

**Vizcaya in Kendall Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2019**

**Vizcaya in Kendall Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2019**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Vizcaya in Kendall Community Development District  
Miami-Dade County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Vizcaya in Kendall Community Development 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.

### Auditor's Responsibility

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

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

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

Fort Pierce / Stuart

To the Board of Supervisors  
Vizcaya in Kendall Community Development District

## Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, General Fund and each major fund of Vizcaya in Kendall 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*

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 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 a report dated February 12, 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 Vizcaya in Kendall Community Development District's internal control over financial reporting and compliance.



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

February 12, 2020

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

Management's discussion and analysis of Vizcaya in Kendall Community Development District's (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 are 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, physical environment 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.

**Vizcaya in Kendall 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, land, roads, bridges, and traffic signals 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*, a reconciliation is 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 exceeded total liabilities by \$5,592,291 (net position). Unrestricted net position for Governmental Activities was \$327,490. Net investment in capital assets was \$4,656,638. Restricted net position was \$608,163.
- ◆ Governmental Activities revenues totaled \$2,633,830 while Governmental Activities expenses totaled \$3,157,458.

**Vizcaya in Kendall 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	\$ 368,348	\$ 245,944
Restricted assets	1,808,463	2,020,219
Capital assets	21,559,132	22,353,674
Total Assets	23,735,943	24,619,837
Current liabilities	818,652	803,918
Non-current liabilities	17,325,000	17,700,000
Total Liabilities	18,143,652	18,503,918
Net Position - Net investment in capital assets	4,656,638	5,371,678
Net Position - Restricted	608,163	551,596
Net Position - Unrestricted	327,490	192,645
Total Net Position	\$ 5,592,291	\$ 6,115,919

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

The increase in current assets is related to revenues exceeding expenditures in the General Fund in the current year.

The decrease in restricted assets is related to current year capital expenditures.

The decrease in non-current liabilities is primarily due to principal payments in the current year.

**Vizcaya in Kendall 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>
<u>Program Revenues</u>		
Charges for services	\$ 2,279,530	\$ 2,241,000
Contributions	200,000	-
<u>General Revenues</u>		
Intergovernmental revenues	88,817	-
Miscellaneous revenues	19,760	23,344
Investment earnings	45,723	31,623
Total Revenues	2,633,830	2,295,967
<u>Expenses</u>		
General government	164,143	130,448
Physical environment	1,246,782	1,164,894
Culture and recreation	828,590	848,845
Interest on long-term debt	917,943	929,238
Total Expenses	3,157,458	3,073,425
Change in Net Position	(523,628)	(777,458)
Net Position - Beginning of Year	6,115,919	6,893,377
Net Position - End of Year	\$ 5,592,291	\$ 6,115,919

The increase in contributions was related to a contribution from the Developer in the current year.

The increase in intergovernmental revenues is related to a hurricane relief grant received in the current year.

The increase in physical environment is related to noncapitalized expenditures in the Capital Projects Fund.



**Vizcaya in Kendall 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.

Description	Governmental Activities	
	2019	2018
Construction in progress	\$ 15,277	\$ -
Buildings and improvements	8,042,598	7,941,271
Infrastructure	16,256,161	16,256,161
Improvements other than buildings	7,685	-
Equipment	137,220	71,931
Accumulated depreciation	(2,899,809)	(1,915,689)
Total Capital Assets (Net)	\$ 21,559,132	\$ 22,353,674

During the year, depreciation was \$984,120 and additions to equipment, \$65,289, construction in progress, \$15,277, buildings and improvements, \$101,327 and improvements other than buildings, \$7,685.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual governmental expenditures primarily because of lower irrigation repair and maintenance and lake maintenance expenditures than were anticipated.

The September 30, 2019 budget was amended to reallocate expenditures and reflect additional revenues received.

**Debt Management**

Governmental Activities debt includes the following:

- In February 2012, the District issued \$4,795,000 Series 2012A-1 (Phase One Assessment Area) Special Assessment Bonds and \$5,130,000 Series 2012A-2 (Phase Two Assessment Area) Special Assessment Bonds. These bonds were issued to refund and retire the Series 2007A-2 Renewal Bond Anticipation Notes. As of September 30, 2019, the balance outstanding was \$4,305,000 and \$4,605,000, respectively.
- In November 2016, the District issued \$9,170,000 Series 2016 Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. As of September 30, 2019, the balance outstanding was \$8,790,000.

