

**CREEKSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2020**

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Creekside Community Development District  
St. Lucie County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Creekside Community Development District, St. Lucie County, Florida ("District") as of and for the fiscal 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

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 for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matters**

As discussed in Note 6 and other referenced notes to the financial statements, a significant portion of the assessments for fiscal years 2009 - 2020 remain delinquent. As a result, certain scheduled debt service payments were made, in part, by draws on the Debt Service Reserve Account in prior fiscal years. In addition, the District did not have sufficient funds to make certain scheduled debt service payments in the prior, current, and subsequent fiscal years and, as a result, the payments were not made when due and, in some cases, remain unpaid. The District's failures to make its scheduled debt service payments when they are due are considered events of default. During the current fiscal year the District obtained title to certain lots which were delinquent on the paying assessments. Subsequent to year end, the District entered into a contract for the sale of the land for \$4,759,153 and is expected to use the proceeds to pay the amounts owed on the Bonds of \$2,876,100 and allocated \$625,817 to the general fund. The District is economically dependent on the Developers and major landowners.

## **Other Matters**

### *Required Supplementary Information*

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 9, 2021, 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, 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 effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 9, 2021

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Creekside Community Development District, St. Lucie County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2020 resulting in a net position balance of \$1,514,738.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,515,032, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$2,197,741, an increase of \$4,360,532 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned, deficit general fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### 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 the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being 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 the general government (management) function.

#### 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.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### 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 District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three 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, debt service fund and capital projects fund. All of the funds 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 the 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

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION		
SEPTEMBER 30,		
	2020	2019
Assets, excluding capital assets	\$ 5,086,300	\$ 1,312,461
Capital assets, net of depreciation	3,818,847	3,818,847
Total assets	8,905,147	5,131,308
Liabilities, excluding long-term liabilities	3,000,409	3,591,602
Long-term liabilities	4,390,000	4,540,000
Total liabilities	7,390,409	8,131,602
Net position		
Net investment in capital assets	(421,153)	(1,551,153)
Restricted	2,256,879	2,010
Unrestricted	(320,988)	(1,451,151)
Total net position	\$ 1,514,738	\$ (3,000,294)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to the acquisition of foreclosed land.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2020	2019
Revenues:		
Program revenues		
Charges for services	\$ 273,366	\$ 230,448
Operating grants and contributions	11,280	24,278
Capital grants and contributions	19	39
Foreclosed land	4,759,153	-
Total revenues	<u>5,043,818</u>	<u>254,765</u>
Expenses:		
General government	249,546	119,362
Interest	279,240	279,240
Total expenses	<u>528,786</u>	<u>398,602</u>
Change in net position	<u>4,515,032</u>	<u>(143,837)</u>
Net position - beginning	<u>(3,000,294)</u>	<u>(2,856,457)</u>
Net position - ending	<u>\$ 1,514,738</u>	<u>\$ (3,000,294)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$528,786. In total, expenses increased from the prior fiscal year largely as a result of increased professional services related to Bond default expenses. The costs of the District's activities were partially paid by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The District also received interest income which is also included in program revenues. In addition, the District recognized the acquisition of foreclosed land during the current year.

## GENERAL BUDGETING 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. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to decrease revenues by (\$40,263), increase appropriations by \$36,663, and increase use of fund balance by \$76,926. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2020, the District had \$3,818,847 invested in capital assets for its governmental activities. No depreciation has been taken as the depreciable assets have not been completed or placed in service. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2020, the District had \$5,370,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

As discussed in Note 6 and other referenced notes to the financial statements, a significant portion of the assessments for fiscal years 2009 - 2020 remain delinquent. As a result, certain scheduled debt service payments were made, in part, by draws on the Debt Service Reserve Account in prior fiscal years. In addition, the District did not have sufficient funds to make certain scheduled debt service payments in the prior, current, and subsequent fiscal years and, as a result, the payments were not made when due and, in some cases, remain unpaid. The District's failures to make its scheduled debt service payments when they are due are considered events of default. During the current fiscal year the District obtained title to certain lots which were delinquent on the paying assessments. Subsequent to year end, the District entered into a contract for the sale of the land for \$4,759,153 and is expected to use the proceeds to pay the amounts owed on the Bonds of \$2,876,100 and allocated \$625,817 to the general fund. The District is economically dependent on the Developers and major landowners.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Creekside Community Development District Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.



