

Financial Report

September 30, 2020

Concord Station Community Development District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Concord Station Community Development District

We have audited the accompanying financial statements of the governmental activities and each major fund of *Concord Station Community Development District* (the "District"), as of and for the year ended September 30, 2020, 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

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund 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 starting on page 3, 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 May 10, 2021, 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, 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 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.

McDiernit Davis

Orlando, Florida
May 10, 2021

Our discussion and analysis of the *Concord Station Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2020 by resulting in a net position deficit balance of (\$9,848,023), an increase of \$433,500 in comparison with the prior year.
- At September 30, 2020, the District's governmental funds reported a combined fund balance of \$2,855,821, a decrease of \$71,427 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Concord Station Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

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

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, and culture and recreation related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, and debt service fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's deficit net position was (\$9,848,023), at September 30, 2020. The following analysis focuses on the net position of the District's governmental activities.

	<u>2020</u>	<u>2019</u>
Assets, excluding capital assets	\$ 2,897,975	\$ 2,996,097
Capital assets, net of depreciation	12,127,955	12,673,588
Total assets	<u>15,025,930</u>	<u>15,669,685</u>
Liabilities, excluding long-term liabilities	399,593	411,832
Long-term liabilities	24,474,360	25,539,376
Total liabilities	<u>24,873,953</u>	<u>25,951,208</u>
Net Position:		
Net investment in capital assets	515,244	846,993
Restricted for:		
Debt service	101,590	172,050
Unrestricted	(10,464,857)	(11,300,566)
Total net position	<u>\$ (9,848,023)</u>	<u>\$ (10,281,523)</u>

Concord Station Community Development District
Management's Discussion and Analysis

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2020 and 2019.

Changes in Net Position

	<u>2020</u>	<u>2019</u>
Revenues:		
Program revenues	\$ 3,202,922	\$ 3,273,519
General revenues	17,775	48,227
Total revenues	<u>3,220,697</u>	<u>3,321,746</u>
Expenses:		
General government	206,848	164,860
Physical environment	745,533	741,031
Public safety	104,566	99,433
Roads and streets	11,025	-
Culture and recreation	840,884	725,465
Interest on long-term debt	878,341	903,483
Total expenses	<u>2,787,197</u>	<u>2,634,272</u>
Change in net position	433,500	687,474
Net position, beginning	<u>(10,281,523)</u>	<u>(10,968,997)</u>
Net position, ending	<u>\$ (9,848,023)</u>	<u>\$ (10,281,523)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$2,787,197. The majority of these costs are comprised of physical environment expense, culture and recreation expense and interest on long-term debt.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$2,855,821. Of this total, \$43,328 is nonspendable, \$1,377,010 is restricted, \$590,166 is assigned and the remainder of \$845,317 is unassigned.

The fund balance of the general fund increased by \$9,578 in the current year. The debt service fund balance decreased by \$81,005, due to debt payments exceeding assessment revenues.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2020 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2020, the District had \$12,127,955 invested in infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2020, the District had \$24,590,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Concord Station Community Development District's* Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

Concord Station Community Development District
Statement of Net Position
September 30, 2020

	Governmental Activities
Assets:	
Cash	\$ 1,477,637
Prepaid costs	24,998
Deposits	18,330
Restricted assets:	
Temporarily restricted investments	1,377,010
Capital assets:	
Capital assets being depreciated, net	12,127,955
Total assets	15,025,930
Liabilities:	
Accounts payable and accrued expenses	42,154
Accrued interest payable	357,439
Noncurrent liabilities:	
Due within one year	990,988
Due in more than one year	23,483,372
Total liabilities	24,873,953
Net Position:	
Net investment in capital assets	515,244
Restricted for:	
Debt service	101,590
Unrestricted	(10,464,857)
Total Net Position	\$ (9,848,023)

Concord Station Community Development District
Statement of Activities
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenue		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Governmental activities:				
General government	\$ 206,848	\$ 123,661	\$ -	\$ (83,187)
Public safety	104,566	75,151	-	(29,415)
Physical environment	745,533	535,092	-	(210,441)
Roads and streets	11,025	7,924	-	(3,101)
Culture and recreation	840,884	605,058	-	(235,826)
Interest on long-term debt	878,341	1,842,266	13,770	977,695
Total governmental activities	\$ 2,787,197	\$ 3,189,152	\$ 13,770	415,725
General Revenues:				
Investment income				9,205
Miscellaneous				8,570
Total general revenues				17,775
Change in net position				433,500
Net position (deficit) - beginning				(10,281,523)
Net position (deficit), ending				\$ (9,848,023)