**Vizcaya in Kendall 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**

Vizcaya in Kendall 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 Vizcaya in Kendall 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 Vizcaya in Kendall Community Development District, GMS-SF, LLC, 5385 N Nob Hill Road, Sunrise, Florida, 33351.

**Vizcaya in Kendall Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2019**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash and equivalents	\$ 60,211
Investments	249,512
Accounts receivable	2,483
Prepaid expenses	44,251
Deposits	11,891
Total Current Assets	368,348
Non-current Assets	
Restricted assets:	
Investments - debt service	1,808,463
Capital Assets:	
Construction in progress	15,277
Buildings and improvements	8,042,598
Improvements other than buildings	7,685
Infrastructure	16,256,161
Equipment	137,220
Less: accumulated depreciation	(2,899,809)
Total Non-current Assets	23,367,595
Total Assets	23,735,943
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	40,858
Contracts payable	22,767
Accrued interest	380,027
Bonds payable	375,000
Total Current Liabilities	818,652
Non-current Liabilities	
Bonds payable, net	17,325,000
Total Liabilities	18,143,652
<b>NET POSITION</b>	
Net investment in capital assets	4,656,638
Restricted for debt service	608,163
Unrestricted	327,490
Total Net Position	\$ 5,592,291

See accompanying notes to financial statements.

**Vizcaya in Kendall Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For The Year Ended September 30, 2019**

<u>Functions/Programs</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Contributions</u>	<u>Governmental Activities</u>	
Governmental Activities				
General government	\$ (164,143)	\$ 126,855	\$ -	\$ (37,288)
Physical environment	(1,246,782)	449,398	200,000	(597,384)
Culture and recreation	(828,590)	404,875	-	(423,715)
Interest on long-term debt	(917,943)	1,298,402	-	380,459
Total Governmental Activities	<u>\$ (3,157,458)</u>	<u>\$ 2,279,530</u>	<u>\$ 200,000</u>	<u>(677,928)</u>
	<b>General revenues:</b>			
				19,760
				88,817
				45,723
				<u>154,300</u>
				(523,628)
				6,115,919
				<u>\$ 5,592,291</u>

See accompanying notes to financial statements.

**Vizcaya in Kendall Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2019**

<b>ASSETS</b>	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Total Governmental Funds</b>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Cash and cash equivalents	\$ 60,211	\$ -	\$ -	\$ 60,211
Investments	249,512	-	-	249,512
Accounts receivable	2,483	-	-	2,483
Prepaid expenses	44,251	-	-	44,251
Deposits	11,891	-	-	11,891
Restricted assets:				
Investments, at fair value	-	1,633,489	174,974	1,808,463
Total Assets	<u>\$ 368,348</u>	<u>\$ 1,633,489</u>	<u>\$ 174,974</u>	<u>\$ 2,176,811</u>
 <b>LIABILITIES AND FUND BALANCES</b>				
Liabilities				
Accounts payable and accrued expenses	\$ 40,858	\$ -	\$ -	\$ 40,858
Contracts payable	-	-	22,767	22,767
Total Liabilities	<u>40,858</u>	<u>-</u>	<u>22,767</u>	<u>63,625</u>
Fund Balances				
Nonspendable:				
Deposits/prepaid expenses	56,142	-	-	56,142
Restricted - debt service	-	1,633,489	-	1,633,489
Restricted - capital projects	-	-	152,207	152,207
Unreserved and undesignated	271,348	-	-	271,348
Total Fund Balances	<u>327,490</u>	<u>1,633,489</u>	<u>152,207</u>	<u>2,113,186</u>
Total Liabilities and Fund Balances	<u>\$ 368,348</u>	<u>\$ 1,633,489</u>	<u>\$ 174,974</u>	<u>\$ 2,176,811</u>

