Lake Powell Residential Golf Community Development District

FINANCIAL STATEMENTS

September 30, 2019

Lake Powell Residential Golf Community Development District
Table of Contents
September 30, 2019

	PAGE
REPORT	
Independent Auditors' Report	1
FINANCIAL STATEMENTS	
Management's Discussion And Analysis (required supplemental information)	3
Basic Financial Statements	
Government-Wide Financial Statements	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements	
Governmental Fund Financial Statements	
Balance Sheet – Governmental Funds	10
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	12
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	13
Notes to Financial Statements	14
Required Supplemental Information (other than MD&A)	
Budget to Actual Comparison Schedule - General Fund	24
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*	25
Management Letter	27
Independent Accountants' Report on Compliance with Section 218.415 Florida Statutes	29

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRIcpa.com

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Lake Powell Residential Golf Community Development District
Bay County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Lake Powell Residential Golf Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2019, 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.

Auditors' 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 auditors' 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, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 9 to the financial statements, certain errors resulting in understatement of amounts previously reported for deferred revenues, fund balance and revenues as of September 30, 2018 were discovered during the current year. Accordingly, an adjustment has been made to beginning fund balance in the General Fund to correct the error. Our opinion is not modified with respect to that matter.

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2020, 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 and 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.

Carr, Riggs & Ingram, L.L.C

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
January 31, 2020

Management’s Discussion And Analysis

Our discussion and analysis of the Lake Powell Residential Golf Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2019, the assets and deferred outflows of resources of the District exceeded its liabilities by approximately $8.4 million.

- During the fiscal year ended September 30, 2019, the District incurred approximately $219,000 of interest expenditures and repaid $240,000 of outstanding long-term principal. In addition, the District incurred approximately $121,000 of hurricane clean-up expenditures.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 – 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the Districts' net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 6. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

September 30,	2019	2018	Change
Assets			
Current and other assets	$ 2,178,298	$ 2,244,493	$ (66,195)
Capital assets, net	9,944,210	10,355,449	(411,239)
Total assets	12,122,508	12,599,942	(477,434)
Deferred outflows of resources			
Deferred charge on refunding	123,433	132,867	(9,434)
Total assets and deferred outflows of resources	$ 12,245,941	$ 12,732,809	$ (486,868)
Liabilities			
Current liabilities	$ 340,097	$ 393,266	$ 365
Other liabilities	3,456,988	3,716,408	(200,000)
Total liabilities	3,797,085	4,109,674	(199,635)
Net position			
Net investment in capital assets	6,615,086	6,792,177	(177,091)
Restricted for:			
Debt service	276,797	274,032	2,765
Unrestricted	1,556,973	1,556,926	47
Total net position	8,448,856	8,623,135	(174,279)
Total liabilities and net position	$ 12,245,941	$ 12,732,809	$ (373,914)

For more detailed information, see the accompanying Statement of Net Position.

During the fiscal year ended September 30, 2019, total assets and liabilities decreased by approximately $477,000 and $200,000, respectively, from the prior fiscal year. Deferred outflows of resources remained substantially unchanged. The decrease in assets was primarily due to the depreciation of capital assets. The decrease in liabilities is primarily due to the repayment of long term debt.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

Year ended September 30,	2019	2018	Change
Revenues:			
Program revenues:			
Charges for services	$ 1,033,127	$ 1,132,455	$ (99,328)
Grants and contributions	11,653	22,178	(10,525)
General revenues:			
Interest and other revenues	4,493	2,563	1,930
Total revenues	1,049,273	1,157,196	(107,923)
Expenses:			
General government	105,044	153,998	(48,954)
Hurricane clean-up	121,055	-	121,055
Maintenance and operations	768,907	943,866	(174,959)
Water and sewer utilities	-	34,186	(34,186)
Interest	228,546	240,648	(12,102)
Total expenses	1,223,552	1,372,698	(149,146)
Change in net position	(174,279)	(215,502)	41,223
Net position, beginning of year	8,623,135	8,838,637	(215,502)
Net position, end of year	$ 8,448,856	$ 8,623,135	$ (174,279)

For more detailed information, see the accompanying Statement of Activities.

