



Since 1967
Reedy Creek
IMPROVEMENT DISTRICT

Lake Buena Vista, Florida

ANNUAL FINANCIAL REPORT
AND COMPLIANCE REPORTS

Year Ended September 30, 2020

**REEDY CREEK IMPROVEMENT DISTRICT
(LOCATED IN ORANGE AND OSCEOLA COUNTIES)
1900 HOTEL PLAZA BOULEVARD
LAKE BUENA VISTA, FLORIDA**

BOARD OF SUPERVISORS

**LAURENCE C. HAMES, PRESIDENT
DONALD R. GREER, VICE-PRESIDENT
WAYNE SCHOOLFIELD, TREASURER
MAXIMIANO BRITO
JANE ADAMS**

DISTRICT ADMINISTRATOR

JOHN H. CLASSE, JR.

DEPUTY DISTRICT ADMINISTRATOR/COMPTROLLER

ANN G. BLAKESLEE

INDEPENDENT AUDITORS

**Ernst & Young LLP
Orlando, Florida**

REEDY CREEK IMPROVEMENT DISTRICT
ANNUAL FINANCIAL REPORT
Year Ended September 30, 2020

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Report of Independent Auditors

District Administrator, Deputy District Administrator, and
Board of Supervisors
Reedy Creek Improvement District
Lake Buena Vista, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Reedy Creek Improvement 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

Management is responsible for the preparation and fair presentation of these financial statements in conformity with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of 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 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 of 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, the business-type activities, each major fund, and the aggregate remaining fund information of the District as of September 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund for the year then ended in conformity with U.S. generally accepted accounting principles.

Other Matters

Required Supplementary Information

U.S. generally accepted accounting principles require that Management's Discussion and Analysis, Schedule Supporting Modified Approach for District Infrastructure Capital Assets, Other Post-Employment Benefits Schedule of Changes in the District's Net OPEB Liability and Related Ratios, Other Post-Employment Benefits Schedule of District's Contributions, Pension Plan Schedule of District's Proportionate Share of Net Pension Liability and Schedule of Contributions and HIS Plan Schedule of District's Proportionate Share of Net Pension Liability and Schedule of Contributions, on pages 4 – 14 and 74 – 83 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 which 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, 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 also have issued our report dated February 5, 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, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Ernst & Young LLP

February 5, 2021

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Reedy Creek Improvement District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2020. We encourage readers to consider the information presented here in conjunction with the District's financial statements, which follow this section.

Financial Highlights

- The assets plus deferred outflows of resources of the District exceeded liabilities plus deferred inflows of resources at the close of the most recent fiscal year by \$469,903,413 (net position).
- The District's total net position increased during the year by \$98,192,956.
- The District's total noncurrent liabilities decreased by \$20,696,285 during the year.
- As of September 30, 2020, the District's governmental funds reported combined ending fund balances of \$210,826,317, an increase of \$41,698,561 in comparison with the prior year. Approximately 11% of this total amount is available for spending at the government's discretion (unassigned fund balance).
- At September 30, 2020, unassigned fund balance for the general fund was \$22,501,651, or 24% of total general fund expenditures, including transfers.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the 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 deferred outflows of resources, and liabilities and deferred inflows of resources, 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 (e.g., arbitrage rebate owed but not due until a future year and earned but unused vacation leave).

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Overview of the Financial Statements (continued)

Both of the government-wide financial statements distinguish functions of the District that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government, public safety, physical environment and transportation. The business-type activities of the District include water, wastewater, reuse, gas, solid waste, chilled water, hot water and electric utility operations. The government-wide financial statements can be found on pages 15-18 of this report.

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. All of the funds of the District can be divided into three categories: governmental, proprietary and fiduciary 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 government'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 three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and the capital projects fund, all of which are considered to be major funds.

The District adopts an annual legally appropriated budget for its general fund and debt service fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget. The governmental fund financial statements can be found on pages 19-25 of this report.

Proprietary funds. The District maintains one proprietary fund, the Utility Enterprise Fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The District uses its enterprise fund to account for its eight utility operations. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements can be found on pages 26-30 of this report.

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Overview of the Financial Statements (continued)

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the District's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The basic fiduciary fund financial statements can be found on pages 31-32 of this report.

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. The notes to the financial statements begin on page 33 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources by \$469,903,413 at September 30, 2020.