*See accompanying notes to financial statements.*

**Vizcaya in Kendall Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2019**

Total Governmental Fund Balances	\$ 2,113,186
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress (\$15,277) building and improvements (\$8,042,598) infrastructure (\$16,256,161), improvements other than buildings (\$7,685) and equipment (\$137,220) net of accumulated depreciation (\$2,899,809)), used in governmental activities are not current financial resources reported at the fund statement level.	21,559,132
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore, are not reported and therefore, are not at the fund statement level.	(17,700,000)
Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported at the fund statement level.	<u>(380,027)</u>
Net Position of Governmental Activities	<u>\$ 5,592,291</u>

*See accompanying notes to financial statements.*

**Vizcaya in Kendall 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>				
Special assessments	\$ 970,208	\$ 1,298,402	\$ -	\$ 2,268,610
Developer contributions	200,000	-	-	200,000
Intergovernmental revenues	88,817	-	-	88,817
Charges for services	10,920	-	-	10,920
Miscellaneous revenues	19,760	-	-	19,760
Interest earnings	2,556	34,590	8,577	45,723
Total Revenues	<u>1,292,261</u>	<u>1,332,992</u>	<u>8,577</u>	<u>2,633,830</u>
<b>Expenditures</b>				
Current				
General government	164,143	-	-	164,143
Physical environment	483,518	-	97,979	581,497
Culture and recreation	509,755	-	-	509,755
Capital outlay	-	-	189,578	189,578
Debt service				
Principal	-	365,000	-	365,000
Interest	-	923,535	-	923,535
Total Expenditures	<u>1,157,416</u>	<u>1,288,535</u>	<u>287,557</u>	<u>2,733,508</u>
Excess of revenues over/(under) expenditures	134,845	44,457	(278,980)	(99,678)
Other Financing Sources/(Uses)				
Transfers in	-	16,002	-	16,002
Transfers out	-	-	(16,002)	(16,002)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>16,002</u>	<u>(16,002)</u>	<u>-</u>
Net change in fund balances	134,845	60,459	(294,982)	(99,678)
Fund Balances - October 1, 2018	<u>192,645</u>	<u>1,573,030</u>	<u>447,189</u>	<u>2,212,864</u>
Fund Balances - September 30, 2019	<u>\$ 327,490</u>	<u>\$ 1,633,489</u>	<u>\$ 152,207</u>	<u>\$ 2,113,186</u>

See accompanying notes to financial statements.

**Vizcaya in Kendall 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 Changes in Fund Balances - Total Governmental Funds	\$	(99,678)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures when purchased. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount depreciation (\$984,120) exceeded capital outlay (\$189,578) in the current period.		
		(794,542)
Repayment of long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		
		365,000
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 prior year and current year accruals.		
		<u>5,592</u>
Change in Net Position of Governmental Activities	\$	<u><u>(523,628)</u></u>

*See accompanying notes to financial statements.*



**Vizcaya in Kendall 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	\$ 963,491	\$ 970,208	\$ 970,208	\$ -
Developer contributions	-	200,000	200,000	-
Intergovernmental revenues	-	88,817	88,817	-
Charges for services	10,920	10,920	10,920	-
Miscellaneous revenues	-	20,100	19,760	(340)
Interest earnings	-	2,600	2,556	(44)
Total Revenues	<u>974,411</u>	<u>1,292,645</u>	<u>1,292,261</u>	<u>(384)</u>
Expenditures				
Current				
General government	126,295	165,595	164,143	1,452
Physical environment	477,460	502,311	483,518	18,793
Culture and recreation	539,228	517,640	509,755	7,885
Capital outlay	250	-	-	-
Total Expenditures	<u>1,143,233</u>	<u>1,185,546</u>	<u>1,157,416</u>	<u>28,130</u>
Net change in fund balances	(168,822)	107,099	134,845	27,746
Fund Balances - October 1, 2018	<u>168,822</u>	<u>192,645</u>	<u>192,645</u>	<u>-</u>
Fund Balances - September 30, 2019	<u>\$ -</u>	<u>\$ 299,744</u>	<u>\$ 327,490</u>	<u>\$ 27,746</u>

*See accompanying notes to financial statements.*

**Vizcaya in Kendall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF ACCOUNTING POLICIES**

The financial statements of Vizcaya in Kendall Community Development District (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 May 27, 2005 pursuant to the Miami-Dade County, Florida Ordinance Number 05-95 and Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purpose of planning, financing and managing the acquisition, construction, maintenance and operation of the public 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 or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Vizcaya in Kendall Community Development District. The District is governed by a five-member Board of Supervisors, who are elected on a rotating basis for terms of four years. Two of the Board members are affiliated with one of the landowners. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Vizcaya in Kendall 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

**Vizcaya in Kendall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF 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 separate columns for the governmental and business-type activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities which normally are supported by special assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. 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 financial 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.