Concord Station Community Development District
Balance Sheet - Governmental Funds
September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Assets:			
Cash	\$ 1,477,637	\$ -	\$ 1,477,637
Investments	-	1,377,010	1,377,010
Prepaid costs	24,998	-	24,998
Deposits	18,330	-	18,330
Total assets	<u>\$ 1,520,965</u>	<u>\$ 1,377,010</u>	<u>\$ 2,897,975</u>
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	\$ 42,154	\$ -	\$ 42,154
Total liabilities	<u>42,154</u>	<u>-</u>	<u>42,154</u>
Fund Balance:			
Nonspendable	43,328	-	43,328
Restricted for:			
Debt service	-	1,377,010	1,377,010
Assigned to subsequent year's expenditures	33,517	-	33,517
Assigned to capital reserves	556,649	-	556,649
Unassigned	845,317	-	845,317
Total fund balances	<u>1,478,811</u>	<u>1,377,010</u>	<u>2,855,821</u>
Total liabilities and fund balances	<u>\$ 1,520,965</u>	<u>\$ 1,377,010</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 12,127,955

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

Accrued interest payable	(357,439)	
Bonds and capital leases payable	(24,474,360)	<u>(24,831,799)</u>

Net Position of Governmental Activities (page 8) \$ (9,848,023)

Concord Station Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances –
Governmental Funds
Year Ended September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Revenues:			
Special assessments	\$ 1,371,886	\$ 1,842,266	\$ 3,214,152
Miscellaneous revenues	8,570	-	8,570
Investment income	9,205	13,770	22,975
Total revenues	<u>1,389,661</u>	<u>1,856,036</u>	<u>3,245,697</u>
Expenditures:			
Current:			
General government	206,848	-	206,848
Public safety	104,566	-	104,566
Physican environment	575,895	-	575,895
Roads and streets	11,025	-	11,025
Culture and recreation	354,614	-	354,614
Debt Service:			
Interest	1,969	882,041	884,010
Principal	14,891	1,055,000	1,069,891
Capital Outlay	110,275	-	110,275
Total expenditures	<u>1,380,083</u>	<u>1,937,041</u>	<u>3,317,124</u>
Net change in fund balances	9,578	(81,005)	(71,427)
Fund balances, beginning of year	1,469,233	1,458,015	2,927,248
Fund balances, end of year	<u>\$ 1,478,811</u>	<u>\$ 1,377,010</u>	<u>\$ 2,855,821</u>

Concord Station Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
 Governmental Funds to the Statement of Activities**
 Year Ended September 30, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds (page 10) \$ (71,427)

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay	110,275	
Depreciation expense	<u>(655,908)</u>	(545,633)

Revenue reported in the funds in the current year must be eliminated from the statement of activities since revenue was recognized in the prior year. (25,000)

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position. 1,069,891

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	10,544	
Amortization of bond discount	<u>(4,875)</u>	<u>5,669</u>

Change in Net Position of Governmental Activities (page 8) \$ 433,500

Concord Station Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	\$ 1,367,371	\$ 1,367,371	\$ 1,371,886	\$ 4,515
Miscellaneous Income	-	-	8,570	8,570
Investment Income	-	-	9,205	9,205
Total revenues	<u>1,367,371</u>	<u>1,367,371</u>	<u>1,389,661</u>	<u>22,290</u>
Expenditures:				
Current:				
General government	148,491	148,491	206,848	(58,357)
Public safety	104,566	104,566	104,566	-
Physical environment	768,440	768,440	575,895	192,545
Roads and streets	5,000	5,000	11,025	(6,025)
Culture and recreation	288,798	288,798	354,614	(65,816)
Debt Service				
Interest	-	-	1,969	(1,969)
Principal	-	-	14,891	(14,891)
Capital outlay	52,076	52,076	110,275	(58,199)
Total expenditures	<u>1,367,371</u>	<u>1,367,371</u>	<u>1,380,083</u>	<u>(12,712)</u>
Excess (Deficit) of Revenues Over Expenditures	-	-	9,578	9,578
Net change in fund balance	-	-	9,578	9,578
Fund balance, beginning of year	1,469,233	1,469,233	1,469,233	-
Fund balance, end of year	<u>\$ 1,469,233</u>	<u>\$ 1,469,233</u>	<u>\$ 1,478,811</u>	<u>\$ 9,578</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Concord Station Community Development District*, (the "District") was established by Florida Rule 42UU-1 adopted by the Florida Land & Water Adjudicatory Commission enacted on September 15, 2004, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose 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 the Board of Supervisors (the "Board"), which is composed of five members. 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, among other things:

