

**Towne Park Community  
Development District**

**FINANCIAL STATEMENTS**

**September 30, 2019**



**CRI** CARR  
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**Towne Park Community Development District**  
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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Supervisors  
Towne Park Community Development District  
Polk County, Florida

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of the governmental activities and each major fund of Towne Park 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.

## ***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 June 5, 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

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

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida  
June 5, 2020



## **Management's Discussion And Analysis**

## **Towne Park Community Development District Management's Discussion and Analysis**

Our discussion and analysis of the Towne Park 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 of the District exceed its liabilities by approximately \$2.2 million.
- During the fiscal year ended September 30, 2019, the District incurred approximately \$757,000 of interest expenditures and repaid \$915,000 on outstanding long-term bonds. Additionally, the District issued Special Assessment Revenue Bonds, Series 2019 totaling approximately \$5.5 million.
- During the fiscal year ended September 30, 2019, the District established infrastructure of approximately \$14.8 million.

### **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.

## Towne Park Community Development District Management’s Discussion and Analysis

### **Reporting the District’s Most Significant Funds**

Our analysis of the District’s major funds begins on page 5. The fund financial statements begin on page 9 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.

<i>September 30,</i>	<b>2019</b>	<b>2018</b>	<b>Change</b>
<b>Assets</b>			
Current and other assets	\$ 5,971,107	\$ 12,743,236	\$ (6,772,129)
Construction in progress	19,540,906	4,733,831	14,807,075
<b>Total assets</b>	<b>\$ 25,512,013</b>	<b>\$ 17,477,067</b>	<b>\$ 8,034,946</b>
<b>Liabilities</b>			
Current liabilities	\$ 2,445,912	\$ 920,918	\$ 1,524,994
Other liabilities	20,890,292	16,329,932	4,560,360
<b>Total liabilities</b>	<b>23,336,204</b>	<b>17,250,850</b>	<b>6,085,354</b>
<b>Net position</b>			
Net investment in capital assets	1,220,156	(667,457)	1,887,613
Restricted for:			
Capital projects	710,445	62,087	648,358
Debt service	243,916	863,949	(620,033)
Unrestricted	1,292	(32,362)	33,654
<b>Total net position (deficit)</b>	<b>2,175,809</b>	<b>226,217</b>	<b>1,949,592</b>
<b>Total liabilities and net position</b>	<b>\$ 25,512,013</b>	<b>\$ 17,477,067</b>	<b>\$ 8,034,946</b>

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

## Towne Park Community Development District Management's Discussion and Analysis

During the fiscal year ended September 30, 2019, total assets and liabilities increased over the prior fiscal year by approximately \$8 million and \$6.1 million, respectively. The increase in assets and liabilities is due to the issuance of Series 2019 bonds and the additional infrastructure constructed in the current year.

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

<i>For the year ended September 30,</i>	<b>2019</b>	<b>2018</b>	<b>Change</b>
<b>Revenues:</b>			
Program revenues:			
Charges for services	\$ 794,874	\$ 1,306,961	\$ (512,087)
Grants and contributions	2,545,098	79,695	2,465,403
General revenues:			
Interest and other revenues	811	4	807
<b>Total revenues</b>	<b>3,340,783</b>	<b>1,386,660</b>	<b>1,954,123</b>
<b>Expenses:</b>			
General government	129,986	91,452	38,534
Cost of issuance	292,750	513,250	(220,500)
Maintenance and operations	109,321	46,415	62,906
Interest	859,134	373,801	485,333
<b>Total expenses</b>	<b>1,391,191</b>	<b>1,024,918</b>	<b>366,273</b>
Change in net position	1,949,592	361,742	1,587,850
Net position (deficit), beginning of year	226,217	(135,525)	361,742
<b>Net position, ending of year</b>	<b>\$ 2,175,809</b>	<b>\$ 226,217</b>	<b>\$ 1,949,592</b>

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

Revenues and expenses increased over the prior year by approximately \$2 million and \$366,000, respectively. The increase in revenues is primarily due to developer contributions for infrastructure projects as well as increases in debt service assessments and prepayment revenues in the current year related to lot sales. The increase in expenses is primarily due to the interest payments in the current year. The overall result was a \$1,949,592 increase in net position for fiscal year 2019.

### THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported a combined fund balance of approximately \$3.9 million, which is a decrease from last year's balance that totaled approximately \$12.1 million. Significant transactions are discussed below.

- During the fiscal year ended September 30, 2019, the District incurred approximately \$757,000 of interest expenditures and repaid principal of \$915,000.



## Towne Park Community Development District Management's Discussion and Analysis

- During the year ended September 30, 2019, the District incurred capital outlay of approximately \$14.8 million towards construction of infrastructure.
- During the year ended September 30, 2019, the District issued Special Assessment Revenue Bonds, Series 2019 totaling approximately \$5.5 million to fund the construction of infrastructure.

### CAPITAL ASSET AND DEBT ADMINISTRATION

#### **Capital Assets**

At September 30, 2019, the District had approximately \$19.5 million invested in capital assets (under construction). This amount represents a net increase of approximately \$14.8 million over the fiscal year 2018 total.

<i>September 30,</i>	<b>2019</b>	<b>2018</b>	<b>Change</b>
Capital assets not being depreciated	\$ 19,540,906	\$ 4,733,831	\$ 14,807,075
Net capital assets	\$ 19,540,906	\$ 4,733,831	\$ 14,807,075

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 \$20.9 million of bonds outstanding. A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	<b>2019</b>	<b>2018</b>	<b>Change</b>
Series 2016 bonds	\$ 1,515,000	\$ 2,430,000	\$ (915,000)
Series 2018, 2B	3,365,000	3,365,000	-
Series 2018, 3A	10,470,000	10,470,000	-
Series 2019, 3B	5,485,000	-	5,485,000
Due to developer	77,041	77,041	-
<b>Total</b>	<b>\$ 20,912,041</b>	<b>\$ 16,342,041</b>	<b>\$ 4,570,000</b>

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

# **Towne Park Community Development District Management's Discussion and Analysis**

## **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 \$44,943. The variance in expenditures occurred primarily due to anticipated budgeted operating expenditures, including certain maintenance and operations expenditures, which were not incurred during the year.

## **FUTURE FINANCIAL FACTORS**

Towne Park 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. Developer contribution and off-roll 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 Towne Park Community Development District's management company at 12051 Corporate Blvd, Orlando, Florida 32817.



## **Basic Financial Statements**

**Towne Park Community Development District  
Statement of Net Position**

<i>September 30,</i>	<b>2019</b>
	<b>Governmental Activities</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 238,917
Investments	4,989,859
Accounts receivable	704,643
Interest receivable	7,478
Prepaid expenses	25,860
Deposits	4,350
Capital assets:	
Not being depreciated	19,540,906
<hr/>	
Total assets	25,512,013
<hr/>	
<b>Liabilities</b>	
Accounts payable	1,197,287
Retainage payable	874,824
Accrued interest payable	373,801
Non-current liabilities:	
Due to the Developer	77,041
Due within one year	250,000
Due in more than one year	20,563,251
<hr/>	
Total liabilities	23,336,204
<hr/>	
<b>Net position</b>	
Net investment in capital assets	1,220,156
Restricted for:	
Capital projects	710,445
Debt service	243,916
Unrestricted	1,292
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Total net position	\$ 2,175,809
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*The accompanying notes are an integral part of these financial statements.*

