

# **Financial Report**

**September 30, 2018**

## **River Glen Community Development District**

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

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Year Ended September 30, 2018

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*River Glen Community Development District*

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *River Glen Community Development District* (the "District"), as of and for the year ended September 30, 2018, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

## **Opinions**

### *Basis for Adverse Opinion Due to Land Value*

As discussed in Note 8 to financial statements, management has recorded land held for sale of its blended component unit, Special Revenue Fund - Special Purpose Entity, River Glen Holdings, LLC at zero. Accounting principles generally accepted in the United States of America require that land held for sale is recorded at the lower of cost or market. The amount by which this departure would affect the assets, liabilities, fund balances, net position, revenue and expenses, of the governmental activities, and this major fund, are not reasonably determinable.

### *Adverse Opinion on Governmental Activities and Special Revenue Fund*

In our opinion, because of the omission of the land valuation (River Glen Holdings, LLC), as discussed above, the financial statements referred to above, do not purport to, and do not, present fairly in conformity with accounting principles generally accepted in the United States of America, the financial position and changes in financial position of the governmental activities and the Special Revenue Fund of the District, as of September 30, 2018, or the changes in financial position thereof for the year then ended.

### *Unmodified Opinion on General, Debt Service and Capital Project Funds*

In addition, in our opinion, the financial statements of the General, Debt Service and Capital Projects Funds present fairly, in all material respects, the respective financial position of each fund, referred to above, as of September 30, 2018, and the respective changes in financial position 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.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 4, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

As discussed in the Notes to financial statements, beginning in 2009, the Developer did not pay assessments owed to the District. As a result, the District was unable to make all of its debt service payments due on the Series 2006 Bonds in prior years. In 2010, a Special Purpose Entity (“SPE”) acquired the Developer’s land within the District at a foreclosure sale. The SPE was formed on behalf of the Bondholders, to own, manage and dispose of the Developer’s land within the District. The SPE is owned by the District and reported as a blended component unit.

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

In accordance with *Government Auditing Standards*, we have also issued a report dated May 28, 2019, on our consideration of the District’s internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the 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.

*McDiernit Davis & Company, LLC*

Orlando, Florida  
May 28, 2019

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *River Glen Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2018 by \$11,155,054 a decrease in net position of \$906,765 in comparison with the prior year.
- At September 30, 2018, the District's governmental funds reported a combined negative fund balance of \$(3,988,478), a decrease in fund balance of \$799.683 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *River Glen Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to 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 liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the 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.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment and culture and recreation related functions.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### 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. The District has one fund category: Governmental 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 District'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 four individual governmental funds. The general fund, debt service fund, capital projects fund and special revenue fund (Special Purpose Entity) are considered to be major funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, capital projects fund, and special purpose entity special revenue fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to 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.

### Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$(11,155,054) at September 30, 2018. The following analysis focuses on the net position of the District's governmental activities.

**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

**Government-Wide Financial Analysis (Continued):**

River Glen Community Development District  
Statement of Net Position

	<u>September 30, 2018</u>	<u>September 30, 2017</u>
Assets, excluding capital assets	\$ 1,240,988	\$ 1,272,148
Capital Assets, net of depreciation	<u>3,171,638</u>	<u>3,507,421</u>
Total assets	<u>4,412,626</u>	<u>4,779,569</u>
Liabilities, excluding long-term liabilities	5,456,095	4,687,572
Long-term Liabilities	<u>10,111,585</u>	<u>10,340,286</u>
Total liabilities	<u>15,567,680</u>	<u>15,027,858</u>
Net Position:		
Net investment in capital assets	(4,086,130)	(3,917,028)
Restricted for capital projects	3,336	1,817
Unrestricted	<u>(7,072,260)</u>	<u>(6,333,078)</u>
Total net position	<u>\$ (11,155,054)</u>	<u>\$ (10,248,289)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2018 and 2017.