**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 632
Due from Developer	4,500
Prepaid items	6,219
Restricted assets:	
Land held for sale	4,759,153
Investments	315,796
Capital assets:	
Nondepreciable	3,818,847
Total assets	8,905,147
 <b>LIABILITIES</b>	
Accounts payable	182,339
Due to Bondholders:	
Principal	980,000
Interest	1,721,720
Accrued interest payable	116,350
Non-current liabilities:	
Due within one year*	150,000
Due in more than one year	4,240,000
Total liabilities	7,390,409
 <b>NET POSITION</b>	
Net investment in capital assets	(421,153)
Restricted for capital projects	2,029
Restricted for debt service	2,254,850
Unrestricted	(320,988)
Total net position	\$ 1,514,738

\* The missed debt service payment due for the Series 2006 Bonds are reflected in the due to Bondholders account balance.

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Governmental activities:					
General government	\$ 249,546	\$ 72,081	\$ 4,500	\$ 19	\$ (172,946)
Interest on long-term debt	279,240	201,285	6,780	-	(71,175)
Total governmental activities	528,786	273,366	11,280	19	(244,121)
General revenues:					
Foreclosed land					4,759,153
Total general revenues					4,759,153
Change in net position					4,515,032
Net position - beginning					(3,000,294)
Net position - ending					\$ 1,514,738

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 632	\$ -	\$ -	\$ 632
Investments	-	313,767	2,029	315,796
Due from Developer	4,500	-	-	4,500
Prepaid items	6,219	-	-	6,219
Land held for sale	-	4,759,153	-	4,759,153
Total assets	<u>\$ 11,351</u>	<u>\$ 5,072,920</u>	<u>\$ 2,029</u>	<u>\$ 5,086,300</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 182,339	\$ -	\$ -	\$ 182,339
Due to Bondholders	-	2,701,720	-	2,701,720
Total liabilities	<u>182,339</u>	<u>2,701,720</u>	<u>-</u>	<u>2,884,059</u>
<b>Deferred inflows of resources:</b>				
Unavailable revenue - Developer	4,500	-	-	4,500
Total deferred inflows of resources	<u>4,500</u>	<u>-</u>	<u>-</u>	<u>4,500</u>
<b>Fund balances:</b>				
<b>Nonspendable:</b>				
Prepaid items	6,219	-	-	6,219
<b>Restricted for:</b>				
Debt service	-	2,371,200	-	2,371,200
Capital projects	-	-	2,029	2,029
Unassigned	(181,707)	-	-	(181,707)
Total fund balances	<u>(175,488)</u>	<u>2,371,200</u>	<u>2,029</u>	<u>2,197,741</u>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<u>\$ 11,351</u>	<u>\$ 5,072,920</u>	<u>\$ 2,029</u>	<u>\$ 5,086,300</u>

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

Fund balance - governmental funds \$ 2,197,741

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 as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,818,847	
Accumulated depreciation	-	3,818,847

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds. 4,500

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

Accrued interest payable	(116,350)	
Bonds payable*	(4,390,000)	(4,506,350)
Net position of governmental activities		\$ 1,514,738

\* The missed debt service payment due for the Series 2006 Bonds are reflected in the due to Bondholders account balance.

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 72,081	\$ 201,285	\$ -	\$ 273,366
Interest and other revenues	-	6,780	19	6,799
Total revenues	<u>72,081</u>	<u>208,065</u>	<u>19</u>	<u>280,165</u>
<b>EXPENDITURES</b>				
Current:				
General government	131,960	117,586	-	249,546
Debt service:				
Principal	-	150,000	-	150,000
Interest	-	279,240	-	279,240
Total expenditures	<u>131,960</u>	<u>546,826</u>	<u>-</u>	<u>678,786</u>
Excess (deficiency) of revenues over (under) expenditures	(59,879)	(338,761)	19	(398,621)
<b>OTHER FINANCING SOURCES (USES)</b>				
Foreclosed land	-	4,759,153	-	4,759,153
Total other financing sources (uses)	<u>-</u>	<u>4,759,153</u>	<u>-</u>	<u>4,759,153</u>
Net change in fund balances	(59,879)	4,420,392	19	4,360,532
Fund balances - beginning	<u>(115,609)</u>	<u>(2,049,192)</u>	<u>2,010</u>	<u>(2,162,791)</u>
Fund balances - ending	<u>\$ (175,488)</u>	<u>\$ 2,371,200</u>	<u>\$ 2,029</u>	<u>\$ 2,197,741</u>