**Vizcaya in Kendall 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.

**Vizcaya in Kendall 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)**

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. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current 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 financial 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 were 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 the 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.

**Vizcaya in Kendall 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 the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bond series is secured by a pledge of all available special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

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

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, 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.

**Vizcaya in Kendall 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)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Restricted Assets**

Certain assets of the District and a corresponding liability or portion of net position 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 assets, 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 property, plant and equipment, and infrastructure assets, are reported in the applicable 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. Donated capital assets are recorded at acquisition value.

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 of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	25 years
Building and Improvements	25 years
Improvements other than buildings	10 years
Equipment	5 years

**Vizcaya in Kendall 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)**

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190.065, 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 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$2,113,186, differs from “net position” of governmental activities, \$5,592,291, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (land and improvements, buildings and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Building and improvements	\$	8,042,598
Construction in progress		15,277
Improvements other than buildings		7,685
Infrastructure		16,256,161
Equipment		137,220
Accumulated depreciation		(2,899,809)
Total		<u>\$ 21,559,132</u>



**Vizcaya in Kendall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	\$ <u>(17,700,000)</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest	\$ <u>(380,027)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$(99,678), differs from the “change in net position” for governmental activities, \$(523,628), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ (984,120)
Capital outlay	189,578
Total	<u>\$ (794,542)</u>

**Vizcaya in Kendall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Long-term debt transactions**

Repayment of long-term debt is reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	<u>\$ 365,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 5,592</u>
----------------------------------------	-----------------

**NOTE C – 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 \$60,190 and the carrying value was \$59,711. 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.

**Vizcaya in Kendall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

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

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

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U S Bank Managed Money Market	N/A	\$ 6,010
Fidelity Govt Portfolio	23 days*	875,768
Florida Prime Local Govt Surplus	37 days*	249,512
Wells Fargo Govt Money Market	25 days*	926,685
Total		<u>\$ 2,057,975</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.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price 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 above assets are Level 1 assets, except Florida PRIME (which is not subject to fair value measurements).

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

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.

**Vizcaya in Kendall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

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

Credit Risk

The District's investment in commercial paper and certificates of deposit 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, all of the District's investments were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investments are split among U S Bank Managed Money Market Money Market (0%), Fidelity Government Portfolio (43%), Florida PRIME Local Government Surplus (12%), and Wells Fargo Government Money Market (45%).

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.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2018-2019 fiscal year were levied in October 2018. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. 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.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year end.

**Vizcaya in Kendall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE E – CHANGES IN CAPITAL ASSETS**

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

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
<u>Capital Assets, not being depreciated</u>				
Construction in progress	\$ -	\$ 15,277	\$ -	\$ 15,277
<u>Capital assets, being depreciated:</u>				
Building and improvements	7,941,271	101,327	-	8,042,598
Infrastructure	16,256,161	-	-	16,256,161
Improvements other than buildings	-	7,685	-	7,685
Equipment	71,931	65,289	-	137,220
Total Capital Assets, Being Depreciated	<u>24,269,363</u>	<u>174,301</u>	<u>-</u>	<u>24,443,664</u>
Less accumulated depreciation for:				
Building and improvements	(602,213)	(318,835)	-	(921,048)
Infrastructure	(1,300,492)	(650,246)	-	(1,950,738)
Improvements other than buildings	-	(128)	-	(128)
Equipment	(12,984)	(14,911)	-	(27,895)
Total Accumulated Depreciation	<u>(1,915,689)</u>	<u>(984,120)</u>	<u>-</u>	<u>(2,899,809)</u>
Total Capital Assets Depreciated, Net	<u>22,353,674</u>	<u>(809,819)</u>	<u>-</u>	<u>21,543,855</u>
Governmental Activities Capital Assets	<u>\$ 22,353,674</u>	<u>\$ (794,542)</u>	<u>\$ -</u>	<u>\$ 21,559,132</u>

Depreciation was charge to physical environment, \$665,285, and culture and recreation, \$318,835.

