

**GREATER LAKES/SAWGRASS BAY  
COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2018**

**GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA**

**TABLE OF CONTENTS**

|  | <u>Page</u> |
|--|-------------|
| INDEPENDENT AUDITOR'S REPORT   | 1-2         |
| MANAGEMENT'S DISCUSSION AND ANALYSIS   | 3-6         |
| BASIC FINANCIAL STATEMENTS   |             |
| Government-Wide Financial Statements:  |             |
| Statement of Net Position  | 7           |
| Statement of Activities  | 8           |
| Fund Financial Statements:   |             |
| Balance Sheet – Governmental Funds   | 9           |
| Reconciliation of the Balance Sheet – Governmental Funds<br>to the Statement of Net Position   | 10          |
| Statement of Revenues, Expenditures and Changes in Fund Balance –<br>Governmental Funds  | 11          |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in<br>Fund Balances of Governmental Funds to the Statement of Activities   | 12          |
| Notes to the Financial Statements  | 13-20       |
| REQUIRED SUPPLEMENTARY INFORMATION   |             |
| Schedule of Revenues, Expenditures and Changes in Fund Balance –<br>Budget and Actual – General Fund   | 21          |
| Notes to Required Supplementary Information  | 22          |
| INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL<br>REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN<br>AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE<br>WITH <i>GOVERNMENT AUDITING STANDARDS</i> | 23-24       |
| INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS<br>OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10)<br>OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA  | 25          |
| MANAGEMENT LETTER PURSUANT TO THE RULES OF THE<br>AUDITOR GENERAL OF THE STATE OF FLORIDA  | 26-27       |



## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Greater Lakes/Sawgrass Bay Community Development District  
Lake County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Greater Lakes/Sawgrass Bay Community Development District, Lake County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the 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

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 opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal 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 and budgetary comparison information 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 June 28, 2019, 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, 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 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.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 28, 2019 on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.



June 28, 2019

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Greater Lakes/Sawgrass Bay Community Development District, Lake County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a deficit net position balance of (\$1,142,919).
- The change in the District's total net position in comparison with the prior fiscal year was \$45,365, a reduction of the deficit. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$913,026, an increase of \$12,139 in comparison with the prior fiscal year. The fund balance is restricted for debt service, non-spendable for prepaids and deposits, assigned to subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being 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 assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### 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.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### 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 District'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 two governmental funds for external reporting. 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 and debt service fund. The general and debt service funds are considered to be major funds.

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 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.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in 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.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

|                                     | NET POSITION          |                       |
|-------------------------------------|-----------------------|-----------------------|
|                                     | SEPTEMBER 30,         |                       |
|                                     | 2018                  | 2017                  |
| Current and other assets            | \$ 919,084            | \$ 907,829            |
| Capital assets, net of depreciation | 1,665,705             | 1,739,503             |
| Total assets                        | <u>2,584,789</u>      | <u>2,647,332</u>      |
| Current liabilities                 | 89,590                | 92,880                |
| Long-term liabilities               | 3,638,118             | 3,742,736             |
| Total liabilities                   | <u>3,727,708</u>      | <u>3,835,616</u>      |
| Net position                        |                       |                       |
| Net investment in capital assets    | 1,078,787             | 1,134,391             |
| Restricted for debt service         | 41,524                | 40,232                |
| Unrestricted                        | <u>(2,263,230)</u>    | <u>(2,362,907)</u>    |
| Total net position                  | <u>\$ (1,142,919)</u> | <u>\$ (1,188,284)</u> |

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

|                                    | CHANGES IN NET POSITION                 |                       |
|------------------------------------|---|-----------------------|
|                                    | FOR THE FISCAL YEAR ENDED SEPTEMBER 30, |                       |
|                                    | 2018                                    | 2017                  |
| Revenues:                          |   |                       |
| Program revenues                   |   |                       |
| Charges for services               | \$ 552,370                              | \$ 578,899            |
| Operating grants and contributions | 5,608                                   | 2,191                 |
| General revenues                   | <u>2,513</u>                            | <u>1,029</u>          |
| Total revenues                     | <u>560,491</u>                          | <u>582,119</u>        |
| Expenses:                          |   |                       |
| General government                 | 61,752                                  | 62,706                |
| Maintenance and operations         | 249,423                                 | 254,147               |
| Interest                           | <u>203,951</u>                          | <u>210,185</u>        |
| Total expenses                     | <u>515,126</u>                          | <u>527,038</u>        |
| Change in net position             | 45,365                                  | 55,081                |
| Net position - beginning           | <u>(1,188,284)</u>                      | <u>(1,243,365)</u>    |
| Net position - ending              | <u>\$ (1,142,919)</u>                   | <u>\$ (1,188,284)</u> |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$515,126. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for both the current and prior fiscal years.