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$	4,360,532
Amounts reported for governmental activities in the statement of activities are different because:		
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the fund financial statements.		4,500
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		150,000
Change in net position of governmental activities	\$	<u>4,515,032</u>

See notes to the financial statements

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Creekside Community Development District ("District") was created on June 7, 2005 by Ordinance 05-017 of St. Lucie County, Florida, 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, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. During a prior fiscal year, D.R. Horton Inc. ("Developer") sold a portion of the property it owned within the District to Hoyer Homes at Creekside LLC. Additionally, the District holds title to some of the lots within the District. At September 30, 2020, most of the properties within the District that aren't owned by the District are owned by D.R. Horton, Hoyer Homes, and Neal Keys ("Landowners"). At September 30, 2020, all of the Board members are affiliated with the Developer or Landowners.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District 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.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic 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. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

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

### **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 to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government 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**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This 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 government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Land Held for Resale

Land held for resale represents land that was escheated to St. Lucie County, then conveyed from the County to the District. The land is recorded at fair value. Fair value was estimated using the St. Lucie County Property Appraiser's valuation which management believes approximates fair market value at September 30, 2020.

#### 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 and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns 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 (amount not rounded) 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.

No depreciation has been taken as all depreciable capital assets are considered under construction. In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

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

### Assets, Liabilities and Net Position or Equity (Continued)

#### 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 ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as 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 debt service 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.

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.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of 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.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – 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.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market Account	<u>\$ 315,796</u>	N/A	N/A

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

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

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land & land improvements	\$ 3,311,747	\$ -	\$ -	\$ 3,311,747
Infrastructure in progress	507,100	-	-	507,100
Total capital assets, not being depreciated	<u>3,818,847</u>	-	-	<u>3,818,847</u>
Governmental activities capital assets	<u>\$ 3,818,847</u>	\$ -	\$ -	<u>\$ 3,818,847</u>

## **NOTE 5 – CAPITAL ASSETS (Continued)**

The majority of the improvements denoted above as infrastructure in progress were acquired from the Developer, in accordance with the Assignment and Acquisition Agreement entered into between the Developer and the District. The cost of the infrastructure improvements was originally estimated at approximately \$13,700,000 but has been subsequently lowered to approximately \$4,100,000 as the scope of the project was modified. There are no funds available in the acquisition and construction account and additional costs related to completing the stormwater management system are to be incurred by the Developer or Landowners. The Developer and Landowners are expected to convey these improvements to the District. During a prior fiscal year, the balance in the acquisition and construction account was transferred to the debt service fund to pay down the Bonds.

In a prior fiscal year, construction on the project was halted due to market conditions. Further, due to the uncertainty as to the timely completion of construction of the original project, the infrastructure may not be able to be used for its intended purpose. There is no estimate at this time for the additional funding that might be required if there is a change to the project. In addition, any remaining costs to complete the project are being incurred by the Developer and the Landowners. The future of the project remains uncertain. Certain infrastructure improvements are expected to be conveyed to St. Lucie County for ownership and maintenance responsibilities upon their completion.

In connection with the 2006 project, deferred costs may be determined to exist if the cost of the project, which will be conveyed to the District, exceeds the actual cost paid from bond proceeds. Upon completion of the project, certain funds available from the Bonds may be used to pay deferred costs, as outlined in the Bond Indenture. At September 30, 2020, the District has determined that a liability may exist for deferred costs; however, an amount of the potential liability has not been determined as of the report date.

## **NOTE 6 – LONG TERM DEBT**

### **Series 2006**

On December 12, 2006, the District issued \$10,445,000 of Special Assessment Bonds, Series 2006. The Series 2006 Bonds are due May 1, 2038 with a fixed interest rate of 5.20%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually each May 1 and November 1. Principal on the Series 2006A Bond is to be paid annually each May 1, commencing May 1, 2009.

The Series 2006 Bonds are subject to redemption at the option of the District prior to their 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 not in compliance with the requirements of the Bond Indenture.