District's Net Position

	Governmental activities		Business-type activities		Total	
	2020	2019	2020	2019	2020	2019
Current and noncurrent assets	\$ 228,373,593	\$ 195,714,022	\$ 146,376,239	\$ 172,555,796	\$ 374,749,832	\$ 368,269,818
Capital assets	895,725,699	871,582,054	293,640,063	281,491,906	1,189,365,762	1,153,073,960
Total assets	1,124,099,292	1,067,296,076	440,016,302	454,047,702	1,564,115,594	1,521,343,778
Deferred outflows of resources	70,855,246	39,462,229	-	6,061,187	70,855,246	45,523,416
Total deferred outflows of resources	70,855,246	39,462,229	-	6,061,187	70,855,246	45,523,416
Current liabilities*	60,087,542	66,212,954	44,409,848	53,231,644	104,497,390	119,444,598
Non-current liabilities	919,003,314	913,835,940	125,917,868	151,781,527	1,044,921,182	1,065,617,467
Total liabilities	979,090,856	980,048,894	170,327,716	205,013,171	1,149,418,572	1,185,062,065
Deferred inflows of resources	11,158,683	9,472,947	4,490,172	621,725	15,648,855	10,094,672
Total deferred inflows of resources	11,158,683	9,472,947	4,490,172	621,725	15,648,855	10,094,672
Net position:						
Net investment in capital assets	243,970,168	213,422,444	163,326,910	151,276,733	407,297,078	364,699,177
Restricted	2,449,768	1,079,602	59,058,334	54,391,491	61,508,102	55,471,093
Unrestricted (deficit)	(41,714,937)	(97,265,582)	42,813,170	48,805,769	1,098,233	(48,459,813)
Total net position	\$ 204,704,999	\$ 117,236,464	\$ 265,198,414	\$ 254,473,993	\$ 469,903,413	\$ 371,710,457

*includes current liabilities payable from restricted assets

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-wide Financial Analysis (continued)

The District's net position includes: 1) net investment in capital assets (e.g., land, land improvements, buildings, machinery and equipment), less any related debt used to acquire those assets that is still outstanding and deferred outflows of resources and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets or related debt. The District uses these capital assets to provide infrastructure and services to businesses operating within the District; consequently, these assets are not available for future spending. Although the District's investment in its 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; 2) net position restricted by contract or enabling legislation for non-operating uses such as capital and debt service, and 3) unrestricted net position (deficit). The net investment in capital assets continues to increase as the related debt is paid.

Governmental activities. Governmental activities reflect negative unrestricted net position balances primarily due to the District's net pension liability and net OPEB liability. Another contributing factor includes the financing, with long-term bonds of the District, certain roadways that were subsequently donated to the State of Florida. The donated roadways are not assets of the District, however the remaining debt associated with the roadways is a liability of the District. The bonds are Ad Valorem Tax bonds, secured by an irrevocable lien on the ad valorem taxes collected by the District.

The increase in revenues is due to a budgeted ad valorem tax increase for FY2020. This increase was partially offset by a decrease in charges for services, intergovernmental revenue and investment income. Charges for services were directly affected by the shutdown due to the pandemic. Intergovernmental revenue decreased with the termination of the Osceola Parkway Agreement (see Note 15). Interest income was directly affected by the economic conditions due to the pandemic, and lowering of interest rates by the Federal Reserve. The decrease in expenses is due to a savings on budgeted expenditures and reduced debt service costs with the refinancing of ad valorem bonds during the year.

The payoff and termination of the Osceola Parkway Agreement resulted in proceeds of approximately \$67 million, which were classified as an Extraordinary Item in FY2020 (see Note 17).