## GENERAL BUDGETING 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. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### Capital Asset

At September 30, 2018, the District had \$2,157,692 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$491,987 has been taken, which resulted in a net book value of \$1,665,705. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2018, the District had \$3,645,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Greater Lakes/Sawgrass Bay Community Development District Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa Florida, 33625.



## **FINANCIAL STATEMENTS**

**GREATER LAKES/SAWGRASS BAY  
COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

|                                       | Governmental<br>Activities |
|---------------------------------------|----------------------------|
| <b>ASSETS</b>                         |                            |
| Cash and equivalents                  | \$ 514,201                 |
| Prepays                               | 16,539                     |
| Deposits                              | 70                         |
| Restricted assets:                    |                            |
| Investments                           | 388,274                    |
| Capital assets:                       |                            |
| Non-depreciable                       | 681,731                    |
| Depreciable assets, net               | 983,974                    |
| Total assets                          | 2,584,789                  |
| <b>LIABILITIES</b>                    |                            |
| Accounts payable and accrued expenses | 6,058                      |
| Accrued interest payable              | 83,532                     |
| Non-current liabilities:              |                            |
| Due within one year                   | 100,000                    |
| Due in more than one year             | 3,538,118                  |
| Total liabilities                     | 3,727,708                  |
| <b>NET POSITION</b>                   |                            |
| Net investment in capital assets      | 1,078,787                  |
| Restricted for debt service           | 41,524                     |
| Unrestricted                          | (2,263,230)                |
| Total net position                    | \$ (1,142,919)             |

See notes to the financial statements

**GREATER LAKES/SAWGRASS BAY  
COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

| <u>Functions/Programs</u>     | <u>Expenses</u> | <u>Program Revenues</u>    |  | Net (Expense)<br>Revenue and<br>Changes in Net<br>Position |
|-------------------------------|-----------------|----------------------------|--|--|
|                               |                 | Charges<br>for<br>Services | Operating<br>Grants and<br>Contributions | Governmental<br>Activities                                 |
| Primary government:           |                 |                            |  |  |
| Governmental activities:      |                 |                            |  |  |
| General government            | \$ 61,752       | \$ 61,752                  | \$ -                                     | \$ -   |
| Maintenance and operations    | 249,423         | 186,365                    | -  | (63,058)   |
| Interest on long-term debt    | <u>203,951</u>  | <u>304,253</u>             | <u>5,608</u>                             | <u>105,910</u>   |
| Total governmental activities | <u>515,126</u>  | <u>552,370</u>             | <u>5,608</u>                             | <u>42,852</u>  |
| General revenues:             |                 |                            |  |  |
|                               |                 |                            |  | <u>2,513</u>   |
|                               |                 |                            |  | <u>2,513</u>   |
|                               |                 |                            |  | 45,365   |
|                               |                 |                            |  | <u>(1,188,284)</u>   |
|                               |                 |                            |  | <u>\$ (1,142,919)</u>                                      |

See notes to the financial statements

**GREATER LAKES/SAWGRASS BAY  
COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2018**

|                                       | <u>Major Funds</u> |                   | Total                 |
|---------------------------------------|--------------------|-------------------|-----------------------|
|                                       | General            | Debt<br>Service   | Governmental<br>Funds |
| <b>ASSETS</b>                         |                    |                   |                       |
| Cash and equivalents                  | \$ 514,201         | \$ -              | \$ 514,201            |
| Investments                           | -                  | 388,274           | 388,274               |
| Prepays                               | 16,539             | -                 | 16,539                |
| Deposits                              | <u>70</u>          | -                 | <u>70</u>             |
| Total assets                          | <u>\$ 530,810</u>  | <u>\$ 388,274</u> | <u>\$ 919,084</u>     |
| <b>LIABILITIES AND FUND BALANCES</b>  |                    |                   |                       |
| Liabilities:                          |                    |                   |                       |
| Accounts payable and accrued expenses | <u>\$ 6,058</u>    | \$ -              | \$ 6,058              |
| Total liabilities                     | <u>6,058</u>       | -                 | <u>6,058</u>          |
| Fund balances:                        |                    |                   |                       |
| Nonspendable for:                     |                    |                   |                       |
| Prepays and deposits                  | 16,609             | -                 | 16,609                |
| Restricted for:                       |                    |                   |                       |
| Debt service                          | -                  | 388,274           | 388,274               |
| Assigned to:                          |                    |                   |                       |
| Subsequent year's expenditures        | 5,000              | -                 | 5,000                 |
| Unassigned                            | <u>503,143</u>     | -                 | <u>503,143</u>        |
| Total fund balance                    | <u>524,752</u>     | <u>388,274</u>    | <u>913,026</u>        |
| Total liabilities and fund balances   | <u>\$ 530,810</u>  | <u>\$ 388,274</u> | <u>\$ 919,084</u>     |