Changes in Net Position  
Year Ended September 30,

	<u>2018</u>	<u>2017</u>
Revenues:		
Program revenues	\$ 377,769	\$ 487,891
General revenues	<u>2,364</u>	<u>1,901</u>
Total revenues	<u>380,133</u>	<u>489,792</u>
Expenses:		
General government	166,248	246,442
Physical environment	495,860	478,190
Culture and recreation	79,581	72,079
Interest on long-term debt	<u>545,209</u>	<u>545,209</u>
Total expenses	<u>1,286,898</u>	<u>1,341,920</u>
Change in net position	(906,765)	(852,128)
Net Position - beginning	<u>(10,248,289)</u>	<u>(9,396,161)</u>
Net Position - ending	<u>\$ (11,155,054)</u>	<u>\$ (10,248,289)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2018 was \$1,286,898. The majority of these expenses were physical environment and interest on long-term debt.

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. 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, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2018, the District's governmental funds reported a combined ending negative fund balance of \$(3,988,478). Of this total, \$21,080 is nonspendable, \$90,618 is restricted and the remainder is an unassigned negative fund balance of \$(4,100,176).

In the current year, the fund balance of the general fund increased by \$51,218. The debt service fund balance decreased by \$852,546 due to debt service expenditures exceeding assessment revenue. The special purpose entity fund balance did not change significantly from the prior year. The capital projects fund balance did not change significantly from the prior year.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2018 general fund budget. The legal level of budgetary control is at the fund level.

### Capital Asset and Debt Administration

**Capital Assets** - At September 30, 2018, the District had \$3,171,638 invested in land, infrastructure, buildings and equipment, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

**Capital Debt** - At September 30, 2018, the District had \$9,980,000 in bonds outstanding, which includes \$1,415,000 in matured bonds payable. The District also had a balance on Bondholder Advances of \$1,570,068. More detailed information about the District's capital debt is presented in the notes to financial statements.

### Requests for Information

If you have questions about this report or need additional financial information, contact the *River Glen Community Development District's* Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

## **FINANCIAL STATEMENTS**

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF NET POSITION**

September 30, 2018

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 419,421
Prepaid costs	16,640
Deposits	4,440
Restricted assets:	
Temporarily restricted investments	800,487
Capital assets:	
Capital assets being depreciated, net	3,171,638
Total assets	<u>4,412,626</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	8,579
Matured bonds payable	1,415,000
Matured interest payable	3,805,887
Accrued interest payable	226,629
Noncurrent liabilities:	
Due within one year	245,000
Due in more than one year	9,866,585
Total liabilities	<u>15,567,680</u>
<b>Net Position:</b>	
Net investment in capital assets	(4,086,130)
Restricted for capital projects	3,336
Unrestricted	(7,072,260)
Total net position	<u>\$ (11,155,054)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF ACTIVITIES**

Year Ended September 30, 2018

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenue</u></b>		<b><u>Governmental Activities</u></b>	<b><u>Net (Expense) Revenue and Changes in Net Position</u></b>
		<b><u>Charges for Services</u></b>	<b><u>Operating Grants and Contributions</u></b>		
Governmental activities:					
General government	\$ 166,248	\$ 30,378	\$ -	\$ -	\$ (135,870)
Physical environment	495,860	90,606	-	-	(405,254)
Culture and recreation	79,581	14,541	-	-	(65,040)
Interest on long-term debt	545,209	232,573	9,645	26	(302,965)
Total governmental activities	<u>\$ 1,286,898</u>	<u>\$ 368,098</u>	<u>\$ 9,645</u>	<u>\$ 26</u>	<u>(909,129)</u>
General Revenues:					
Investment and miscellaneous income					2,364
Change in net position					(906,765)
Net Position - beginning					(10,248,289)
Net Position - ending					<u>\$ (11,155,054)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**

September 30, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Special Purpose Entity</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>					
Cash	\$ 330,977	\$ -	\$ -	\$ 88,444	\$ 419,421
Investments	-	797,151	3,336	-	800,487
Prepaid costs	16,640	-	-	-	16,640
Deposits	4,440	-	-	-	4,440
Total assets	<u>\$ 352,057</u>	<u>\$ 797,151</u>	<u>\$ 3,336</u>	<u>\$ 88,444</u>	<u>\$ 1,240,988</u>
<b>Liabilities and Fund Balances:</b>					
Liabilities:					
Accounts payable and accrued expenses	\$ 7,417	\$ -	\$ -	1,162	\$ 8,579
Matured bonds payable	-	1,415,000	-	-	1,415,000
Matured interest payable	-	3,805,887	-	-	3,805,887
Total liabilities	<u>7,417</u>	<u>5,220,887</u>	<u>-</u>	<u>1,162</u>	<u>5,229,466</u>
Fund Balances:					
Nonspendable-prepaid costs and deposits	21,080	-	-	-	21,080
Restricted for:					
Capital projects	-	-	3,336	-	3,336
SPE	-	-	-	87,282	87,282
Unassigned	<u>323,560</u>	<u>(4,423,736)</u>	<u>-</u>	<u>-</u>	<u>(4,100,176)</u>
Total fund balances (deficit)	<u>344,640</u>	<u>(4,423,736)</u>	<u>3,336</u>	<u>87,282</u>	<u>(3,988,478)</u>
Total liabilities and fund balances	<u>\$ 352,057</u>	<u>\$ 797,151</u>	<u>\$ 3,336</u>	<u>\$ 88,444</u>	