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REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

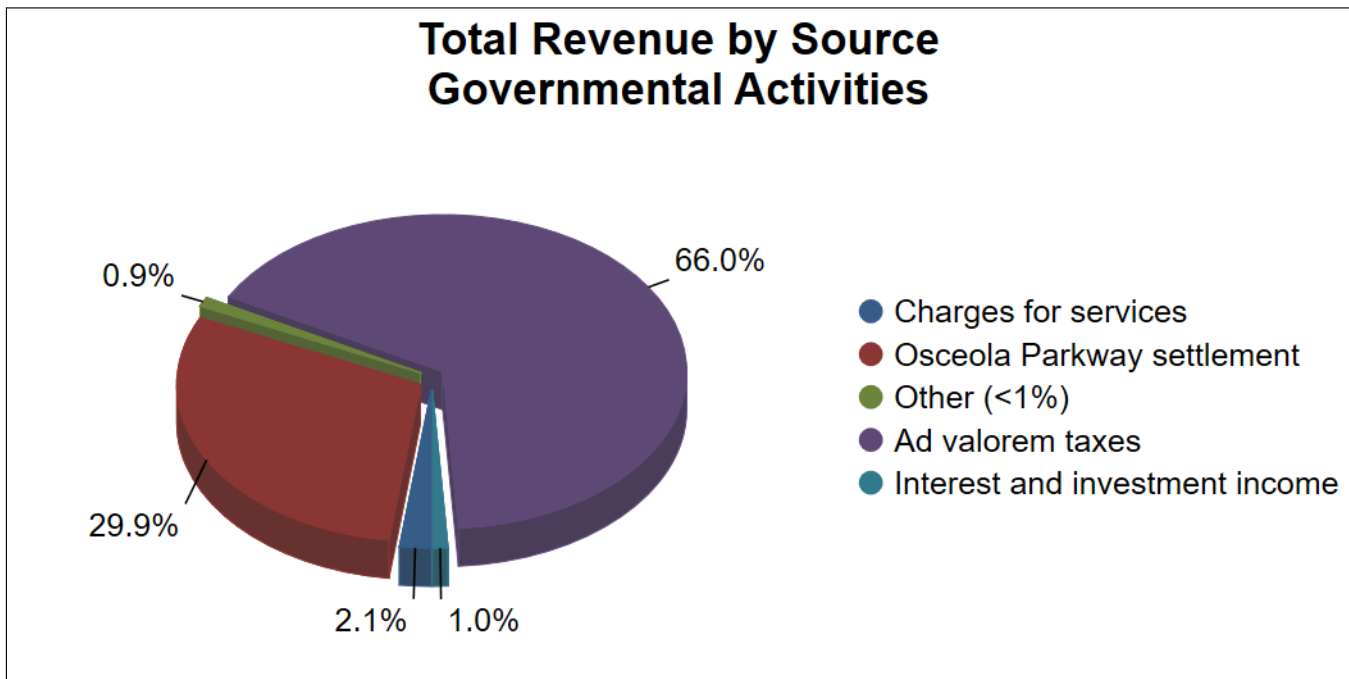
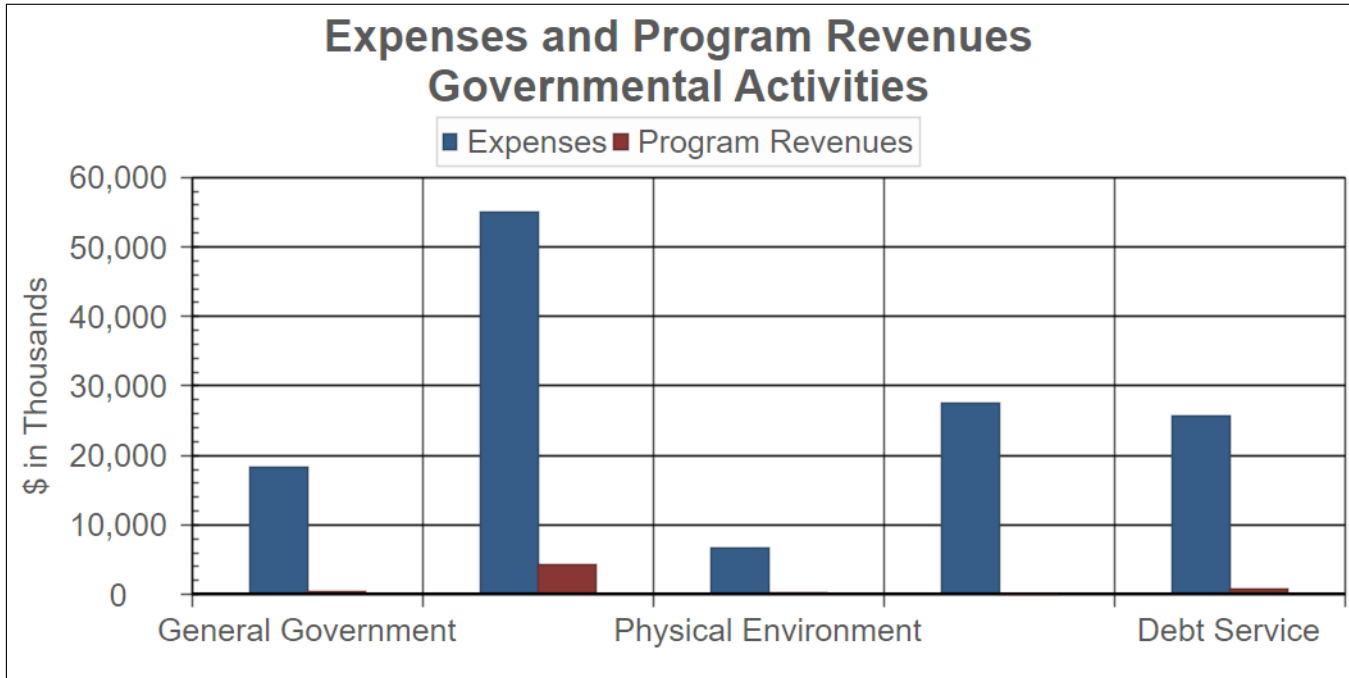
Government-wide Financial Analysis (continued)

