

**Paseo Community Development  
District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2019**

**Paseo Community Development District  
ANNUAL FINANCIAL REPORT**

**September 30, 2019**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-27
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	28-29
MANAGEMENT LETTER	30-31
INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	32



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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Paseo Community Development District  
Fort Myers, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Paseo Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 opinion.

Fort Pierce / Stuart

To the Board of Supervisors  
Paseo Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Paseo Community Development District as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Governmental Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis 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 principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. 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 a report dated April 10, 2020 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 and contracts.

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 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 Paseo Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 10, 2020

**Paseo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

Management's discussion and analysis of Paseo Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, public safety, physical environment, culture/recreation and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Paseo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2019.

- ◆ The District's total assets were exceeded by total liabilities by \$31,136,932 (net position). Net investment in capital assets for the District was \$29,626,778. Restricted net position was \$153,414.
- ◆ Governmental activities revenues totaled \$32,749,500 while governmental activities expenses totaled \$3,334,361.

**Paseo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2019</b>	<b>2018</b>
Current assets	\$ 1,439,874	\$ 1,246,728
Restricted assets	703,360	1,064,429
Capital assets	38,368,222	39,193,436
Total Assets	<u>40,511,456</u>	<u>41,504,593</u>
Deferred amount on refunding	<u>176,541</u>	<u>61,619</u>
Current liabilities	636,246	7,809,419
Non-current liabilities	8,914,819	32,035,000
Total Liabilities	<u>9,551,065</u>	<u>39,844,419</u>
Net Position		
Net investment in capital assets	29,626,778	6,980,301
Restricted for debt service	153,414	-
Unrestricted	1,356,740	(5,258,508)
Total Net Position	<u>\$ 31,136,932</u>	<u>\$ 1,721,793</u>

The decrease in capital assets is related to depreciation in the current year.

The decrease in current liabilities is related to the cancellation of the accrued interest associated with the cancellation of debt.

The decrease in non-current liabilities is primarily due to the cancellation of the Series 2005A & B and the Series 2006 Bonds in the current year.

The increase in net investment in capital assets and unrestricted net position is related to the debt and accrued interest cancellation.

**Paseo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2019</b>	<b>2018</b>
Program Revenues		
Charges for services	\$ 2,765,472	\$ 2,766,610
General Revenues		
Miscellaneous revenues	12,109	19,025
Investment earnings	43,237	51,398
Cancellation of debt	29,928,682	1,533,296
Total Revenues	<u>32,749,500</u>	<u>4,370,329</u>
Expenses		
General government	222,302	657,783
Physical environment	1,621,754	1,973,362
Culture/recreation	788,349	191,569
Interest on long-term debt	701,956	2,083,395
Total Expenses	<u>3,334,361</u>	<u>4,906,109</u>
Change in Net Position	29,415,139	(535,780)
Net Position - Beginning of Year	<u>1,721,793</u>	<u>2,257,573</u>
Net Position - End of Year	<u><u>\$ 31,136,932</u></u>	<u><u>\$ 1,721,793</u></u>

The increase in cancellation of debt is related to the cancellation of the outstanding balance of the Series 2005A & B and Series 2006 Bonds and the associated accrued interest.

The decrease in general government and physical environment and the increase in culture/recreation is related to the depreciation allocation in the current year.

The decrease in interest on long-term debt is related to the reduction in outstanding debt

**Paseo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2019 and 2018:

	<b>Governmental Activities</b>	
	<b>2019</b>	<b>2018</b>
Land and improvements	\$ 18,002,328	\$ 18,002,328
Buildings and improvements	29,927,995	29,927,995
Equipment	52,265	52,265
Accumulated depreciation	(9,614,366)	(8,789,152)
Total Capital Assets, net	<u>\$ 38,368,222</u>	<u>\$ 39,193,436</u>

The capital asset activity in the current year was depreciation of \$825,214.

**General Fund Budgetary Highlights**

The final budget exceeded actual expenditures in the current year because capital reserve expenditures were less than anticipated.

The September 30, 2019 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- In November 2018, the District issued \$9,625,000 Series 2018 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2011A-1 and 2011A-2 Capital Improvement Revenue Bonds. The balance outstanding at September 30, 2019 was \$9,250,000.

**Paseo Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

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

Paseo Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2020.