## Towne Park Community Development District Statement of Activities

For the year ended September 30,

2019

Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Net (Expense) Revenue and Changes in Net Position
Primary government:						
Governmental activities:						
General government	\$ (129,986)	\$ 280,705	\$ 2,430,568	\$ 92,936		\$ 2,674,223
Maintenance and operations	(109,321)	-	-	-		(109,321)
Cost of issuance	(292,750)	-	-	-		(292,750)
Interest	(859,134)	514,169	21,594	-		(323,371)
Total governmental activities	\$ (1,391,191)	\$ 794,874	\$ 2,452,162	\$ 92,936		1,948,781

### General revenues

Interest and other revenues	811
Total general revenues	811
Change in net position	1,949,592
Net position - beginning of year	226,217
Net position - end of year	\$ 2,175,809

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

**Towne Park Community Development District  
Balance Sheet – Governmental Funds**

September 30,

2019

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Assets</b>				
Cash and cash equivalents	\$ 56,234	\$ 182,180	\$ 503	\$ 238,917
Investments	-	1,297,788	3,692,071	4,989,859
Accounts receivable	154	-	704,489	704,643
Interest receivable	-	1,847	5,631	7,478
Prepaid expenditures	25,860	-	-	25,860
Deposits	4,350	-	-	4,350
Due from other funds	152	-	12,765	12,917
<b>Total assets</b>	<b>\$ 86,750</b>	<b>\$ 1,481,815</b>	<b>\$ 4,415,459</b>	<b>\$ 5,984,024</b>
<b>Liabilities and Fund balances</b>				
<b>Liabilities</b>				
Accounts payable	\$ 13,896	\$ -	\$ 1,183,391	\$ 1,197,287
Retainage payable	-	-	874,824	874,824
Due to other funds	-	12,917	-	12,917
<b>Total liabilities</b>	<b>13,896</b>	<b>12,917</b>	<b>2,058,215</b>	<b>2,085,028</b>
<b>Fund balances</b>				
Nonspendable	25,860	-	-	25,860
Restricted for debt service	-	1,468,898	-	1,468,898
Restricted for capital projects	-	-	2,357,244	2,357,244
Unassigned	46,994	-	-	46,994
<b>Total fund balances</b>	<b>72,854</b>	<b>1,468,898</b>	<b>2,357,244</b>	<b>3,898,996</b>
<b>Total liabilities and fund balances</b>	<b>\$ 86,750</b>	<b>\$ 1,481,815</b>	<b>\$ 4,415,459</b>	<b>\$ 5,984,024</b>

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

**Towne Park Community Development District**  
**Reconciliation of the Balance Sheet of Governmental Funds to the Statements of**  
**Net Position**

<i>September 30,</i>	<b>2019</b>
Total fund balances, governmental funds	\$ 3,898,996
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level statements.	19,540,906
Developer advances are recorded as a liability on the Statement of Net Position as Due to Developer but are treated as other financing sources on the fund level financial statements.	(77,041)
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level statements.	(21,187,052)
Total net position - governmental activities	\$ 2,175,809

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

**Towne Park Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances –**  
**Governmental Funds**

*For the year ended September 30,*

**2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenues</b>				
Assessment revenue	\$ 280,705	\$ 124,828	\$ -	\$ 405,533
Prepayment revenue	-	389,341	-	389,341
Developer contributions	-	-	2,430,568	2,430,568
Interest and other revenues	811	21,594	92,936	115,341
<b>Total revenues</b>	<b>281,516</b>	<b>535,763</b>	<b>2,523,504</b>	<b>3,340,783</b>
<b>Expenditures</b>				
Current:				
General government	116,373	-	-	116,373
Maintenance	122,934	-	-	122,934
Debt service:				
Principal	-	915,000	-	915,000
Interest	-	757,319	-	757,319
Cost of issuance	-	109,700	183,050	292,750
Capital outlay	-	-	14,807,075	14,807,075
<b>Total expenditures</b>	<b>239,307</b>	<b>1,782,019</b>	<b>14,990,125</b>	<b>17,011,451</b>
Excess (deficit) of revenues over expenditures	42,209	(1,246,256)	(12,466,621)	(13,670,668)
<b>Other Financing Sources (Uses)</b>				
Debt proceeds	-	629,011	4,855,989	5,485,000
Bond discount	-	(10,104)	-	(10,104)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>618,907</b>	<b>4,855,989</b>	<b>5,474,896</b>
Net change in fund balances	42,209	(627,349)	(7,610,632)	(8,195,772)
Fund balances, beginning of year	30,645	2,096,247	9,967,876	12,094,768
<b>Fund balances, end of year</b>	<b>\$ 72,854</b>	<b>\$ 1,468,898</b>	<b>\$ 2,357,244</b>	<b>\$ 3,898,996</b>