District's Change in Net Position

	Governmental activities		Business-type activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	\$ 4,670,150	\$ 6,266,117	\$ 139,799,718	\$ 171,635,595	\$ 144,469,868	\$ 177,901,712
Intergovernmental	819,122	4,639,448	-	-	819,122	4,639,448
Capital contributions	290,024	49,092	757,746	3,667,481	1,047,770	3,716,573
General revenues:						
Ad valorem taxes - net	148,461,355	135,584,888	-	-	148,461,355	135,584,888
Interest income	2,302,550	6,312,446	1,115,852	2,855,795	3,418,402	9,168,241
Nonoperating revenue	785,605	-	468,405	-	1,254,010	-
Gain on disposal of capital assets	239,801	60,829	-	-	239,801	60,829
Total revenues	157,568,607	152,912,820	142,141,721	178,158,871	299,710,328	331,071,691
Expenses:						
General government	18,255,461	15,702,707	-	-	18,255,461	15,702,707
Public safety	54,904,924	55,076,335	-	-	54,904,924	55,076,335
Physical environment	6,632,206	5,792,991	-	-	6,632,206	5,792,991
Transportation	27,517,289	24,417,893	-	-	27,517,289	24,417,893
Utility operations	-	-	131,020,275	145,717,997	131,020,275	145,717,997
Interest on debt	25,665,341	30,484,876	4,800,457	5,689,997	30,465,798	36,174,873
Total expenses	132,975,221	131,474,802	135,820,732	151,407,994	268,795,953	282,882,796
Increases (decreases) in net position before transfers and extraordinary item	24,593,386	21,438,018	6,320,989	26,750,877	30,914,375	48,188,895
Transfers	(4,403,432)	(4,250,775)	4,403,432	4,250,775	-	-
Extraordinary item	67,278,581	-	-	-	67,278,581	-
Change in net position	87,468,535	17,187,243	10,724,421	31,001,652	98,192,956	48,188,895
Net position - beginning	117,236,464	100,049,221	254,473,993	223,472,341	371,710,457	323,521,562
Net position - ending	\$ 204,704,999	\$ 117,236,464	\$ 265,198,414	\$ 254,473,993	\$ 469,903,413	\$ 371,710,457