During the fiscal year ended September 30, 2019, total revenues and expenses decreased by approximately $108,000 and $149,000, respectively, from the prior fiscal year. The decrease in revenues is primarily due to a decrease in budgeted assessment rates. The decrease in expenses is primarily due to a decrease in landscape maintenance and roadway repairs, which was partially off-set by an increase in hurricane clean-up expenses in the current year.

THE DISTRICT'S FUNDS

Governmental Funds

As the District completed the year, its governmental funds (as presented in the balance sheet on page 11) reported a combined fund balance of approximately $2.1 million, which did not materially change from last year's combined restated fund balance (see Note 9 to the financial statements). Significant transactions are discussed below.

- During the fiscal year ended September 30, 2019, the District incurred approximately $219,000 of interest expenditures and repaid $240,000 of outstanding long-term principal. In addition, the District incurred approximately $121,000 of hurricane clean-up expenditures.

The overall increase in fund balance for the year ended September 30, 2019 totaled approximately $20,000.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had approximately $9.9 million invested in capital assets (net of accumulated depreciation). This amount represents a net decrease of approximately $411,000 from the fiscal year 2018 total.

A listing of capital assets by major category for the current and prior year follows:

September 30,	**2019**	**2018**	**Change**
Land and land improvements	$ 4,741,888	$ 4,741,888	$ -
Capital assets being depreciated	12,164,841	12,164,841	-
Total, prior to depreciation	16,906,729	16,906,729	-
Accumulated depreciation	(6,962,519)	(6,551,280)	(411,239)
Net capital assets	$ 9,944,210	$ 10,355,449	$ (411,239)

More information about the District's capital assets is presented in Note 4 to the financial statements.

Debt

At September 30, 2019, the District had approximately $3.7 million of bonds outstanding. This amount represents a decrease of $240,000 from the fiscal year 2018 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

September 30,		**2019**		**2018**		**Change**
Special Assessment Revenue Refunding Bonds:						
Series 2012 bonds	$	3,745,000	$	3,985,000	$	(240,000)

More information about the District's long-term debt is presented in Note 5 to the financial statements.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 24.

The District experienced a favorable variance in expenditures as compared to the budget in the amount of $38,580, while revenues agreed to the final budget. The variance in expenditures is primarily due to anticipated general government expenditures that were not incurred during the year.

FUTURE FINANCIAL FACTORS

Lake Powell Residential Golf Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2020 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Lake Powell Residential Golf Community Development District's management company, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Basic Financial Statements

Lake Powell Residential Golf Community Development District
Statement of Net Position

September 30,	2019
	Governmental Activities
Assets	
Cash and cash equivalents	$ 1,531,868
Investments	581,155
Accounts receivable, net	6,771
Due from other government	58,279
Deposits	225
Capital assets:	
Not being depreciated	4,741,888
Depreciable, net	5,202,322
Total assets	12,122,508
Deferred outflows of resources	
Deferred charge on refunding	123,433
Total deferred outflows of resources	123,433
Liabilities	
Accounts payable	37,164
Accrued interest payable	87,933
Non-current liabilities:	
Bonds payable - due within one year	215,000
Bonds payable - due in more than one year	3,456,988
Total liabilities	3,797,085
Net position	
Net investment in capital assets	6,615,086
Restricted for debt service	276,797
Unrestricted	1,556,973
Total net position	$ 8,448,856