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



**Towne Park Community Development District  
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund  
Balances of Governmental Funds to the Statement of Activities**

<i>For the year ended September 30,</i>	<b>2019</b>
Net change in fund balances - governmental funds	\$ (8,195,772)
Capital outlay, reported as expenditures in the government funds, is shown as capital assets on the Statement of Net Position.	14,807,075
Bond proceeds, which are recorded as other financing source in the governmental fund statements, are recognized as long-term liabilities in the Statement of Net Position.	(5,474,896)
Amortization of original issue discount is not recognized in the governmental statement but is reported as an expense in the Statement of Activities.	(464)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.	(101,351)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	915,000
<b>Change in net position of governmental activities</b>	<b>\$ 1,949,592</b>

## **Towne Park Community Development District Notes to Financial Statements**

### **NOTE 1: NATURE OF ORGANIZATION**

The Towne Park Community Development District (the “District”) was established on November 3, 2014 pursuant to Chapter 190, Florida Statutes, by Polk County Ordinance 5476. The District has among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and the power to levy ad valorem taxes 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. Certain supervisors are affiliated with the Developer of the District, TP II, LLC. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

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.

## Towne Park Community Development District Notes to 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. Assessments are levied and certified for collection by the District prior to the start of the fiscal year with begins October 1<sup>st</sup> and ends September 30<sup>th</sup>. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each series of bonds issued by the District.

Developer contributions 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.

## Towne Park Community Development District Notes to Financial Statements

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

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 2016 and 2018 Bonds.

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

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, 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 direct obligations of the U.S. Treasury; 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.

## Towne Park Community Development District Notes to Financial Statements

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

#### ***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 will be depreciated using the straight-line method over the estimated useful lives. Estimated lives for financial reporting purposes will be determined once items are placed into service.

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. Due to developer amounts represent developer advances that are expected to be repaid upon the issuance of long-term bonds.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt are reported as other financing uses. Issuance costs, whether or note from the actual debt proceeds received, are reported as current period expenditures.

#### ***Deferred Outflows/Inflows of Resources***

In addition to assets, the accompanying statements will sometimes 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 does not have any of this type of item at September 30, 2019.

## Towne Park Community Development District Notes to Financial Statements

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

In addition to liabilities, the accompanying statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2019.

#### ***Fund Equity***

Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net assets related to infrastructure and property, plant and equipment net of any related debt. Restricted net position represents the net position 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.

#### ***Prepaid Expenses***

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expense on the Statement of Net Position. These items will be expensed over the applicable usage period.

#### ***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.

## Towne Park Community Development District Notes to Financial Statements

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

#### *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 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 GAAP, these amounts are reported at amortized cost.

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

<u>September 30,</u>	<u>2019</u>	<u>Credit Risk</u>	<u>Maturities</u>
First America Government Class Y Fund	\$ 4,989,859	S&P AAAM	27 Days

*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.

*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 total projected cost of the infrastructure has been estimated at approximately \$21.2 million, of which approximately \$16.3 million was expected to be financed with the proceeds from the 2016, 2018 and 2019 Bond Series with the remainder to be funded by the Developer. The infrastructure will include stormwater management, water and sewer facilities, roadways, landscaping and hardscaping and amenities. Upon completion certain assets will be conveyed to other entities for ownership and/or maintenance.