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

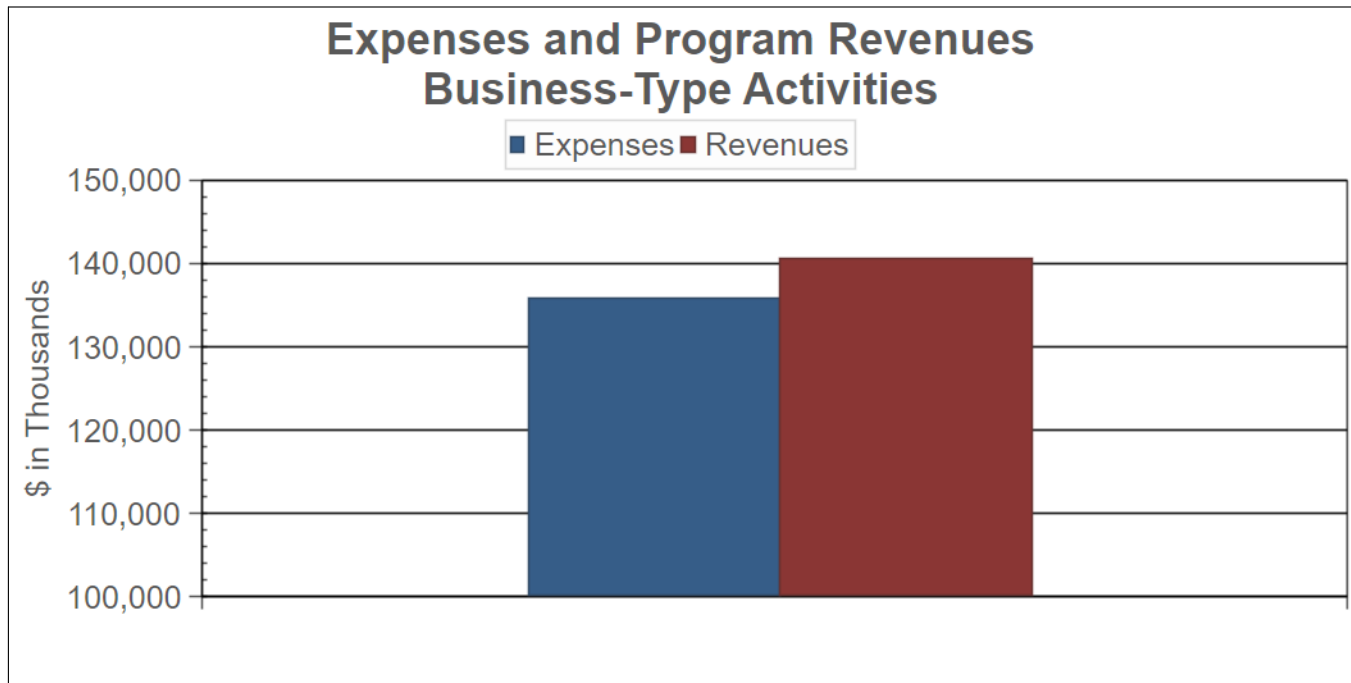
Government-wide Financial Analysis (continued)



REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-wide Financial Analysis (continued)

Business-type activities. Current assets decreased with the use of bond proceeds on construction projects in process. Liabilities decreased with the extinguishment of debt on revenue bonds. Charges for services were lower due to a reduction in utility revenues resulting from the theme park closures during a portion of the year. Interest income accounted for 0.8%, capital contributions and nonoperating revenue combined accounted for 0.9%, with the remainder of total revenues from charges for services. Operating expenses decreased in fiscal year 2020 due to cost savings that were implemented as a result of the theme park closures during the year.



Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. 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, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Financial Analysis of the Government's Funds (continued)

As of September 30, 2020, the District's governmental funds reported combined fund balances of \$210,826,317. Approximately 11% of this total amount constitutes unassigned fund balance which is available for spending at the government's discretion. The remainder of fund balance is nonspendable, committed, restricted or assigned. Restricted amounts are not available for general spending as those amounts have been reserved to pay for capital projects from bond proceeds and debt service payments. Committed amounts are set-aside to pay for projects from drainage fees or property appraiser settlements as directed by the Board of Supervisors. Assigned amounts have been designated to cover the projected excess of expenditures over revenues in the fiscal year 2021 budget.

The general fund is the chief operating fund of the District. At September 30, 2020, unassigned fund balance of the general fund was \$22,501,651, while total fund balance reached \$43,860,156. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 24% of the total general fund expenditures (including transfers), while total fund balance represents 48% of that same amount. The fund balance of the District's general fund increased by \$2,490,435. While the District budgeted a drawdown of over \$9 million in fund balance in FY2020, various cost savings strategies were implemented as a result of the theme park closures for a portion of the year, resulting in cost savings of approximately \$13 million.

The debt service fund has a total fund balance of \$2,449,768, an increase of \$1,370,166 from the prior year. The increase was due to cost savings on debt service related to refunding a majority of the 2013A and 2013B ad valorem bonds.