**Request for Information**

The financial report is designed to provide a general overview of Paseo Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Paseo Community Development District's Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

**Paseo Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2019**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 1,356,505
Prepaid expenses	27,583
Deposits	55,786
Total Current Assets	<u>1,439,874</u>
Non-current Assets	
Restricted assets	
Investments	703,360
Capital assets, not being depreciated	
Land and improvements	18,002,328
Capital assets being depreciated	
Buildings and improvements	29,927,995
Equipment	52,265
Less: accumulated depreciation	<u>(9,614,366)</u>
Total Non-current Assets	<u>39,071,582</u>
Total Assets	<u>40,511,456</u>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	
Deferred amount on refunding	<u>176,541</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	79,524
Unearned revenues	3,610
Accrued interest	163,112
Bonds payable	390,000
Total Current Liabilities	<u>636,246</u>
Non-current liabilities	
Bonds payable	<u>8,914,819</u>
Total Liabilities	<u>9,551,065</u>
<b>NET POSITION</b>	
Net investment in capital assets	29,626,778
Restricted for debt service	153,414
Unrestricted	1,356,740
Total Net Position	<u><u>\$ 31,136,932</u></u>

*See accompanying notes to financial statements.*

**Paseo Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For The Year Ended September 30, 2019**

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenues Charges for Services</u></b>	<b><u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u></b>
Governmental Activities			
General government	\$ (222,302)	\$ 198,742	\$ (23,560)
Physical environment	(1,621,754)	1,699,227	77,473
Culture/recreation	(788,349)	5,887	(782,462)
Interest on long-term debt	(701,956)	861,616	159,660
Total Governmental Activities	<u>\$ (3,334,361)</u>	<u>\$ 2,765,472</u>	<u>\$ (568,889)</u>
 <b>General revenues:</b>			
Investment earnings			43,237
Miscellaneous revenues			12,109
Total General Revenues			<u>55,346</u>
Gain on cancellation of debt			<u>29,928,682</u>
Change in Net Position			29,415,139
Net Position - Beginning of Year			1,721,793
Net Position - End of Year			<u>\$ 31,136,932</u>

*See accompanying notes to financial statements.*

**Paseo Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2019**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 1,356,505	\$ -	\$ 1,356,505
Prepaid expenses	27,583	-	27,583
Deposits	55,786	-	55,786
Restricted assets:			
Investments, at fair value	-	703,360	703,360
Total Assets	<u>\$ 1,439,874</u>	<u>\$ 703,360</u>	<u>\$ 2,143,234</u>
 <b>LIABILITIES AND FUND BALANCES</b>			
 <b>LIABILITIES</b>			
Accounts payable and accrued expenses	\$ 79,524	\$ -	\$ 79,524
Unearned revenues	3,610	-	3,610
Total Liabilities	<u>83,134</u>	<u>-</u>	<u>83,134</u>
 <b>FUND BALANCES</b>			
Nonspendable:			
Prepaid expenses and deposits	83,369	-	83,369
Restricted:			
Debt service	-	703,360	703,360
Assigned:			
Capital reserves	482,354	-	482,354
Unassigned:	791,017	-	791,017
Total Fund Balances	<u>1,356,740</u>	<u>703,360</u>	<u>2,060,100</u>
 Total Liabilities and Fund Balances	<u>\$ 1,439,874</u>	<u>\$ 703,360</u>	<u>\$ 2,143,234</u>

*See accompanying notes to financial statements.*

**Paseo Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2019**

Total Governmental Fund Balances	\$ 2,060,100
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Amounts reported for governmental activities in the Statement of Net Position  
are different because:

Capital assets, land and improvements, \$18,002,328, buildings and improvements, \$29,927,995, and equipment, \$52,265, net of accumulated depreciation, \$(9,614,366), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	38,368,222
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Long-term liabilities, including bonds payable, \$(9,250,000), net of bond premium, \$(54,819), are not due and payable in the current period and therefore, are not reported at the fund level.	(9,304,819)
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Deferred outflow of resources are not current financial resources and therefore, are not reported at the fund level.	176,541
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Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(163,112)</u>
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Net Position of Governmental Activities	<u><u>\$ 31,136,932</u></u>
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*See accompanying notes to financial statements.*