## Towne Park Community Development District Notes to Financial Statements

### NOTE 4: CAPITAL ASSETS (Continued)

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

	Beginning Balance	Additions	Reductions	Ending Balance
<b>Governmental Activities:</b>				
<i>Capital assets not being depreciated</i>				
Construction in progress	\$ 4,733,831	\$ 14,807,075	\$ -	\$ 19,540,906
<b>Total capital assets, not being depreciated</b>	<b>4,733,831</b>	<b>14,807,075</b>	<b>-</b>	<b>19,540,906</b>
<b>Governmental activities capital assets, net</b>	<b>\$ 4,733,831</b>	<b>\$ 14,807,075</b>	<b>\$ -</b>	<b>\$ 19,540,906</b>

### NOTE 5: LONG-TERM LIABILITIES

On June 13, 2016, the District issued \$2,960,000 of Special Assessment Bonds, Series 2016 consisting of \$675,000 2016 Term Bonds due on November 1, 2028 with a fixed interest rate of 5.00%, and \$2,285,000 of 2016 Term Bonds due on November 1, 2046 with a fixed interest rate of 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on November 1, 2017 through November 1, 2046.

On June 8, 2018, the District issued \$13,835,000 of Special Assessment Bonds, Series 2018 consisting of \$3,365,000 2018 Term Bonds due on May 1, 2049 with interest rates ranging from 4.00% to 5.50%, and \$10,470,000 of 2018 Term Bonds due on May 1, 2049 with interest rates ranging from 4.00% to 5.50%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2020 through May 1, 2049.

On July 22, 2019, the District issued \$5,485,000 of Special Assessment Bonds, Series 2019 with interest rates ranging from 3.5% to 6.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on May 1, 2021 through May 1, 2050.

The Bond Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for infrastructure improvements and the procedure 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 debt service reserve requirement. The District is in compliance with the requirements of the Bond Indentures.

The Bond Indentures require that the District maintain adequate funds in the reserve accounts to meet the debt service reserve requirements as defined in the Indentures. The requirements have been met for the fiscal year ended September 30, 2019.



**Towne Park Community Development District  
Notes to Financial Statements**

**NOTE 5: LONG-TERM LIABILITIES (Continued)**

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

<i>September 30,</i>	<b>2019</b>
Series 2016	\$ 1,515,000
Series 2018, 2B	3,365,000
Series 2018, 3A	10,470,000
Series 2019, 3B	5,485,000
Less unamortized bond discount	(21,749)
<b>Net balance</b>	<b>\$ 20,813,251</b>

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Bonds Payable:					
Series 2016	\$ 2,430,000	\$ -	\$ (915,000)	\$ 1,515,000	\$ 45,000
Series 2018, 2B	3,365,000	-	-	3,365,000	50,000
Series 2018, 3A	10,470,000	-	-	10,470,000	155,000
Series 2019, 3B	-	5,485,000	-	5,485,000	-
Due to Developer	77,041	-	-	77,041	-
	<b>\$16,342,041</b>	<b>\$ 5,485,000</b>	<b>\$ (915,000)</b>	<b>\$ 20,912,041</b>	<b>\$ 250,000</b>

At September 30, 2019 , the scheduled debt service requirements on bonds payable were as follows:

<b>For the year Ending September 30,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Service</b>
2020	\$ 250,000	\$ 1,065,264	\$ 1,315,264
2021	355,000	1,122,194	1,477,194
2022	365,000	1,107,769	1,472,769
2023	380,000	1,092,919	1,472,919
2024	400,000	1,076,169	1,476,169
2025-2029	2,305,000	5,072,847	7,377,847
2030-2034	2,960,000	4,422,809	7,382,809
2035-2039	3,765,000	3,525,344	7,290,344
2040-2044	4,230,000	2,196,513	6,426,513
2045-2049	5,500,000	949,238	6,449,238
2050	325,000	15,031	340,031
	<b>\$ 20,835,000</b>	<b>\$ 21,646,095</b>	<b>\$ 42,481,095</b>