The capital projects fund has a total fund balance of \$164,516,393, an increase of \$37,837,960 from the prior year. The increase was primarily due to funds received related to the Osceola Parkway settlement, as those amounts were restricted for capital projects (see Note 17).

Proprietary fund. The District's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail. At September 30, 2020 the unrestricted net position of the Utility Fund amounted to \$42,813,170, a decrease of \$5,992,599 from prior year primarily due to an increase of \$4.5 million in debt service reserves. The restricted net position amounted to \$59,058,334, the bulk of which is restricted for debt service.

General Fund Budgetary Highlights

The District amended its budgeted capital expenditures by \$335,000 in fiscal year 2020, and the funds were used for culvert rehabilitation along Buena Vista Drive. The additional expenditures were funded with drainage reserves and did not negatively affect the overall outcome of the budget.

Capital Asset and Debt Administration

Capital Assets. The District's investment in capital assets for its governmental and business type activities as of September 30, 2020 amounted to \$1,189,365,762, net of accumulated depreciation. This represents an increase of \$36,291,802. The primary driver for the increase was ongoing capital projects as described above.

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Asset and Debt Administration (continued)

Additional information on the District's capital assets can be found in Note 5 of the financial statements.

District's Capital Assets

(net of depreciation)

	Governmental activities		Business-type activities		Total	
	2020	2019	2020	2019	2020	2019
Land	\$ 2,740,642	\$ 2,740,642	\$ 6,896,164	\$ 6,896,164	\$ 9,636,806	\$ 9,636,806
Buildings and system	246,515,664	254,072,512	22,415,775	24,374,713	268,931,439	278,447,225
Improvements other than buildings	-	-	107,144,604	111,685,731	107,144,604	111,685,731
Machinery and equipment	8,546,699	7,691,297	114,749,157	123,380,215	123,295,856	131,071,512
Infrastructure	617,948,179	604,229,700	-	-	617,948,179	604,229,700
Construction in progress	19,974,515	2,847,903	42,434,363	15,155,083	62,408,878	18,002,986
Total	\$ 895,725,699	\$ 871,582,054	\$ 293,640,063	\$ 281,491,906	\$ 1,189,365,762	\$ 1,153,073,960

Long-term debt. At September 30, 2020, the District had total long-term bonded debt outstanding of \$954,132,234. Of this amount, \$803,314,366 comprised of debt backed by the full faith and credit of the District and \$150,817,868 is secured by the revenues generated by the District's utilities. During the year, the District's total long-term debt decreased by \$25,803,604 (3%) due to the extinguishment of debt used to finance transportation improvements and capital improvements for the utility system and the effects of refunding the series 2013 ad valorem bonds.

The District has received ratings of "AA-" from Standard and Poor's, "AA-" from Fitch and "Aa3" from Moody's for the Ad Valorem Tax general obligation bonds and ratings of "A-" from Standard and Poor's, "A" from Fitch and "A1" from Moody's for the Utility Revenue bonds. Additional information on the District's long-term debt can be found in Note 7 of the financial statements.

District's Outstanding Long-term Debt

General Obligation and Revenue Bonds

	Governmental activities		Business-type activities		Total	
	2020	2019	2020	2019	2020	2019
General obligation bonds	\$ 803,314,366	\$ 807,004,311	\$ -	\$ -	\$ 803,314,366	\$ 807,004,311
Revenue bonds	-	-	150,817,868	172,931,527	150,817,868	172,931,527
Total	\$ 803,314,366	\$ 807,004,311	\$ 150,817,868	\$ 172,931,527	\$ 954,132,234	\$ 979,935,838

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Asset and Debt Administration (continued)

Infrastructure Assets. As demonstrated in the Required Supplementary Information on pages 77-86 of this report, there have been no significant changes in the assessed condition of the bridges, roads and water control structures that use the modified approach for infrastructure reporting. There is an ongoing program to repair the remaining water control structures considered in good condition. The current conditions of the remaining assets are within the established levels maintained by the District.

