPORTING MODIFIED APPROACH FOR DISTRICT
INFRASTRUCTURE CAPITAL ASSETS

Year Ended September 30, 2022

2. BASIS FOR CONDITION ASSESSMENTS AND TARGETED CONDITION LEVEL - CONTINUED

B. Bridges

All bridges within the District are inspected bi-annually by a Florida licensed Structural Engineer. Using the Florida Department of Transportation (FDOT) reporting system, the bridge deck, superstructure, substructure, and channel configuration are rated Excellent, Good or Poor. The earliest bridges constructed within the District were placed into service in 1972 and a majority of the bridges were constructed during the following 25 years. Over the past seven years, the District has undergone major infrastructure expansion with additional bridges being placed into service, older bridges undergoing major modifications and numerous bridges retired from service. As of the date of this report, the District has 60 bridge structures in use.

Preservation and maintenance of bridge structures is an on-going activity and allows the bridges to be classified as either Excellent or Good condition. Based on inspection results/recommendations, bridge installations and repairs were completed at a cost of \$3,547,250.

C. Water Control Structures

The Master Drainage System within the District is comprised of 66 river miles of canals and waterway. It incorporates 24 major water control structures comprised of Amil Gates, sharp crested weirs, and one set of 48" diameter culverts. Amil Gates are constant level water control structures. These gates provide a consistent water level within the waterways or canals, and open due to increasing water pressure during a storm event, thereby allowing flood waters to pass downstream and exit the District. Weirs maintain water levels at a set elevation; as the flood waters rise due to a storm event, they spill over the weirs and pass downstream. The set of 48" culverts act as an overflow or pass through, allowing flood waters to pass to an adjacent wetland on the eastern perimeter of the District. Construction on a majority of these structures began in the late 1960's, thus many are approaching 60 years of service time. Ongoing maintenance and major rehabilitative work has extended the useful life of the structures allowing them to remain operational.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULES SUPPORTING MODIFIED APPROACH FOR DISTRICT
INFRASTRUCTURE CAPITAL ASSETS

Year Ended September 30, 2022

2. BASIS FOR CONDITION ASSESSMENTS AND TARGETED CONDITION LEVEL - CONTINUED

C. Water Control Structures - Continued

Structures are classified by their overall condition and are listed as Excellent, Good or Poor condition. This rating is generated by the annual inspection and condition assessment report. This Annual Water Control Structure Report lists all items inspected both above ground and below the water surface. Using this information, the structure condition is assigned, the required repairs are prioritized and the repair work is scheduled. Required repairs are listed as Priority 1, 2 or 3. Priority 1 signifies a major rehabilitative repair. Priority 1 repairs are items that if not repaired, may degrade the integrity of the structural element or reduce the operational capacity of the structure. Historically, we have found Priority 1 repairs often occur in underwater conditions and have evolved over long periods of time. This type of repair may require extensive construction work and as such, cannot always be done immediately. These major repairs are programmed and budgeted to occur in a future year. Priority 2 repairs are those that may impact the operational capacity of the structure but do not cause major cost impacts and can be addressed during annual routine maintenance. Priority 3 identifies items not in current need of repair but signify a condition, though noteworthy, that is expected to remain stable for a number of years. As such, the recommendation is that Priority 3 items need not be separately scheduled for repair, but addressed when the structure undergoes Priority 1 or Priority 2 repairs. As the structures continue to age, our annual inspections reveal an increasing number of Priority 2 repairs, and the annual maintenance for the water control system has begun to trend upward.

During fiscal year 2022, the District conducted routine maintenance on the system, which included repairs on structures, levees and debris removal throughout the canal system and maintenance/repair of erosion issues. The cost of these activities totaled \$847,977.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
OTHER POSTEMPLOYMENT BENEFITS