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 3,171,638

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(226,629)	
Bonds payable	<u>(10,111,585)</u>	<u>(10,338,214)</u>

Net Position of Governmental Activities (page 8) \$ (11,155,054)

The accompanying Notes to Financial Statements are an integral part of this statement.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Special Purpose Entity</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>					
Special assessments	\$ 135,525	\$ 213,433	\$ -	\$ -	\$ 348,958
Special assessments - prepayments	-	19,140	-	-	19,140
Investment and miscellaneous income	2,364	9,645	26	-	12,035
Total revenues	<u>137,889</u>	<u>242,218</u>	<u>26</u>	<u>-</u>	<u>380,133</u>
<b>Expenditures:</b>					
Current:					
General government	95,573	54,188	-	16,487	166,248
Physical environment	160,077	-	-	-	160,077
Culture and recreation	79,581	-	-	-	79,581
Debt service:					
Interest	-	543,910	-	-	543,910
Principal	-	230,000	-	-	230,000
Total expenditures	<u>335,231</u>	<u>828,098</u>	<u>-</u>	<u>16,487</u>	<u>1,179,816</u>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<u>(197,342)</u>	<u>(585,880)</u>	<u>26</u>	<u>(16,487)</u>	<u>(799,683)</u>
<b>Other Financing Sources (Uses):</b>					
Transfers in	248,560	-	1,493	265,173	515,226
Transfers out	-	(266,666)	-	(248,560)	(515,226)
Total other financing sources (uses)	<u>248,560</u>	<u>(266,666)</u>	<u>1,493</u>	<u>16,613</u>	<u>-</u>
Net change in fund balances	51,218	(852,546)	1,519	126	(799,683)
<b>Fund Balances (Deficit) - beginning of year</b>	<u>293,422</u>	<u>(3,571,190)</u>	<u>1,817</u>	<u>87,156</u>	<u>(3,188,795)</u>
<b>Fund Balances (Deficit) - end of year</b>	<u>\$ 344,640</u>	<u>\$ (4,423,736)</u>	<u>\$ 3,336</u>	<u>\$ 87,282</u>	<u>\$ (3,988,478)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2018

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

Net Change in Fund Balances - total governmental funds (page 11)		\$	(799,683)
Depreciation on capital assets is not recognized in the governmental fund statement, however it is reported as an expense in the statement of activities.			(335,783)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.			230,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.			
	Amortization of bond discount	<u>(1,299)</u>	<u>(1,299)</u>
Change in Net Position of Governmental Activities (page 9)		\$	<u><u>(906,765)</u></u>

The accompanying Notes to Financial Statements are an integral part of this statement.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2018

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special assessments	\$ 133,566	\$ 133,566	\$ 135,525	\$ 1,959
Investment and miscellaneous income	-	-	2,364	2,364
Total revenues	133,566	133,566	137,889	4,323
<b>Expenditures:</b>				
Current:				
General government	109,959	109,959	95,573	14,386
Physical environment	161,131	161,131	160,077	1,054
Roads and streets	3,000	3,000	-	3,000
Culture and recreation	94,349	94,349	79,581	14,768
Total expenditures	368,439	368,439	335,231	33,208
Excess (Deficit) of Revenues Over Expenditures	(234,873)	(234,873)	(197,342)	37,531
<b>Other Financing Sources (Uses):</b>				
Transfers in	234,873	234,873	248,560	13,687
Net change in fund balance	-	-	51,218	51,218
Fund Balance - beginning of year	293,422	293,422	293,422	-
Fund Balance - end of year	\$ 293,422	\$ 293,422	\$ 344,640	\$ 51,218

The accompanying Notes to Financial Statements are an integral part of this statement.