Economic Factors and Next Year's Budget and Rates

During fiscal year 2020, local, U.S., and world governments have encouraged self-isolation to curtail the spread of the global pandemic, coronavirus disease (COVID-19), by mandating temporary work stoppage in many sectors and imposing limitations on travel and size and duration of group meetings. Most industries are experiencing disruption to business operations and the impact of reduced consumer spending. There is unprecedented uncertainty surrounding the duration of the pandemic, its potential economic ramifications, and any government actions to mitigate them. The District experienced some reductions in utility revenue during fiscal year 2020. As a result, the District increased utility rates to ensure liquidity and coverage ratios were maintained. While ad valorem revenue declines are anticipated beyond fiscal year 2021, management cannot quantify the financial impacts to the District at this time.

- The unemployment rate of the Central Florida area is currently averaging 9.8%. This is more than both the state and national average unemployment rates of 7.6% and 6.9%, respectively.
- Fiscal year 2021 assessed values increased 10.0%. Millage rates decreased overall by 1.1479 mills, primarily the result of a decrease in debt service millage with the pay-down of outstanding debt.
- Inflationary trends in the region compare to national indices.

Subsequent Events

Issuance of Future Utility Revenue Bonds

In November 2020, the Board of Supervisors approved a resolution to reimburse itself from the proceeds of tax-exempt bonds for certain expenses to be incurred with respect to the design, acquisition, extension, expansion, construction and improvement of the District's utility system. The District intends to issue both taxable and tax-exempt bonds to fund improvements in the next phase of the Utility Capital Program, and enter into a current refunding of the outstanding 2011-2 Utility Revenue Bonds, which are callable on October 1, 2021. The District is currently in negotiations with Truist Bank using direct borrowings for both the new and refunding bonds, and anticipates closing the transactions in late February or early March, 2021. The refunding transaction would also include an additional bank loan that would close approximately July, 2021.

REEDY CREEK IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

Requests for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Reedy Creek Improvement District, Comptroller, 1900 Hotel Plaza Blvd., P.O. Box 10170, Lake Buena Vista, Florida 32830.

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2020

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 24,456,757	\$ 14,872,387	\$ 39,329,144
Cash and cash equivalents - restricted	55,772,478	56,496,608	112,269,086
Investments	17,826,185	8,021,036	25,847,221
Investments - restricted	123,327,836	30,519,894	153,847,730
Accounts receivable, net	5,003,600	19,772,108	24,775,708
Internal balances	(396,086)	396,086	-
Inventories	-	14,901,253	14,901,253
Prepays	2,061,896	533,313	2,595,209
Deposits	30,000	-	30,000
Derivative fuel instruments	-	840,554	840,554
Other assets	290,927	23,000	313,927
Capital assets not being depreciated	640,663,336	49,330,527	689,993,863
Capital assets, net of accumulated depreciation	255,062,363	244,309,536	499,371,899
Total assets	1,124,099,292	440,016,302	1,564,115,594
DEFERRED OUTFLOWS OF RESOURCES			
Loss on defeased debt due to refundings	27,672,931	-	27,672,931
Deferred outflow of resources related to pensions	23,445,817	-	23,445,817
Deferred outflow of resources related to OPEB	19,736,498	-	19,736,498
Total deferred outflows of resources	70,855,246	-	70,855,246

(Continued)

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2020

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Accounts payable and accrued liabilities	5,283,696	12,072,093	17,355,789
Accounts payable from restricted assets	11,893,348	4,568,676	16,462,024
Compensated absences	1,397,532	-	1,397,532
Self insurance liability	1,099,030	-	1,099,030
Bonds payable	31,365,000	24,900,000	56,265,000
Accrued interest payable	9,048,936	2,869,079	11,918,015
Noncurrent liabilities:			
Compensated absences	2,391,606	-	2,391,606
Self insurance liability	4,266,223	-	4,266,223
Net pension liability	75,809,610	-	75,809,610
Net OPEB liability	64,586,509	-	64,586,509
Bonds payable	771,949,366	125,917,868	897,867,234
Total	979,090,856	170,327,716	1,149,418,572
DEFERRED INFLOWS OF RESOURCES			
Deferred fuel	-	3,633,920	3,633,920
Accumulated increase in fair value of derivative instruments	-	840,554	840,554
Gain on defeased debt due to refundings	-	15,698	15,698
Deferred inflow of resources related to pensions	1,589,228	-	1,589,228
Deferred inflow of resources related to OPEB	9,569,455	-	9,569,455
Total deferred inflows of resources	11,158,683	4,490,172	15,648,855
NET POSITION			
Net investment in capital assets	243,970,168	163,326,910	407,297,078
Restricted for:			
Debt service	2,449,768	53,942,351	56,392,119
Renewal and replacement	-	4,615,983	4,615,983
Emergency repairs	-	500,000	500,000
Unrestricted (deficit)	(41,714,937)	42,813,170	1,098,233
Total net position	\$ 204,704,999	\$ 265,198,414	\$ 469,903,413