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

Year ended September 30, **2019**

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ (105,044)	$ 149,458	$ -	$ 44,414
Hurricane clean-up	(121,055)	-	-	(121,055)
Maintenance and operations	(768,907)	424,981	-	(343,926)
Interest	(228,546)	458,688	11,653	241,795
Total governmental activities	$ (1,223,552)	$ 1,033,127	$ 11,653	(178,772)
General revenues				
Interest and other revenues				4,493
Total general revenues				4,493
Change in net position				(174,279)
Net position - beginning of year, as restated				8,623,135
Net position - end of year				$ 8,448,856

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

Lake Powell Residential Golf Community Development District
Balance Sheet – Governmental Funds

September 30,	2019		
	General	**Debt Service**	**Total Governmental Funds**
Assets			
Cash and cash equivalents	$ 1,531,868	$ -	$ 1,531,868
Investments	-	581,155	581,155
Accounts receivable	3,765	3,006	6,771
Due from other governments	58,279	-	58,279
Deposits	225	-	225
Total assets	$ 1,594,137	$ 584,161	$ 2,178,298
Liabilities, Deferred Inflows of Resources and Fund Balances			
Liabilities			
Accounts payable	$ 37,164	$ -	$ 37,164
Total liabilities	37,164	-	37,164
Deferred inflows of resources			
Deferred revenue	58,279	-	58,279
Total deferred inflows of resources	58,279	-	58,279
Fund balances			
Nonspendable	225	-	225
Restricted for debt service	-	584,161	584,161
Committed for disaster relief	250,000	-	250,000
Committed for bridge project	50,000	-	50,000
Committed for road project	150,000	-	150,000
Committed for storm system upgrades	250,000	-	250,000
Assigned for working capital	181,636	-	181,636
Unassigned	616,833	-	616,833
Total fund balances	1,498,694	584,161	2,082,855
Total liabilities, deferred inflows of resources and fund balances	$ 1,594,137	$ 584,161	$ 2,178,298

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

Lake Powell Residential Golf Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position

September 30,		**2019**
Total fund balances, governmental funds	$	2,082,855
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level financial statements.		9,944,210
Deferred charges on refunding are not financial resources and, therefore are not reported in the governmental funds. The Statement of Net Position includes these charges, net of amortization.		123,433
Revenue from long-term receivables that was not collected within 60 days of the current year-end was deferred in the fund financial statements.		58,279
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level financial statements.		(3,759,921)
Total net position - governmental activities	$	8,448,856

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

Lake Powell Residential Golf Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds

Year ended September 30,	2019		
	General	**Debt Service**	**Total Governmental Funds**
Revenues			
Assessments	$ 574,439	$ 458,688	$ 1,033,127
Prepayment revenue	-	2,859	2,859
Interest and other revenues	17,602	8,794	26,396
Total revenues	592,041	470,341	1,062,382
Expenditures			
Current:			
General government	100,162	4,882	105,044
Hurricane clean-up	121,055	-	121,055
Maintenance and operations	357,668	-	357,668
Debt service:			
Principal	-	240,000	240,000
Interest	-	218,875	218,875
Total expenditures	578,885	463,757	1,042,642
Excess of revenues over expenditures	13,156	6,584	19,740
Fund balances, beginning of year - as restated (see Note 9)	1,485,538	577,577	2,063,115
Fund balances, end of year	$ 1,498,694	$ 584,161	$ 2,082,855

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

Lake Powell Residential Golf 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,		**2019**
Net change in fund balances - governmental funds	$	19,740
Governmental funds report principal payments on bonds when debt is paid, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in bonds payable in the Statement of Net Position.		240,000
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.		(411,239)
Bond discount and refunding costs are amortized over the lives of the bonds in the statement of activites, but are recognized as expenditures in the governmental funds.		(15,014)
The change in accrued interest between the current and prior year is recorded in the Statement of Activities but not in the fund financial statements.		5,343
Revenue reported in a prior year on the Statement of Activities that was received in the current fiscal year and reported as revenue in the fund financial statements.		(13,109)
Change in net position of governmental activities	$	(174,279)

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

NOTE 1: NATURE OF ORGANIZATION

The Lake Powell Residential Golf Community Development District (the "District") was created on July 25, 2000 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Bay County Ordinance 00-19. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes 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 a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing 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.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2019, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of 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 the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other 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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection 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 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.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

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 for the Series 2012 bonds.