**NOTES TO FINANCIAL STATEMENTS**

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies:**

**Reporting Entity**

The *River Glen Community Development District*, (the "District") was established by Nassau County, Florida Ordinance 2005-80, enacted on December 20, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by the landowners of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There is one entity considered to be a component unit of the District, as follows:

**Special Purpose Entity Fund**

As a result of bond default caused by the Developer's failure to pay special assessments, River Glen Holdings, LLC, a Special Purpose Entity ("SPE") was formed. The SPE took title to the Developer's land within the District at foreclosure sale. Pursuant to the Tri-Party Agreement between the District, the Trustee and the SPE, the SPE will hold, manage and dispose of the property on behalf of the bondholders. This SPE Fund is reported as a blended component unit because it is owned 100% by the District. The SPE owns a majority of the assessable property within the District.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. 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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are typically levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

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

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

The District reports the following governmental funds, which are considered to be major funds.

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

**Debt Service Fund** - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

**Capital Projects Fund** - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

**Special Purpose Entity - Special Revenue Fund** - accounts for activity of the blended component unit which was discussed previously.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance**

**Restricted Assets** - These assets represent cash and investments set aside pursuant to bond covenants.

**Deposits and Investments** - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

**Receivables** - All receivables are shown net of an allowance for uncollectible accounts.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):**

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

**Capital Assets** - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., stormwater facilities, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways and Sidewalks	20
Stormwater Management System	25
Landscape and Signage	15
Amenity Center/Clubhouse Complex	20
Furniture and Equipment	5

**Long Term Obligations** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Issuance costs are reported as an expense.

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

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):**

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2018.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2018.

**Net Position Flow Assumption** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**Fund Balance Flow Assumptions** - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**Fund Balance Policies** - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 1 - Summary of Significant Accounting Policies (Continued):**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):**

**Fund Balance Policies (Continued)** - The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

**Use of Estimates** - The preparation of financial statements in conformity with generally accepted accounting principles 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 expenditures during the reporting period. Actual results could differ from those estimates.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 2 - Stewardship, Compliance and Accountability:**

**Budgetary Information**

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. The appropriation resolution authorizes District staff to initiate budget reclassifications.

**Note 3 - Deposits and Investments:**

**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 3 - Deposits and Investments (Continued):**

**Investments**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2018:

- Money market mutual funds of \$800,487 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2018 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<b>Investment Type</b>	<b>Fair Value</b>	<b>Credit Rating</b>	<b>Weighted Average Maturity</b>
Fidelity Government Portfolio	\$ 800,487	AAAm	36 days

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 4 - Interfund Receivables, Payables and Transfers:**

For the year ended September 30, 2018, the debt service fund transferred \$1,493 to the capital projects fund and \$265,173 to the SPE at the direction of the Bondholders. In addition, the SPE transferred \$248,560 to the general fund to fund expenditures.

**Note 5 - Capital Assets:**

Capital asset activity for the year ended September 30, 2018 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
<b>Governmental Activities:</b>				
Capital Assets Being Depreciated:				
Roadways and sidewalks	\$ 2,782,575	\$ -	\$ -	\$ 2,782,575
Stormwater management system	922,396	-	-	922,396
Landscape and signage	542,700	-	-	542,700
Amenity center/Clubhouse complex	2,294,995	-	-	2,294,995
Furniture and equipment	51,386	-	-	51,386
Total capital assets being depreciated	<u>6,594,052</u>	<u>-</u>	<u>-</u>	<u>6,594,052</u>
Less Accumulated Depreciation for:				
Roadways and sidewalks	(1,298,404)	(139,129)	-	(1,437,533)
Stormwater management system	(344,327)	(36,896)	-	(381,223)
Landscape and signage	(337,267)	(36,180)	-	(373,447)
Amenity center/Clubhouse complex	(1,069,027)	(114,750)	-	(1,183,777)
Furniture and equipment	(37,606)	(8,828)	-	(46,434)
Total accumulated depreciation	<u>(3,086,631)</u>	<u>(335,783)</u>	<u>-</u>	<u>(3,422,414)</u>
Total capital assets being depreciated, net	<u>3,507,421</u>	<u>(335,783)</u>	<u>-</u>	<u>3,171,638</u>
Governmental activities capital assets, net	<u>\$ 3,507,421</u>	<u>\$ (335,783)</u>	<u>\$ -</u>	<u>\$ 3,171,638</u>