Year Ended September 30, 2022

Schedule of Changes in the District's Net OPEB Liability and Related Ratios

Last 5 Fiscal Years*

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
TOTAL OPEB LIABILITY					
Service cost	\$ 1,362,805	\$ 1,926,349	\$ 1,511,559	\$ 1,219,287	\$ 1,179,666
Interest	2,069,855	1,851,303	2,167,491	2,521,415	2,332,664
Change in benefit terms	374,816	374,816	-	-	-
Difference between expected and actual experience	(6,200,300)	-	(6,200,300)	-	-
Changes of assumptions	5,949,563	(935,997)	6,505,338	18,890,916	(6,120,684)
Benefit payments	(1,709,222)	(1,757,481)	(1,709,222)	(1,523,266)	(1,521,768)
Net change in total OPEB liability	1,847,517	1,458,990	2,274,866	21,108,352	(4,130,122)
Total OPEB liability, beginning of year	84,561,537	83,102,547	80,827,681	59,719,329	63,849,451
Total OPEB liability, end of year	\$ 86,409,054	\$ 84,561,537	\$ 83,102,547	\$ 80,827,681	\$ 59,719,329
PLAN FIDUCIARY NET POSITION					
Contributions - employer	\$ 2,743,348	\$ 2,552,995	\$ 2,743,348	\$ 2,552,995	\$ 12,521,768
Net investment income (loss)	488,190	637,649	488,190	637,649	2,399
Benefit payments	(1,709,222)	(1,523,266)	(1,709,222)	(1,523,266)	(1,521,768)
Net change in plan fiduciary net position	1,522,316	1,667,378	1,522,316	1,667,378	11,002,399
Plan fiduciary net position, beginning of year	15,859,471	14,192,093	12,669,777	11,002,399	-
Plan fiduciary net position, end of year	17,381,787	15,859,471	14,192,093	12,669,777	11,002,399
District's net OPEB liability, end of year	\$ 69,027,267	\$ 68,702,066	\$ 68,910,454	\$ 68,157,904	\$ 48,716,930
Plan fiduciary net position as a percentage of the total OPEB liability	20.12 %	18.75 %	17.08 %	15.68 %	18.42 %
Covered-employee payroll	\$ 28,667,156	\$ 29,475,581	\$ 28,294,306	\$ 27,612,000	\$ 26,678,408
District's net OPEB liability as a percentage of covered-employee payroll	240.79 %	233.08 %	243.55 %	246.84 %	182.61 %

*Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available.

Notes to Schedule

Changes of assumptions - The discount rate increased from 2.15% to 4.00% at September 30, 2022. Mortality assumptions were changed from projection scale MP-2020 to MP-2021.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
OTHER POST EMPLOYMENT BENEFITS - CONTINUED

Year Ended September 30, 2022

Schedule of the District's Contributions

Last 5 Fiscal Years*

<u>Fiscal Year</u>	<u>Actuarially Determined Contribution</u>	<u>Contributions in Relation to the Actuarially Determined Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Employee Payroll</u>	<u>Contributions as a Percentage of Covered Employee Payroll</u>
2022	\$ 5,171,142	\$ 3,233,531	\$ 1,937,611	\$ 28,667,156	11.28 %
2021	5,075,307	2,774,518	2,300,789	29,475,581	9.41 %
2020	4,838,645	2,743,348	2,095,297	28,294,306	9.70 %
2019	4,507,464	2,552,995	1,954,469	27,612,000	9.25 %
2018	3,580,651	12,521,768	(8,941,117)	26,678,408	46.94 %

* Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available.

Notes to Schedules

Valuation Date: September 30, 2022

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age Normal based on level basis over the earnings of the individual between entry age and assumed exit age(s). Projected Unit Credit method used in years 2018 and prior.
Amortization period	30-year open group
Asset valuation method	Fair market value
Contributions	Contributions to the VEBA Trust are not codified or mandated but the District's funding strategy is to contribute a minimum of \$1 million to the Trust per year.
Inflation	2.50%
Healthcare cost trend rates	6.5% initial, decreasing .25% per year to an ultimate rate of 4.5% for medical; 4.0% dental; 3.0% vision
Salary increases per year	3.50%
Investment rate of return (discount rate)	4.00%
Retirement age	Based on the 2021 Florida Retirement System Actuarial Valuation
Mortality	PUB-2010 mortality table with scale MP-2021

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
OTHER POST EMPLOYMENT BENEFITS - CONTINUED

Year Ended September 30, 2022

Schedule of Investment Returns

Last 5 Fiscal Years *

Fiscal Year	Annual Money-Weighted Rate of Return, Net of Investment Expense
2022	(6.4)%
2021	(0.3)%
2020	4.0%
2019	5.8%
2018	0.0%

* Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available. Fiscal year 2018 was 0.0% as The Plan was funded at the end of the fiscal year.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
PENSIONS

Year Ended September 30, 2022

Schedule of the District's Proportionate Share of the Net Pension Liability - Pension Plan

Florida Retirement System

Last 9 Fiscal Years*

<u>Calendar Year</u>	<u>RCID's Proportion of the Net Pension Liability</u>	<u>RCID's Proportionate Share of the Net Pension Liability</u>	<u>RCID's Covered Employee Payroll</u>	<u>RCID's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll</u>	<u>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</u>
2022	0.13088 %	\$ 48,696,935	\$ 34,235,982	142.24 %	82.89 %
2021	0.12138 %	9,169,131	31,367,402	29.23 %	96.40 %
2020	0.14788 %	64,091,387	33,311,667	192.40 %	78.85 %
2019	0.15020 %	51,728,123	32,604,660	158.65 %	82.61 %
2018	0.14924 %	44,950,699	31,337,271	143.44 %	84.26 %
2017	0.13850 %	40,967,776	27,550,271	148.70 %	83.89 %
2016	0.14236 %	35,945,064	26,833,753	133.95 %	84.88 %
2015	0.12545 %	16,204,183	24,758,513	65.45 %	92.00 %
2014	0.12860 %	7,846,750	23,975,240	32.73 %	96.09 %