**Paseo Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For The Year Ended September 30, 2019**

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 1,903,856	\$ 861,616	\$ 2,765,472
Investment earnings	25,677	17,560	43,237
Miscellaneous revenues	12,109	-	12,109
Total Revenues	<u>1,941,642</u>	<u>879,176</u>	<u>2,820,818</u>
Expenditures			
Current			
General government	184,729	37,573	222,302
Physical environment	1,579,417	-	1,579,417
Culture/recreation	5,472	-	5,472
Debt service			
Principal	-	10,035,000	10,035,000
Interest	-	452,670	452,670
Other	-	398,046	398,046
Total Expenditures	<u>1,769,618</u>	<u>10,923,289</u>	<u>12,692,907</u>
Excess of revenues over/(under) expenditures	172,024	(10,044,113)	(9,872,089)
Other Financing Sources/(Uses)			
Proceeds from refunding	-	9,625,000	9,625,000
Bond premium	-	58,044	58,044
Total Other Financing Sources/(Uses)	<u>-</u>	<u>9,683,044</u>	<u>9,683,044</u>
Net change in fund balances	172,024	(361,069)	(189,045)
Fund Balances - Beginning of Year	<u>1,184,716</u>	<u>1,064,429</u>	<u>2,249,145</u>
Fund Balances - End of Year	<u>\$ 1,356,740</u>	<u>\$ 703,360</u>	<u>\$ 2,060,100</u>

*See accompanying notes to financial statements.*

**Paseo Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For The Year Ended September 30, 2019**

Net Change in Fund Balances - Total Governmental Funds	\$ (189,045)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(825,214)
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The issuance of long-term debt, \$9,625,000, and the associated bond premium, \$58,044, is reflected as an other financing source at the fund level, however, at the government-wide level these amounts increase liabilities.	(9,683,044)
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Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	10,035,000
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The deferred amount on refunding is recognized as an other debt service cost at the fund level, however at the government-wide level this cost is capitalized and amortized over the life of the bonds.	125,307
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The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(10,385)
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The cancellation of long-term debt does not affect current resources, however, at the government-wide level the cancellation does reduce long-term liabilities.	29,928,682
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Amortization of bond premium does not require the use of current resources and therefore is not reported in the governmental funds. This is the amount of amortization in the current period.	3,225
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	30,613
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Change in Net Position of Governmental Activities	<u><u>\$ 29,415,139</u></u>
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*See accompanying notes to financial statements.*

**Paseo Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –**  
**GENERAL FUND**

**For the Year Ended September 30, 2019**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 1,894,438	\$ 1,894,438	\$ 1,903,856	\$ 9,418
Investment earnings	-	-	25,677	25,677
Miscellaneous revenues	-	-	12,109	12,109
Total Revenues	<u>1,894,438</u>	<u>1,894,438</u>	<u>1,941,642</u>	<u>47,204</u>
Expenditures				
Current				
General government	209,728	209,728	184,729	24,999
Physical environment	1,677,210	1,677,210	1,579,417	97,793
Culture/recreation	7,500	7,500	5,472	2,028
Total Expenditures	<u>1,894,438</u>	<u>1,894,438</u>	<u>1,769,618</u>	<u>124,820</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>172,024</u>	<u>172,024</u>
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>1,184,716</u>	<u>1,184,716</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,356,740</u>	<u>\$ 1,356,740</u>

*See accompanying notes to financial statements.*

**Paseo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on November 15, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by the City of Fort Myers, Florida Ordinance #3243 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Paseo Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at large basis by qualified electors that reside within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Paseo Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Paseo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Paseo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Paseo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon 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. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

**Paseo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment revenue bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the special assessment revenues and pledged funds.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Paseo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and improvements, buildings and improvements, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation is computed utilizing the straight-line method over the estimated useful lives of the assets. The estimated useful lives of the various classes of depreciable capital assets are as follows;

Buildings and improvements	10-37 years
Equipment	5-12 years

**d. Deferred Outflows of Resources**

Deferred outflows of resources represent a consumption of net position/fund balance 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. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount 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.

**e. Bond Premiums**

Bond premiums are amortized over the life of the bonds.

**Paseo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**f. Budgets**

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was \$1,403,121 and the carrying value was \$1,356,505. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

<b>Investment</b>	<b>Maturities</b>	<b>Fair Value</b>
First American Treasury Obligation Fund	25 days*	<u>\$ 703,360</u>

\*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

**Paseo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Custodial Credit Risk – Deposits (Continued)

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

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2019, the District's investment in First American Treasury Obligation Fund CI Z was rated AAAm by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investments in First American Treasury Obligation Fund represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Paseo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE C – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2019 was as follows:

	Balance October 1, 2018	Additions	Disposals	Balance September 30, 2019
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Land	\$ 18,002,328	\$ -	\$ -	\$ 18,002,328
Capital assets, being depreciated:				
Building and improvements	29,927,995	-	-	29,927,995
Equipment	52,265	-	-	52,265
Less: accumulated depreciation	(8,789,152)	(825,214)	-	(9,614,366)
Total Capital Assets, Being Depreciated, Net	21,191,108	(825,214)	-	20,365,894
 Governmental Activities Capital Assets	 <u>\$ 39,193,436</u>	 <u>\$ (825,214)</u>	 <u>\$ -</u>	 <u>\$ 38,368,222</u>

Depreciation was charged to physical environment, \$42,337, and culture/recreation, \$782,877.