Shortfalls in the collection of special assessments caused there to be insufficient funds available for debt service payments. The special assessments that have been collected were used to pay part of the unpaid prior year debt service obligations but has not been enough to completely payoff the past due amounts nor to pay the current obligation. The failure to make scheduled debt service payments, when due, are considered events of default. At September 30, 2020, matured unpaid debt service has been accrued in the financial statements as Due to Bondholders and reflects \$980,000 for missed principal payments and \$1,721,720 for the missed interest payments. On December 3, 2019 the District paid \$1,070,680 of past due interest on the Series 2006 Bonds.

## NOTE 6 – LONG TERM DEBT (Continued)

### Series 2006 (Continued)

The occurrence of an event of default creates certain remedial rights and remedies in favor of the Trustee, therefore, the funds needed to finance current fiscal year expenditures for legal and other fees and expenses of the Trustee were transferred from the Debt Service Reserve Account and Revenue Accounts. As a result of these draws, there is a deficit of approximately \$187,000 in the Series 2006 Debt Service Reserve Account as of September 30, 2020. See Note 14 for additional information subsequent to fiscal year end.

Pursuant to the Indenture, the owners of a majority in aggregate principal amount of the Bonds then outstanding may direct the Trustee with regard to such rights and remedies following an event of default and upon provision of indemnity satisfactory to the Trustee and in accordance with provisions of the Indenture. During prior fiscal years, approximately \$217,000 of general government expenditures, Trustee fees, legal expenses, and other charges was paid out of the Acquisition and Construction Account. During the current fiscal year, approximately \$117,000 was incurred for default related expenditures.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2006	\$ 5,370,000	\$ -	\$ -	\$ 5,370,000	\$ 1,130,000
Total	<u>\$ 5,370,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,370,000</u>	<u>\$ 1,130,000</u>

\* Includes the missed debt service payments due for the Series 2006 Bonds which were not paid.

The Bond has not been resized to reflect the activity as described above therefore no amortization schedule is available.

## NOTE 7 – DEVELOPERS TRANSACTIONS

The Developer and Landowners own most of the land within the District; therefore, most of the assessments levied in the general and debt service funds are assessments levied on the land owned by the Developer and Landowners.

## NOTE 8 – DEFICIT FUND EQUITY

At September 30, 2020, the general funds have a deficit fund balance of (\$175,488), respectively. The District is uncertain how the deficits will be covered until the balance of the delinquent assessments is paid.

## NOTE 9 – OTHER INFORMATION

### Lot Settlement Agreement

Between July 2019 and October 2019 a total of five lots with significant delinquent assessments were escheated to St. Lucie County. On January 8, 2020 the District entered into a Lot Settlement Agreement whereby St. Lucie County has deeded all of the formerly escheated properties to the District in order to allow the District to sell the properties. The land has been recorded in the current fiscal year for \$4,759,153. The District is required to pay all outstanding ad valorem taxes on the lots. Proceeds from the sale of the properties are to be applied pro rata towards the outstanding 2006 Bond Assessments and the outstanding O&M Assessments at a ratio of 82.13% and 17.87%, respectively. See Note 14 Subsequent Events for additional settlements subsequent to fiscal year end.

## **NOTE 10 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer and Landowners. As such, the nonpayment of assessments during the current and prior fiscal years has resulted in the deterioration of the District's financial conditions.

## **NOTE 11 – SFWMD AGREEMENT**

During a prior fiscal year, the District conveyed to South Florida Water Management District ("SFWMD") all its right, title and interest in and to certain real property located in St. Lucie County, Florida, comprising 2.95 acres, subject to a reversionary interest whereby any and all interests shall revert back to the District upon completion of certain conditions outlined in the Creekside CDD Interaction Plan ("Interaction Plan"): (i) the dedication and completion by the District of a public road and the opening of such roadway for public use, and (ii) the completion by the District and acceptance by SFWMD of the connector road and the bridge. Previously, the District was required to satisfy the conditions of the Interaction Plan by December 18, 2011 in order to have the premises revert back to it, but the term has been extended to July 1, 2014. Additionally, certain terms of the Interaction Plan have also been revised. During a prior fiscal year due to the District's failure to construct certain improvements in accordance with the agreements mentioned above, the SFWMD could pursue legal remedies including seeking specific performance and damages as well as exercise their right of reverter whereby the title to certain property would remain with the SFWMD.