**NOTE F – LONG-TERM DEBT**

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

Long-term debt at October 1, 2018	\$ 18,065,000
Principal payments	<u>(365,000)</u>
Long-term debt at September 30, 2019	<u>\$ 17,700,000</u>

**Vizcaya in Kendall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

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

**Special Assessment Revenue Bonds**

\$4,795,000 Series 2012A-1 (Phase One Assessment Area) Special Assessment Refunding Bonds due in annual principal installments beginning May 2013, maturing in May 2042. Interest rates ranging from 5.60% to 6.90% is due May 1 and November 1 beginning May 2012. Current portion is \$85,000. \$ 4,305,000

\$5,130,000 Series 2012A-2 (Phase Two Assessment Area) Special Assessment Refunding Bonds due in annual principal installments beginning May 2013, maturing in May 2042. Interest rates ranging from 5.65% to 6.95% is due May 1 and November 1 beginning May 2012. Current portion is \$95,000. \$ 4,605,000

\$9,170,000 Series 2016 Special Assessment Bonds due in annual principal installments beginning November 2017, maturing in November 2046. Interest rates ranging from 2.000% to 4.125% is due May 1 and November 1 beginning May 2017. Current portion is \$195,000. \$ 8,790,000

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	\$ 375,000	\$ 910,115	\$ 1,285,115
2021	390,000	895,835	1,285,835
2022	405,000	880,639	1,285,639
2023	425,000	864,770	1,289,770
2024	440,000	846,713	1,286,713
2025-2029	2,530,000	3,910,048	6,440,048
2030-2034	3,265,000	3,203,010	6,468,010
2038-2039	4,295,000	2,177,573	6,472,573
2040-2044	4,120,000	810,173	4,930,173
2045-2047	1,455,000	91,678	1,546,678
Totals	<u>\$ 17,700,000</u>	<u>\$ 14,590,554</u>	<u>\$ 32,290,554</u>

**Vizcaya in Kendall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

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

Summary of Significant Bonds Resolution Terms and Covenants

The Series 2012 Bonds are not subject to redemption at the option of the District prior to maturity. The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity as a whole or in part, at any time, on or after November 1, 2026 in the manner provided by the Bond Indenture. The Series 2012 and Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the 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.

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

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2012A-1	\$ 184,454	\$ 184,454
Special Assessment Bonds, Series 2012A-2	\$ 196,940	\$ 196,940
Special Assessment Bonds, Series 2016	\$ 266,920	\$ 263,905

**NOTE G – RISK MANAGEMENT**

The government 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 settled claims during the past three years.

**NOTE H – 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.



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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  
Vizcaya in Kendall Community Development District  
Miami-Dade 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 Vizcaya in Kendall 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 February 12, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Vizcaya in Kendall 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 Vizcaya in Kendall Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Vizcaya in Kendall 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.



To the Board of Supervisors  
Vizcaya in Kendall Community Development District  
Miami-Dade County, Florida

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Vizcaya in Kendall 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

February 12, 2020



# Berger, Toombs, Elam, Gaines & Frank

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## **MANAGEMENT LETTER**

To the Board of Supervisors  
Vizcaya in Kendall Community Development District  
Miami-Dade County, Florida

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

We have audited the financial statements of the Vizcaya in Kendall Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated February 12, 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 those reports, which are dated February 12, 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 financial audit report. There were no findings or recommendations in the preceding audit.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Vizcaya in Kendall 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 Vizcaya in Kendall 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  
Vizcaya in Kendall Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Vizcaya in Kendall Community Development District. It is management's responsibility to monitor the Vizcaya in Kendall 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 as of September 30, 2019.

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 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*

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

February 12, 2020



Berger, Toombs, Elam,  
Gaines & Frank

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

To the Board of Supervisors  
Vizcaya in Kendall Community Development District  
Miami-Dade County, Florida

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

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

*Berger Toombs Elam  
Gaines & Frank*

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February 12, 2020