1. Allocating 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.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

The general fund and debt service fund are considered to be major funds. The District reports the following governmental funds:

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.

Debt Service Fund

Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

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.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

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

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Receivables

All receivables are shown net of allowance for uncollectible accounts.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., stormwater facilities, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management	25
Landscaping	15
Recreational facilities	10-30
Furniture, fixtures and equipment	5-7
Intangible asset - club plan	30

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 method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

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 debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards Issued

In fiscal year 2020, the District implemented Government Accounts Standards Board (GASB) Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the District for implementation of this Statement.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (CONTINUED)

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

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. The appropriation resolution authorizes District staff to initiate budget reclassifications.

Excess Expenditures Over Appropriations

Expenditures exceeded appropriations for the general fund for the year ended September 30, 2020. These excess expenditures were funded by greater than anticipated revenues and available fund balance.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy 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 prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2020:

- First American Government Obligation Class Y mutual funds of \$1,377,010 are valued using Level 2 inputs.

The District's investment policies are governed by State Statutes and the District Trust Indentures. The District investment policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments made by the District at September 30, 2020 are summarized below:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation Class Y	\$ 1,377,010	AAAm	44 days
	<u>\$ 1,377,010</u>		

Credit Risk:

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Construction in progress	\$ 94,080	\$ 110,275	\$ (204,355)	\$ -
Total capital assets not being depreciated	<u>94,080</u>	<u>110,275</u>	<u>(204,355)</u>	<u>-</u>
Capital Assets Being Depreciated:				
Stormwater management	3,225,183	-	-	3,225,183
Landscaping	609,459	-	-	609,459
Recreational facilities	2,535,026	204,355	-	2,739,381
Furniture, fixtures and equipment	273,765	-	-	273,765
Total capital assets being depreciated	<u>6,643,433</u>	<u>204,355</u>	<u>-</u>	<u>6,847,788</u>
Less Accumulated Depreciation for:				
Stormwater management	(1,599,119)	(129,007)	-	(1,728,126)
Landscaping	(490,957)	(40,631)	-	(531,588)
Recreational facilities	(268,854)	(105,078)	-	(373,932)
Furniture, fixtures and equipment	(155,548)	(67,240)	-	(222,788)
Total accumulated depreciation	<u>(2,514,478)</u>	<u>(341,956)</u>	<u>-</u>	<u>(2,856,434)</u>
Total capital assets being depreciated, net	<u>4,128,955</u>	<u>(137,601)</u>	<u>-</u>	<u>3,991,354</u>
Intangible Capital Assets, Being Amortized:				
Club plan	9,418,575	-	-	9,418,575
Total intangible capital assets, being amortized	<u>9,418,575</u>	<u>-</u>	<u>-</u>	<u>9,418,575</u>
Less Accumulated Amortization for:				
Club plan	(968,022)	(313,952)	-	(1,281,974)
Total accumulated amortization	<u>(968,022)</u>	<u>(313,952)</u>	<u>-</u>	<u>(1,281,974)</u>
Total intangible capital assets, being amortized, net	<u>8,450,553</u>	<u>(313,952)</u>	<u>-</u>	<u>8,136,601</u>
Governmental activities capital assets, net	<u>\$ 12,673,588</u>	<u>\$ (341,278)</u>	<u>\$ (204,355)</u>	<u>\$ 12,127,955</u>

The total cost of the Series 2016 project was estimated at \$11,899,800 which consists of the purchase price of completed recreational facilities and acquisition costs incurred by the District for the purchase, inventory of and improvements to the clubhouse, and the value assigned to the club plan. The cost to construct comparable recreational facilities today has been estimated at approximately \$2.25 million. The purchase price of the recreational facilities was passed upon the purchase price formula utilizing the 2016 club member fee of \$39 per month for 1,516 units, which was the basis for the value assigned to the club plan. The club plan amendment provides that the club plan terminated and ceased to exist effective January 1, 2017. The project consists of the acquisition of completed recreational facilities, notably a clubhouse with a fitness center and meeting rooms, pool, basketball court, playground and associated infrastructure.