See notes to the financial statements

**GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 913,026

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 as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

|                          |                  |           |
|--------------------------|------------------|-----------|
| Cost of capital assets   | 2,157,692        |           |
| Accumulated depreciation | <u>(491,987)</u> | 1,665,705 |

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

|   |                    |                              |
|---|--------------------|------------------------------|
| Accrued interest payable                | (83,532)           |                              |
| Bonds payable                           | <u>(3,638,118)</u> | (3,721,650)                  |
| Net position of governmental activities |                    | <u><u>\$ (1,142,919)</u></u> |

See notes to the financial statements

**GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

|  | <u>Major Funds</u> |                 | Total                 |
|--|--------------------|-----------------|-----------------------|
|  | <u>General</u>     | Debt<br>Service | Governmental<br>Funds |
| <b>REVENUES</b>  |                    |                 |                       |
| Assessments  | \$ 248,117         | \$ 304,253      | \$ 552,370            |
| Interest and other revenues                                  | <u>2,513</u>       | 5,608           | 8,121                 |
| Total revenues   | <u>250,630</u>     | 309,861         | 560,491               |
| <b>EXPENDITURES</b>  |                    |                 |                       |
| Current:   |                    |                 |                       |
| General government   | 61,752             | -               | 61,752                |
| Maintenance and operations                                   | 175,625            | -               | 175,625               |
| Debt service:  |                    |                 |                       |
| Principal  | -                  | 105,000         | 105,000               |
| Interest   | <u>-</u>           | <u>205,975</u>  | 205,975               |
| Total expenditures   | <u>237,377</u>     | 310,975         | 548,352               |
| Excess (deficiency) of revenues<br>over (under) expenditures | 13,253             | (1,114)         | 12,139                |
| Fund balance - beginning                                     | <u>511,499</u>     | 389,388         | 900,887               |
| Fund balance - ending  | <u>\$ 524,752</u>  | \$ 388,274      | \$ 913,026            |

See notes to the financial statements







## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **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 to be 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 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**

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

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.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

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 for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

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

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

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

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

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

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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 and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks and similar items) are reported in the 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 (amount not rounded) 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 estimated fair market 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 completed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| Assets                   | Years |
|--------------------------|-------|
| Landscape and irrigation | 20    |

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

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

### Assets, Liabilities and Net Position or Equity (Continued)

#### 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. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

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

#### 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.

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.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

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

### 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 as of 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.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – 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.

### Investments

The District's investments were held as follows at September 30, 2018:

|   | <u>Amortized Cost</u> | Credit Risk | Weighted Average<br>Maturities |
|---|-----------------------|-------------|--------------------------------|
| First American Treasury Obligations Fund CL Z | <u>\$ 388,274</u>     | S&P AAAM    | 18 days                        |
| Total Investments                             | <u>\$ 388,274</u>     |             |                                |

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held for unspent Bond proceeds.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

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

|  | Beginning<br>Balance | Additions   | Disposals | Ending<br>Balance   |
|--|----------------------|-------------|-----------|---------------------|
| <u>Governmental activities</u>               |                      |             |           |                     |
| Capital assets, not being depreciated        |                      |             |           |                     |
| Intangible asset - right of ways             | \$ 681,731           | \$ -        | \$ -      | \$ 681,731          |
| Total capital assets, not being depreciated  | <u>681,731</u>       | -           | -         | <u>681,731</u>      |
| Capital assets, being depreciated            |                      |             |           |                     |
| Landscape and irrigation                     | <u>1,475,961</u>     | -           | -         | <u>1,475,961</u>    |
| Total capital assets, being depreciated      | <u>1,475,961</u>     | -           | -         | <u>1,475,961</u>    |
| Less accumulated depreciation for:           |                      |             |           |                     |
| Landscape and irrigation                     | <u>418,189</u>       | 73,798      | -         | <u>491,987</u>      |
| Total accumulated depreciation               | <u>418,189</u>       | 73,798      | -         | <u>491,987</u>      |
| Total capital assets, being depreciated, net | <u>1,057,772</u>     | (73,798)    | -         | <u>983,974</u>      |
| Governmental activities capital assets, net  | <u>\$ 1,739,503</u>  | \$ (73,798) | \$ -      | <u>\$ 1,665,705</u> |

Depreciation expense was charged to the maintenance and operations function.

## NOTE 6 – LONG-TERM LIABILITIES

On August 1, 2006, the District issued \$15,995,000 of Special Assessment Bonds, Series 2006A due on May 1, 2038 with a fixed interest rate of 5.50%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2009 through May 1, 2038.

The Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$10,000 of the Series 2006A Bonds.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

The Bond Indenture established a debt service reserve requirement as well as other 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 agrees to 1) levy special assessments in annual amounts adequate to provide payment of debt service and 2) to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

|                                | Beginning<br><u>Balance</u> | Additions | Reductions | Ending<br>Balance | Due Within<br>One Year |
|--------------------------------|-----------------------------|-----------|------------|-------------------|------------------------|
| <u>Governmental activities</u> |                             |           |            |                   |                        |
| Bonds payable:                 |                             |           |            |                   |                        |
| Series 2006A                   | \$ 3,750,000                | \$ -      | \$ 105,000 | \$ 3,645,000      | \$ 100,000             |
| Less issuance discount         | <u>(7,264)</u>              | -         | (382)      | (6,882)           | -                      |
| Total                          | <u>\$ 3,742,736</u>         | \$ -      | \$ 104,618 | \$ 3,638,118      | \$ 100,000             |

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending          | <u>Governmental Activities</u> |              |              |
|----------------------|--------------------------------|--------------|--------------|
| <u>September 30:</u> | Principal                      | Interest     | Total        |
| 2019                 | \$ 100,000                     | \$ 200,475   | \$ 300,475   |
| 2020                 | 110,000                        | 194,975      | 304,975      |
| 2021                 | 115,000                        | 188,925      | 303,925      |
| 2022                 | 120,000                        | 182,600      | 302,600      |
| 2023                 | 130,000                        | 176,000      | 306,000      |
| 2024-2028            | 760,000                        | 765,325      | 1,525,325    |
| 2029-2033            | 1,000,000                      | 530,750      | 1,530,750    |
| 2034-2038            | <u>1,310,000</u>               | 223,575      | 1,533,575    |
| Total                | <u>\$ 3,645,000</u>            | \$ 2,462,625 | \$ 6,107,625 |

## NOTE 7 – RELATED PARTY TRANSACTIONS AND CONCENTRATION

The Developer and other Builders own a significant portion of land within the District; therefore, the assessments levied in the general and debt service funds during the current fiscal year are assessments levied on land owned by the Developer and Builders.

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

## NOTE 8 – MANAGEMENT COMPANY

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

## NOTE 9 – 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. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no claims during the past three years.

## **NOTE 10 – CONTINGENCIES**

The District has filed suit against D. R. Horton, Inc., concerning damage to approximately 800 feet of community association wall owned by the District and caused by defendant's actions in directly or causing others to fail to comply with grading elevations while grading single family lots in the District development. As a result of the negligent grading, fill dirt for a number of lots was piled against the wall damaging the wall and causing it to fail in sections. The wall was designed as a decorative community wall for aesthetic and privacy purposes and not intended to serve as a structural or retaining wall. The District secured engineering analysis estimating a replacement of the wall in the affected area as costing approximately \$425,000. No counterclaims are pending. Settlement discussions are in process; a mediation was recently conducted which was adjourned for continued negotiations. Settlement prospects are fair and the current disposition of the discussions is to secure a proposal from D. R. Horton comprising a repair protocol and cash component.

As of the report date, the outcome cannot be determined and, therefore, no amounts related to this matter have been reflected in the financial statements.

## **NOTE 11 – SUBSEQUENT EVENTS**

### **Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$10,000 of the Series 2006A Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT  
LAKE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

|  | <u>Budgeted<br/>Amounts<br/>Original &amp; Final</u> | Actual<br>Amounts | Variance with<br>Final Budget -<br>Positive<br>(Negative) |
|--|--|-------------------|---|
| <b>REVENUES</b>  |  |                   |   |
| Assessments  | \$ 258,600   | \$ 248,117        | \$ (10,483)   |
| Interest and other revenues                                  | <u>-</u>   | <u>2,513</u>      | 2,513   |
| Total revenues   | <u>258,600</u>                                       | <u>250,630</u>    | <u>(7,970)</u>  |
| <b>EXPENDITURES</b>  |  |                   |   |
| Current:   |  |                   |   |
| General government   | 83,825   | 61,752            | 22,073  |
| Maintenance and operations                                   | <u>179,775</u>                                       | <u>175,625</u>    | 4,150   |
| Total expenditures   | <u>263,600</u>                                       | <u>237,377</u>    | <u>26,223</u>   |
| Excess (deficiency) of revenues<br>over (under) expenditures | (5,000)  | 13,253            | 18,253  |
| <b>OTHER FINANCING SOURCES</b>                               |  |                   |   |
| Use of fund balance  | <u>5,000</u>   | -                 | <u>(5,000)</u>  |
| Net change in fund balance                                   | <u>\$ -</u>  | 13,253            | <u>\$ 13,253</u>  |
| Fund balance - beginning                                     |  | <u>511,499</u>    |   |
| Fund balance - ending  |  | <u>\$ 524,752</u> |   |

See notes to required supplementary information