Depreciation expense for 2018 was charged to maintenance and operations. The District is not complete. The District does not have current estimated cost to complete.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 6 - Long-Term Liabilities:**

**Capital Improvement Revenue Bonds Series 2006**

On November 1, 2006, the District issued \$10,390,000 of Capital Improvement Revenue Bonds Series 2006, with a fixed interest rate of 5.45%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of certain property within the District. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2006 Bonds is due annually commencing May 1, 2009 through May 1, 2038.

The Series 2006 Bonds are subject to redemption at the option of the District, in whole or in part at any time on or after May 1, 2016 at a redemption price as set forth in the Bond Indenture. The Series 2006 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has not been met at September 30, 2018.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed 1) to assess, levy, collect or cause to be collected and enforce the payment of assessments in annual installments adequate to provide payment of debt service and 2) to meet the reserve requirements. Payment of the principal and interest on the Series 2006 Bonds is secured by a pledge of and first lien upon the pledged special assessment revenue. In this instance, the District has diligently attempted to meet the requirements of the Bond Indenture, despite the continued existence of an Event of Default. When the Developer failed to pay the assessments the District, foreclosed, transferred title to the SPE at the Bondholders request. In spite of this the District remains not in compliance with certain requirements of the Bond Indenture.

Total principal and interest remaining on the Series 2006 Bonds as of September 30, 2018 is \$21,062,457, which includes \$1,415,000 of matured bonds payable and \$3,805,887 of matured interest payable. For the year ended September 30, 2018, no current or matured interest and principal was paid. Total special assessment revenue pledged was \$232,573 in the current year.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 6 - Long-Term Liabilities (Continued):**

Bondholder Advances

There were significant outstanding debt service assessments on Developer Property. Thus, the District foreclosed on the related property and formed a SPE to hold, manage and dispose of the property. The District entered into a tri-party agreement, under which the SPE, through available funds in the trust accounts and/or Bondholder advances, would fund its portion of the general operations of the District. Total amount advanced by the Bondholders at September 30, 2018 was \$1,570,068.

Long-term debt activity for the year ended September 30, 2018 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Bonds Payable:					
Series 2006	\$ 8,795,000	\$ -	\$ (230,000)	\$ 8,565,000	\$ 245,000
Bond discount	(24,782)	-	1,299	(23,483)	-
Bondholder advances	1,570,068	-	-	1,570,068	-
Governmental activity long-term liabilities	<u>\$ 10,340,286</u>	<u>\$ -</u>	<u>\$ (228,701)</u>	<u>\$ 10,111,585</u>	<u>\$ 245,000</u>

The above schedule shows a principal reduction of \$230,000 that was due but not paid and included in matured bonds payable during the current year. The beginning balance is reduced by \$1,185,000 which was not paid, but accrued to matured bonds in the prior years. In the current fiscal year, the District did not make any payments on matured bonds payable leaving a balance of \$1,415,000 at September 30, 2018.

At September 30, 2018, the scheduled debt service requirements on the bonds payable, excluding matured amounts, were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2019	\$ 245,000	\$ 543,910
2020	255,000	530,558
2021	270,000	516,660
2022	285,000	501,945
2023	300,000	486,413
2024 - 2028	1,780,000	2,166,648
2029 - 2033	2,350,000	1,622,738
2034 - 2038	3,080,000	907,698
	<u>\$ 8,565,000</u>	<u>\$ 7,276,570</u>

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 7 - Deficit Net Position:**

The District has a government-wide net deficit of (\$11,155,054) resulting from prior year conveyances of assets and nonpayment of assessments owed to the District.