## **Towne Park Community Development District Notes to Financial Statements**

### **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. The District has not incurred any losses or received any insurance claims exceeding the 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: DEVELOPER TRANSACTIONS**

A significant portion of the District's activity going forward is dependent upon the continued involvement of the Developer TP II, LLC, which currently owns the majority of the assessable property located within the District boundaries. The loss of support could potentially have a material adverse effect on the District's operations.

During the current year, the Developer was directly assessed approximately \$250,000 to the District for operations and maintenance costs and approximately \$79,000 for debt service expenditures. The Developer also contributed approximately \$2.4 million for capital expenditures, of which approximately \$704,000 is receivable at year end. As of September 30, 2019, a total of \$77,041 is due to the Developer. The due to Developer amount is related to long-term developer advances to fund the construction of infrastructure. The advances are non-interest bearing and have no scheduled repayment terms. The activity for the year is detailed in Note 5.

### **NOTE 9: COMMITMENTS**

At September 30, 2019, the District had outstanding infrastructure construction contracts totaling approximately \$11.9 million, of which approximately \$3.2 million remains unfinished at year-end. In addition, subsequent to year-end, the District entered into contracts for the construction of Phase 3C totaling approximately \$5.3 million.

## **Towne Park Community Development District Notes to Financial Statements**

### **NOTE 10: SUBSEQUENT EVENT**

In March 2020, the World Health Organization made the assessment that the outbreak of a novel coronavirus (COVID-19) can be characterized as a pandemic. As a result, uncertainties have arisen that may have a significant negative impact on the operating activities and results of the District. The occurrence and extent of such an impact will depend on future developments, including (i) the duration and spread of the virus, (ii) government quarantine measures, (iii) voluntary and precautionary restrictions on travel or meetings, (iv) the effects on the financial markets, and (v) the effects on the economy overall, all of which are uncertain.



**Required Supplemental Information  
(Other Than MD&A)**

**Towne Park Community Development District  
Budget to Actual Comparison Schedule – General Fund**

*For the year ended September 30,*

**2019**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget</b>
<b>Revenues</b>				
Assessments	\$ 284,250	\$ 284,250	\$ 280,705	\$ (3,545)
Interest and other revenues	-	-	811	811
Total revenues	284,250	284,250	281,516	(2,734)
<b>Expenditures</b>				
General government	95,850	137,500	116,373	21,127
Maintenance and operations	188,400	146,750	122,934	23,816
Total expenditures	284,250	284,250	239,307	44,943
Excess of revenues over expenditures	\$ -	\$ -	\$ 42,209	\$ 42,209

**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  
Towne Park Community Development District  
Polk 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 Towne Park 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 dated June 5, 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 of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

Our consideration of internal control 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 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 result 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.

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

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida  
June 5, 2020



**Carr, Riggs & Ingram, LLC**  
Certified Public Accountants  
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CRlcpa.com

## **MANAGEMENT LETTER**

To the Board of Supervisors  
Towne Park Community Development District  
Polk County, Florida

### **Report on the Financial Statements**

We have audited the financial statements of Towne Park Community Development District (“District”) as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 5, 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 Florida Auditor General.

### **Other Reports and Schedule**

We have issued our Independent Auditors’ Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants’ Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 5, 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. IC2018-01 was corrected in the current year.

### **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**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to communicate the results of whether or not the District 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.

## **Other 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 have 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.

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

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida  
June 5, 2020



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## INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors  
Towne Park Community Development District  
Polk County, Florida

We have examined Towne Park 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 is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. 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 depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe 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 Board of Supervisors, 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  
June 5, 2020