For the year ended September 30, 2019, the District does not report any proprietary funds.

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. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, and then unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40*, Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3).*

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others negotiable direct or indirect obligations which are secured by the United States Government; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Receivables

The revenue certificate receivable recorded in the General Fund as Due from other government is related to revenue certificates, totaling $431,834, from the City of Panama City Beach (the "City"). These revenue receipts are impact fees that are owed to the District when there is a new landowner. The revenue certificates were previously recorded as revenue in the year received beginning in 2002. The original receivable of $400,000 is to be received over a period not to exceed twenty (20) years. During the fiscal year 2019, the District received approximately $13,000 from the City. The revenue certificate receivable is $58,279 as of September 30, 2019.

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District 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 and estimated historical cost if purchased or constructed. Donated 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 asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives: equipment: 5-7 years; improvements: 20 years; infrastructure: 20-40 years.

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.

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 or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the 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.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometime include 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 only has one item that qualifies for reporting in this category: the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the Statement of Net 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 only has one item that qualifies for reporting in this category: deferred revenue, which is reported in the accompanying Balance Sheet – Governmental Funds. Deferred revenue resulted from impact fees not received within 60 days of September 30, 2019.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

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. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3: INVESTMENTS

The District's investments consist of money market funds in which shares are owned in the fund rather than the underlying investments. In accordance with GASB 72, *Fair Value Measurement and Application*, these amounts are reported at amortized cost.

The following is a summary of the District's investments:

September 30,		**2019**	**Credit Risk**	**Maturities**
Short-term Money Market Funds	$	581,155	S&P AAAm	24 days
Total investments	$	581,155		

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2019, the money market funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration risk – The District's investment policy requires diversification, but does not specify limits on types of investments.

NOTE 3: INVESTMENTS (Continued)

Interest rate risk – The District does not have a formal policy for addressing interest rate risk; however, investments are made with discretion, to seek reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

NOTE 4: CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2019:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities				
Capital assets not being depreciated				
Land and land improvements	$ 4,741,888	$ -	$ -	$ 4,741,888
Total capital assets not being depreciated	4,741,888	-	-	4,741,888
Capital assets being depreciated				
Machinery and equipment	517,804	-	-	517,804
Improvements other than buildings	1,119,115	-	-	1,119,115
Infrastructure	10,527,922	-	-	10,527,922
Total capital assets being depreciated	12,164,841	-	-	12,164,841
Less accumulated depreciation for:				
Machinery and equipment	(472,532)	(5,021)	-	(477,553)
Improvements other than buildings	(839,336)	(55,956)	-	(895,292)
Infrastructure	(5,239,412)	(350,262)	-	(5,589,674)
Total accumulated depreciation	(6,551,280)	(411,239)	-	(6,962,519)
Total capital assets being depreciated, net	5,613,561	(411,239)	-	5,202,322
Governmental activities capital assets, net	$ 10,355,449	$ (411,239)	$ -	$ 9,944,210

Depreciation expense of $411,239 was allocated to maintenance and operations on the accompanying Statement of Activities.

NOTE 5: BONDS PAYABLE

On March 30, 2012, the District issued $5,160,000 of Special Assessment Revenue Refunding Bonds, Series 2012 with a fixed interest rate of 5.25% for the first term bond totaling $1,905,000 and a fixed interest rate of 5.75% for the second term bond totaling $3,255,000. The Series 2012 Bonds were applied together with other legally available funds to refund the Series 2000 Special Assessment Revenue Bonds. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2013. Principal on the Series 2012 Bonds is paid serially commencing on November 1, 2013 through November 1, 2023.