**Note 8 - Tri-Party Agreement and Special Purpose Entity:**

As discussed in Note 6, as a result of non-collection of assessments from the Developer in prior fiscal years, the District did not make certain debt service payments when due, which constitutes an event of default under the applicable Trust Indenture. In April 2009, an event of default was declared. The District initiated a foreclosure suit and was granted final judgement. The Property was sold at a foreclosure sale in June 2010 and the lien securing the debt service assessments on the property was released. Thus, the Property is the only remaining asset as an available source for the repayment of the extinguished liens. The Trustee, on behalf of the Bondholders, created a SPE to own, manage and dispose of the Property subject to delinquent Series 2006 assessments. In June 2010, the District entered into a Tri-party Agreement with the Trustee and the SPE. The parties acknowledged that the funds to operate the SPE would be provided by the Trustee and the terms of the agreement. The District agreed not to impose annual maintenance assessments on the Property if funding is provided by the Trustee to fund the portion of the District's annual operating budget assigned to the Property. The Trustee agrees that it will use available funds on deposit in the Trust Estate, including proceeds from the sale of all or a portion of the Property, to pay quarterly operating funding requests. The District remains liable with respect to the provisions of the Trust Indenture regarding principal and interest on the Bonds. To secure the payment and performance of the District's obligations under the Series 2006 Trust Indenture, the SPE delivered a mortgage securing such obligations.

Pursuant to the Bond Indenture, the Trustee, on behalf of the Bondholders, has access to the funds held on deposit in the trust accounts. Expenditures (legal fees, trustee fees and SPE property marketing fees) paid for costs related to default remediation were \$199,641 and \$9,188 for the prior and current fiscal years, respectively.

The property held by the SPE should be recorded in the fund financial statements as land held for resale, and consequently, the government-wide financial statements. However, no appraisal was performed on the property so the market value cannot be determined. Consequently, no amount was recorded in the financial statement for this asset.

**Note 9 - Major Landowner:**

The District's activity is dependent upon the continued involvement of a major landowner, the loss which could have a material adverse effect on the District's operations.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2018

**Note 10 - Management Company:**

The District has contracted with a management company to perform management services, which include financial and accounting services as well as clubhouse management services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

**Note 11 - Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District filed one claim totaling approximately \$1,985, which does not exceed coverage amounts under this commercial coverage during the last three years.

**COMPLIANCE SECTION**

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

To the Board of Supervisors  
*River Glen Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the *River Glen Community Development District* (the "District") as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 28, 2019, which includes an explanatory paragraph regarding the adverse opinion for the omission of the land valuation in the special revenue fund (SPE).

Internal Control Over Financial Reporting

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

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we identified a deficiency that we consider to be material weaknesses as described in Appendix A.

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. See Appendix B.

We noted certain other matters that we reported to management of the District, in a separate letter dated May 28, 2019. The District's response to our findings identified in our audit is included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

## Purpose of this Report

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

*McDiernit Davis & Company, LLC*

Orlando, Florida  
May 28, 2019

**MANAGEMENT COMMENTS**

Board of Supervisors  
*River Glen Community Development District*

**Report on the Financial Statements**

We have audited the financial statements of the *River Glen Community Development District*, (the “District”) as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated May 28, 2019, which includes an explanatory paragraph regarding the adverse opinion for the omission of the land valuation in the special revenue fund (SPE).

**Auditor’s Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Independent Auditor’s Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 28, 2019, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i).1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report except as noted below.

<b>Tabulation of Uncorrected Audit Findings</b>		
<b>Current Year Finding #</b>	<b>2016-17 FY Finding #</b>	<b>2015-16 FY Finding #</b>
15-01	15-01	15-01
15-02	15-02	15-02
16-01	16-01	16-01

## **Official Title and Legal Authority**

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

## **Financial Condition and Management**

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

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. Deteriorating financial conditions were noted as indicated in the Independent Auditor's Report.

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

## **Additional Matters**

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

## **Purpose of this Letter**

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

*McDiernit Davis & Company, LLC*

Orlando, Florida  
May 28, 2019

**APPENDIX A - MATERIAL WEAKNESS**

Year Ended September 30, 2018

**15-01 - Land Held for Resale Not Recorded**

**Criteria**

Generally accepted accounting principles require that land held for resale be recorded at the lower of cost or market.

**Condition**

No appraisal was performed on the land held for resale, owned by the SPE River Glen Holdings, LLC. As a result, the market value of the land could not be determined at September 30, 2018 and no amount was recorded in the financial statements for this asset.

**Cause**

Due to lack of funding, the District was unable to perform an appraisal on the land held for resale, owned by the SPE River Glen Holdings, LLC.