## **NOTE 12 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## **NOTE 13 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained 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 14 – SUBSEQUENT EVENTS**

### **Events of Default and Delinquent Assessments**

Shortfalls in the collection of special assessments caused there to be insufficient funds available in the accounts held by the Trustee to fund the Series 2006 November 1, 2020 and May 1, 2020 interest and principal payments. Consequently, the payments were not made, resulting in additional events of default.

### **Land Purchase Contract**

Subsequent to year end, the District entered into a contract for the sale of the land for \$4,759,153 and is expected to use the proceeds to pay the amounts owed on the Bonds of \$2,876,100 and allocate \$625,817 to the general fund.

**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 112,344	\$ 72,081	\$ 72,081	\$ -
Total revenues	112,344	72,081	72,081	-
<b>EXPENDITURES</b>				
Current:				
General government	112,344	149,007	131,960	17,047
Total expenditures	112,344	149,007	131,960	17,047
Excess (deficiency) of revenues over (under) expenditures	-	(76,926)	(59,879)	17,047
<b>OTHER FINANCING SOURCES</b>				
Use of fund balance	-	76,926	-	(76,926)
Total interfund transfers	-	76,926	-	(76,926)
Net change in fund balances	\$ -	\$ -	(59,879)	\$ (59,879)
Fund balances - beginning			(115,609)	
Fund balances - ending			\$ (175,488)	

See notes to required supplementary information



**CREEKSIDE COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to decrease revenues by (\$40,263), increase appropriations by \$36,663, and increase use of fund balance by \$76,926. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



**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  
Creekside Community Development District  
St. Lucie County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Creekside Community Development District, St. Lucie County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 9, 2021, which includes an emphasis of matter paragraph.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

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

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and 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*.

We noted certain matters that we reported to management of the District in a separate letter dated June 9, 2021.

The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

**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.

A handwritten signature in blue ink that reads "B. Law & Associates". The signature is written in a cursive style.

June 9, 2021



**Grau & Associates**  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Creekside Community Development District  
St. Lucie County, Florida

We have examined Creekside Community Development District, St Lucie County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report 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, management, and the Board of Supervisors of Creekside Community Development District, St. Lucie County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

June 9, 2021



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Creekside Community Development District  
St. Lucie County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Creekside Community Development District ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 9, 2021, which includes an emphasis of matter paragraph.

**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 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 the 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 June 9, 2021, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of Creekside Community Development District, St. Lucie County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Creekside Community Development District, St. Lucie County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

*Grau & Associates*

June 9, 2021

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2020-01: Financial Condition Assessment**

Observation: The former Developer and certain Landowners have largely stopped funding the District and the future of the project remains uncertain. As a result, certain scheduled debt service payments were made, in part, by draws on the Debt Service Reserve Account in prior fiscal years. In addition, the District did not have sufficient funds to make certain scheduled debt service payments in the prior, current, and subsequent fiscal years and, as a result, the payments were not made when due and, in some cases, remain unpaid. The District's failures to make its scheduled debt service payments when they are due are considered events of default. However, during the current fiscal year the District obtained title to certain lots which were delinquent on the paying assessments. Subsequent to year end, the District entered into a contract for the sale of the land for \$4,759,153 and is expected to use the proceeds to pay the amounts owed on the Bonds of \$2,876,100 and allocated \$625,817 to the general fund.

Recommendation: The District should take the necessary steps to alleviate the deteriorating financial condition.

Management Response: The District continues to work with one of the new major landowners, Trustee and Trustee's Counsel to solve the deteriorating financial condition. The District has resolved the financial conditions in the subsequent year.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

**2019-01: Financial Condition Assessment**

**2018-01: Financial Condition Assessment**

**2017-01: Financial Condition Assessment**

**2016-01: Financial Condition Assessment**

**2015-01: Financial Condition Assessment**

**2014-01: Financial Condition Assessment**

**2013-02: Financial Condition Assessment**

**2011-03: Financial Condition Assessment**

**2010-02: Financial Condition Assessment**

Current Status: See finding no. 2020-01 above

**REPORT TO MANAGEMENT**  
**(Continued)**

**III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020, except as noted above.

3. 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.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. In connection with our audit, we determined that the District has met one or more of the financial emergency conditions described in Section 218.503 (1), Florida Statutes. The District failed to make certain scheduled debt service payments when due on its Series 2006 Bonds, as a result of a lack of funds. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and determined that a deteriorating financial condition was noted. See Findings section above for additional information. It is management's responsibility to monitor 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.