*Amounts presented for each fiscal year were determined as of June 30. Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
PENSIONS - CONTINUED

Year Ended September 30, 2022

Schedule of the District's Contributions - Pension Plan

Florida Retirement System

Last 10 Fiscal Years*

Fiscal Year	Contractually Required Contribution	Contributions in Relation to the Contractually Required Contribution	Contribution Deficiency (Excess)	RCID's Covered Employee Payroll	Contributions as a Percentage of Covered Employee Payroll
2022	\$ 6,072,376	\$ 6,072,376	\$ -	\$ 34,180,174	17.77 %
2021	5,193,646	5,193,646	-	32,345,424	16.06 %
2020	5,173,531	5,173,531	-	32,847,147	15.75 %
2019	5,114,578	5,114,578	-	33,220,360	15.40 %
2018	4,642,954	4,642,954	-	31,540,901	14.72 %
2017	4,027,501	4,027,501	-	28,358,740	14.20 %
2016	3,815,742	3,815,742	-	27,184,949	14.04 %
2015	3,459,545	3,459,545	-	25,052,616	13.81 %
2014	3,199,940	3,199,940	-	24,221,740	13.21 %
2013	2,479,819	2,479,819	-	23,420,014	10.59 %

*Amounts presented for each fiscal year were determined as of September 30.

Changes in assumptions

From 2021 to 2022, the long-term expected rate of return decreased from 6.80% to 6.70%.

Change in benefit terms

Effective July 1, 2011, employees were required to contribute 3% of their annual earnings on a pretax basis. At the same time, FRS reduced the employer contribution amounts. This accounts for the reduction in contributions as a percentage of covered employee payroll in 2012. Effective July 1, 2013, the legislature required employers to pay the full unfunded actuarial liability (UAL) contribution recommended by the actuary for all membership classes and DROP participants. For the two prior fiscal years, the legislature required only a portion of the UAL rate recommended by the actuary. This accounts for the increase in contributions in 2014.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
PENSIONS - CONTINUED

Year Ended September 30, 2022

Schedule of the District's Proportionate Share of the Net Pension Liability - HIS Plan

Health Insurance Subsidy Program

Last 9 Fiscal Years*

<u>Calendar Year</u>	<u>RCID's Proportion of the Net Pension Liability</u>	<u>RCID's Proportionate Share of the Net Pension Liability</u>	<u>RCID's Covered Employee Payroll</u>	<u>RCID's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll</u>	<u>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</u>
2022	0.09394 %	\$ 9,950,153	\$ 34,235,982	29.06 %	4.81 %
2021	0.08857 %	10,863,849	31,367,402	34.63 %	3.56 %
2020	0.09597 %	11,718,223	33,311,667	35.18 %	3.00 %
2019	0.09749 %	10,908,108	32,604,660	33.46 %	2.63 %
2018	0.09590 %	10,150,278	31,337,271	32.39 %	2.15 %
2017	0.08638 %	9,235,838	27,550,271	33.52 %	1.64 %
2016	0.08682 %	10,118,388	26,833,753	37.71 %	0.97 %
2015	0.08138 %	8,299,010	24,758,513	33.52 %	0.50 %
2014	0.08064 %	7,539,962	23,975,240	31.45 %	0.99 %

*Amounts presented for each fiscal year were determined as of June 30. Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
PENSIONS - CONTINUED

Year Ended September 30, 2022

Schedule of the District's Contributions - HIS Plan

Health Insurance Subsidy Program

Last 10 Fiscal Years*

<u>Fiscal Year</u>	<u>Contractually Required Contribution</u>	<u>Contributions in Relation to the Contractually Required Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>RCID's Covered Employee Payroll</u>	<u>Contributions as a Percentage of Covered Employee Payroll</u>
2022	\$ 567,391	\$ 567,391	\$ -	\$ 34,180,174	1.66 %
2021	536,934	536,934	-	32,345,424	1.66 %
2020	545,263	545,263	-	32,847,147	1.66 %
2019	551,458	551,458	-	33,220,360	1.66 %
2018	523,579	523,579	-	31,540,901	1.66 %
2017	470,755	470,755	-	28,358,740	1.66 %
2016	451,270	451,270	-	27,184,949	1.66 %
2015	340,982	340,982	-	25,052,616	1.36 %
2014	294,282	294,282	-	24,221,740	1.21 %
2013	265,172	265,172	-	23,420,014	1.13 %

*Amounts presented for each fiscal year were determined as of September 30.

Changes in assumptions

From 2021 to 2022, the municipal rate used to determine total pension liability increased from 2.16% to 3.54%.

In 2022, demographic assumptions for the Special Risk class were updated to reflect plan changes due to HB5007, HB689 and SB838. Additionally, the election assumption for vested terminated members was updated from 20% to 50% to reflect recent experience.

Change in benefit terms

The District is not aware of any changes in benefit terms during the periods noted.