**Effect**

At September 30, 2018, the amount by which this departure from generally accepted accounting principles affects the assets, liabilities, fund balances and net position of the Special Purpose Entity Fund and the governmental activities cannot be determined.

**Recommendation**

An appraisal should be performed on the land held for resale to determine its value and the land should be recorded in the financial statements.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX B - COMPLIANCE VIOLATIONS OF LAWS,  
REGULATIONS AND CONTRACTUAL PROVISIONS**

Year Ended September 30, 2018

**16-01 - Failure to Meet Debt Service Reserve Account Requirement**

**Criteria**

The Trust Indenture requires the District to maintain a minimum balance in the Debt Service Reserve Account.

**Condition**

At September 30, 2018, the Debt Service Reserve Account was deficient.

**Cause**

The balance in the Debt Service Reserve Account was used to pay debt service expenditures.

**Effect**

The District is not in compliance with the Trust Indenture.

**Recommendation**

We recommend the District utilize all remedies available to replenish the Debt Service Reserve Account.

**15-02 - Failure to Make Debt Service Payments When Due**

**Criteria**

The Special Assessment Revenue Bonds Series 2006 require semiannual interest payments and annual principal payments as per the Bond Indenture.

**Condition**

In the current and prior years, the District did not pay all of the principal and interest due on the Series 2006 Bonds.

**Cause**

The Developer did not pay debt service assessments owed to the District.

**Effect**

At September 30, 2018, the District was not in compliance with the requirements of the Bond Indenture and has met a financial emergency condition as described in Florida Statute Section 218.503(1).

**Recommendation**

We recommend the District utilize all remedies available to bring debt service payments current.

RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX C - CONDITION OF FINANCIAL EMERGENCY**

Year Ended September 30, 2018

**15-02 - Failure to Make Debt Service Payments When Due**

In the current and prior years, the District did not pay all of the principal and interest due on the Series 2006 Bonds due to lack of funds; therefore the District meets Section 218.503(1)(a) as a financial emergency condition.

# RIVER GLEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 120 RICHARD JACKSON BLVD · SUITE 220 · PANAMA CITY BEACH, FLORIDA 32407

May 28, 2019

## **Response to the Management Letter for the fiscal year ended September 30, 2018**

### **Management Letter finding 15-01:**

*The auditor noted that land owned by the SPE River Glen Holdings, LLC a Florida limited liability company, was not recorded on the District's books as land held for sale.*

### **District response to the finding:**

River Glen CDD Holdings, LLC is a Florida limited liability company, ("Holdings") established by the District for the sole purpose of holding lands acquired by the District through the foreclosure of special assessment liens. No appraisal was performed on the land owned by Holdings. Due to this the market value of the land could not be determined at September 30, 2018 and no amount was recorded in the financial statements for the asset.

### **Management Letter finding 15-02:**

*The auditor noted that the District did not make the required debt service interest and principal payments on the Series 2006 bonds.*

### **District response to the finding:**

The District and Trustee formed a SPE to hold, manage and dispose of the property on behalf of the Bondholders. The SPE took title to the Developer property through foreclosure of the special assessment lien, therefore, there are no debt service assessments to collect relating to the foreclosed land. The proceeds from the sale of the land will be used to satisfy the District's debt as it relates to the foreclosed property.

### **Management Letter finding 16-01:**

*The auditor noted that the District's Series 2006 Debt Service Reserve Accounts were deficient at September 30, 2016, as a result of funds from the Reserve Accounts being used to make debt service payments and fund District operations due to non payment from the Developer.*

### **District response to the finding:**

The District and Trustee formed a SPE to hold, manage and dispose of the property on behalf of the Bondholders. The SPE took title to the Developer property through foreclosure of the special assessment lien, therefore, there are no debt service assessments to collect relating to the foreclosed land. The proceeds from the sale of the land will be used to satisfy the District's debt as it relates to the foreclosed property. It is unknown at this time when the reserve account requirement will be satisfied.

A handwritten signature in black ink, appearing to read "Scott Brizendine". The signature is stylized with large, overlapping loops and a long horizontal stroke at the end.

---

Scott Brizendine  
Treasurer  
River Glen Community Development District

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH  
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
*River Glen Community Development District*

We have examined River Glen Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

*MCDIRMIT DAVIS & COMPANY, LLC*

Orlando, Florida  
May 28, 2019