**NOTE D – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2019:

Long-term debt at October 1, 2018	\$ 32,305,000
Issuance of long-term debt	9,625,000
Cancellation of debt	(22,645,000)
Principal payments	<u>(10,035,000)</u>
Long-term debt at September 30, 2019	\$ 9,250,000
Plus: bond premium, net	<u>54,819</u>
Bonds payable, net at September 30, 2019	<u>\$ 9,304,819</u>

In October 2018, the Series 2005A, 2005B, and 2006 Capital Improvement Revenues Bonds were cancelled at the direction of the Bondholders. The Series 2005A, 2005B, and 2006 Bonds outstanding bonds were cancelled for \$6,355,000, \$8,615,000, and \$7,675,000, respectively. In addition, accrued interest totaling \$7,283,682 was cancelled for the Series 2005A, 2005B, and 2006 Bonds.

**Paseo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

In November 2018, the District issued \$9,625,000 of Series 2018 Capital Improvement Revenue Refunding Bonds, which retired the Series 2011A Special Assessment Revenue Bonds. The current refunding of the Series 2011A-1 and 2011A-2 Capital Improvement Revenue Bonds resulted in a deferred amount on refunding of \$186,926. As a result of this transaction, the District decreases its aggregate debt payment by \$532,783 over the next 17 years and realized an economic gain of approximately \$129,161.

Long-term debt for Governmental Activities is comprised of the following:

**Capital Improvement Revenue Refunding Bonds**

\$9,625,000 Series 2018 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2036. Interest at various rates between 4% and 4.375% is due May and November beginning May 2019. Current portion is \$390,000.

	\$ 9,250,000
Bond premium, net	<u>54,819</u>
Bonds Payable, Net	<u><u>\$ 9,304,819</u></u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Principal	Interest	Total
2020	\$ 390,000	\$ 391,469	\$ 781,469
2021	405,000	375,869	780,869
2022	420,000	359,669	779,669
2023	435,000	342,869	777,869
2024	450,000	325,469	775,469
2025-2029	2,550,000	1,341,344	3,891,344
2030-2034	3,145,000	745,313	3,890,313
2035-2036	1,455,000	96,248	1,551,248
Totals	<u><u>\$ 9,250,000</u></u>	<u><u>\$ 3,978,250</u></u>	<u><u>\$ 13,228,250</u></u>

**Paseo Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bond Resolution Terms and Covenants

**Capital Improvement Revenue and Refunding Bonds**

Significant Bond Provisions

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2029 at a redemption price set forth in the Trust Indenture. The Series 2018 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust 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 agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2018 Reserve Accounts were funded from the proceeds of the Series 2018 Bonds an amount equal to 50 percent of the maximum annual debt service of the Series 2018 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2019:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Refunding Bonds, Series 2018	\$ 386,834	\$ 386,834

**Paseo Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE E – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefitted property within the District. Operation and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by an annual assessment resolution adopted by the Board of Supervisors. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

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

**NOTE F – 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 for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage.



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

To the Board of Supervisors  
Paseo Community Development District  
Fort Myers, 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 Paseo Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated April 10, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Paseo Community Development District's internal control over financial reporting 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 of Paseo Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Paseo Community Development District's internal control over financial reporting.

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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control 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.

Board of Supervisors  
Paseo Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Paseo Community Development District's financial statements are free of 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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants  
Fort Pierce, Florida

April 10, 2020



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Paseo Community Development District  
Fort Myers, Florida

### Report on the Financial Statements

We have audited the financial statements of the Paseo Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated April 10, 2020.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated April 10, 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 made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

### Financial Condition

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

Fort Pierce / Stuart

To the Board of Supervisors  
Paseo Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2019 for the Paseo Community Development District. It is management's responsibility to monitor the Paseo Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the 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 the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 10, 2020



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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Paseo Community Development District  
Fort Myers, Florida

We have examined Paseo Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Paseo Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Paseo Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Paseo Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Paseo Community Development District's compliance with the specified requirements.

In our opinion, Paseo Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 10, 2020