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 to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of 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 been met for the fiscal year ended September 30, 2019.

The balance of the Series 2012 Bonds at September 30, 2019 is summarized as follows:

		2019
Bond principal balance	$	3,745,000
Less unamortized bond discount		(73,012)
Net balance, Series 2012 Bonds	$	3,671,988

Long-term liability activity for the year ended September 30, 2019, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due in One Year
Governmental Activities					
Bonds Payable:					
Series 2012	$ 3,985,000	$ -	$ (240,000)	$ 3,745,000	$ 215,000
	$ 3,985,000	$ -	$ (240,000)	$ 3,745,000	$ 215,000

NOTE 5: BONDS PAYABLE (Continued)

At September 30, 2019, the scheduled debt service requirements on long-term debt were as follows:

Year Ending September 30,	Principal	Interest	Total Debt Service
2020	$ 215,000	$ 205,369	$ 420,369
2021	210,000	194,188	404,188
2022	220,000	182,900	402,900
2023	230,000	171,075	401,075
2024	240,000	158,125	398,125
2025-2029	1,435,000	559,331	1,994,331
2030-2033	1,195,000	118,594	1,313,594
	$ 3,745,000	$ 1,589,582	$ 5,334,582

NOTE 6: 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 maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years.

NOTE 7: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory 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 8: NATURAL DISASTER

The District sustained hurricane damage as a result of Hurricane Michael, which struck Bay County area in October 2018. During the year ended September 30, 2019, the District incurred storm clean-up expenses totaling $121,055.

NOTE 9: PRIOR PERIOD RESTATEMENT

The accompanying financial statements have been restated to correct an error regarding the long-term revenue certificate receivable from the City (discussed in Note 2), which was transferred from the District's Enterprise Fund to the General Fund in the prior fiscal year after the business-type activities were closed out. During the current year, it was determined that the revenue related to the long-term receivable, that was previously recognized in the Enterprise Fund, should be recorded as deferred revenue in the General Fund. The effect of the restatement was to decrease General Fund balance at the beginning of the year by $71,388. General Fund balance at the beginning of the year has been adjusted for the effects of the restatement.

Required Supplemental Information
(Other Than MD&A)

Lake Powell Residential Golf Community Development District
Budget to Actual Comparison Schedule – General Fund

Year ended September 30,			2019	
	Original Budget	**Final Budget**	**Actual Amounts**	**Variance with Final Budget**
Revenues				
Assessments	$ 539,496	$ 574,439	$ 574,439	$ -
Interest and other revenues	1,000	17,602	17,602	-
Total revenues	540,496	592,041	592,041	-
Expenditures				
General government	135,902	129,156	100,162	28,994
Hurricane clean-up	-	121,055	121,055	-
Maintenance and operations	404,594	367,254	357,668	9,586
Total expenditures	540,496	617,465	578,885	38,580
Excess (deficit) of revenues over expenditures	$ -	$ (25,424)	$ 13,156	$ 38,580

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRIcpa.com

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

To the Board of Supervisors
Lake Powell Residential Golf Community Development District
Bay County, Florida

We have audited, in accordance with the 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 Lake Powell Residential Golf Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 31, 2020.

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 our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness 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 the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District'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 District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
January 31, 2020

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRIcpa.com

MANAGEMENT LETTER

To the Board of Supervisors
Lake Powell Residential Golf Community Development District
Bay County, Florida

Report on the Financial Statements

We have audited the financial statements of Lake Powell Residential Golf Community Development District ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated January 31, 2020.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant'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 these reports, which are dated January 31, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the 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 did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the 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.

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

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or 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 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.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
January 31, 2020

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRIcpa.com

INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors
Lake Powell Residential Golf Community Development District
Bay County, Florida

We have examined Lake Powell Residential Golf Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2019. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

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

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, 2019.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
January 31, 2020