Depreciation expense for 2020 of \$169,638 and \$172,318 and was charged to physical environment and culture and recreation, respectively. Amortization expense for 2020 of \$313,952 was charged to culture and recreation.

NOTE 5 LONG-TERM LIABILITIES

Capital Improvement Revenue and Refunding Bonds Series 2016 - Public Offering

In August 2016, the District issued \$24,120,000 of Capital Improvement Revenue and Refunding Bonds Series 2016A-1 and \$4,305,000 of Capital Improvement Revenue and Refunding Bonds, Series 2016A-2 (collectively referred to as the "Series 2016 Bonds"). The Series 2016 Bonds consist of multiple term Bonds with maturity dates ranging from May 1, 2017 – May 1, 2046 and interest rates ranging from 2% - 4.75%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially, commencing May 1, 2017. The Bonds were issued to refund a portion of the District's Capital Improvement Revenue Bonds Series 2005, acquire certain assessable infrastructure and improvements (the "2016 Project"), and pay certain costs associated with the issuance of the Bonds.

The Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2020.

The principal and interest remaining on the Series 2016 Bonds as of September 30, 2020 is \$35,511,377. For the year ended September 30, 2020, principal and interest paid was \$1,937,042 and total special assessment revenue pledged was \$1,842,266.

Long-term debt activity for the year ended September 30, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Bonds Payable:					
Series 2016	\$ 25,645,000	\$ -	\$ (1,055,000)	\$ 24,590,000	\$ 975,000
Less issue discount	(136,503)	-	4,875	(131,628)	-
Capital lease	30,879	-	(14,891)	15,988	15,988
Governmental activities long-term liabilities	<u>\$ 25,539,376</u>	<u>\$ -</u>	<u>\$ (1,065,016)</u>	<u>\$ 24,474,360</u>	<u>\$ 990,988</u>

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2021	\$ 975,000	\$ 856,929
2022	1,000,000	834,560
2023	1,025,000	810,510
2024	1,050,000	783,629
2025	1,085,000	754,942
2026-2030	5,965,000	3,230,895
2031-2035	7,130,000	2,061,225
2036-2040	2,560,000	1,051,550
2041-2045	3,105,000	509,925
2046	695,000	27,212
	<u>\$ 24,590,000</u>	<u>\$ 10,921,377</u>

NOTE 6 CAPITAL LEASE

During a prior fiscal year, the District entered into a lease agreement for financing the acquisition of fitness equipment. The lease agreement qualifies as a capital lease for accounting purposes. The assets acquired through the capital leases are as follows:

Asset	
Fitness equipment	\$ 72,220
Accumulated depreciation	(52,962)
Net	\$ 19,258

The future minimum lease payments as of September 30, 2020 are:

Year ending September 30:	
2021	\$ 16,860
Total minimum lease payments	16,860
Less: amount representing interest	(872)
Present value of minimum lease payments	\$ 15,988

NOTE 7 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. These risks are covered by commercial insurance from independent third parties to mitigate the costs of these risks' coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 8 MANAGEMENT COMPANY

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

COMPLIANCE SECTION



**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
Concord Station Community Development District

We have audited, 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, the financial statements of the governmental activities and each major fund of the *Concord Station Community Development District* (the “District”) as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District’s financial statements, and have issued our report thereon dated May 10, 2021.

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) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing 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 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 over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
May 10, 2021

MANAGEMENT LETTER

Board of Supervisors
Concord Station Community Development District

We have audited the financial statements of the *Concord Station Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated May 10, 2021.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 10, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been 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 apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of 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.

McDiarmid Davis

Orlando, Florida
May 10, 2021



**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Concord Station Community Development District

We have examined *Concord Station Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. 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 and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the 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 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, 2020.

McDermitt Davis

Orlando, Florida
May 10, 2021