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF ACTIVITIES

For the Period Ended September 30, 2020

		Business-type Activities	
	Total	Utility	Total Governmental Activities
Expenses:			
Labor	\$ 92,061,890	\$ 32,262,875	\$ 59,799,015
Operating expenses	113,437,507	77,080,733	36,356,774
Depreciation	32,629,722	21,475,631	11,154,091
Nonoperating expenses	201,036	201,036	-
Interest on debt	30,465,798	4,800,457	25,665,341
Total expenses	268,795,953	135,820,732	132,975,221
Program revenues:			
Charges for services	144,469,868	139,799,718	4,670,150
Intergovernmental	819,122	-	819,122
Capital contributions	1,047,770	757,746	290,024
Total program revenues	146,336,760	140,557,464	5,779,296
Net program expense (revenue)	122,459,193	(4,736,732)	127,195,925
General revenues:			
Ad valorem taxes	148,461,355	-	148,461,355
Interest and investment income	3,418,402	1,115,852	2,302,550
Nonoperating revenues	1,254,010	468,405	785,605
Gain on disposal of capital assets	239,801	-	239,801
Extraordinary item - Osceola Parkway settlement	67,278,581	-	67,278,581
Transfers in (out)	-	4,403,432	(4,403,432)
Total general revenues, extraordinary item and transfers	220,652,149	5,987,689	214,664,460
Change in net position	98,192,956	10,724,421	87,468,535
Total net position - beginning	371,710,457	254,473,993	117,236,464
Total net position - ending	\$ 469,903,413	\$ 265,198,414	\$ 204,704,999

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

Governmental Activities

General Government	Public Safety	Physical Environment	Transportation	Debt Service
\$ 8,414,682	\$ 47,267,333	\$ 2,913,360	\$ 1,203,640	\$ -
8,837,522	5,119,166	3,520,598	18,879,488	-
1,003,257	2,518,425	198,248	7,434,161	-
-	-	-	-	-
-	-	-	-	25,665,341
18,255,461	54,904,924	6,632,206	27,517,289	25,665,341
440,350	4,229,800	-	-	-
-	-	-	-	819,122
-	-	290,024	-	-
440,350	4,229,800	290,024	-	819,122
\$ 17,815,111	\$ 50,675,124	\$ 6,342,182	\$ 27,517,289	\$ 24,846,219

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

REEDY CREEK IMPROVEMENT DISTRICT

BALANCE SHEET - GOVERNMENTAL FUNDS

September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and cash equivalents	\$ 24,456,757	\$ 1,356,939	\$ 54,415,539	\$ 80,229,235
Investments	17,826,185	1,054,600	122,273,236	141,154,021
Accounts receivable, net	4,959,063	44,537	-	5,003,600
Due from other governments	92,313	-	-	92,313
Prepays	2,061,896	-	-	2,061,896
Deposits	-	-	30,000	30,000
Total assets	<u>\$ 49,396,214</u>	<u>\$ 2,456,076</u>	<u>\$ 176,718,775</u>	<u>\$ 228,571,065</u>
LIABILITIES AND FUND BALANCES				
Accounts payable and accrued liabilities	\$ 5,363,001	\$ 6,308	\$ 11,887,040	\$ 17,256,349
Due to other funds	173,057	-	315,342	488,399
Total liabilities	<u>5,536,058</u>	<u>6,308</u>	<u>12,202,382</u>	<u>17,744,748</u>
Fund balances:				
Nonspendable:				
Prepays	2,061,896	-	-	2,061,896
Committed				
Drainage system	4,633,296	-	-	4,633,296
Property appraiser disputes	5,000,000	-	-	5,000,000
Restricted:				
Capital projects	-	-	164,516,393	164,516,393
Debt service	-	2,449,768	-	2,449,768
Assigned:				
2021 budget appropriation	9,663,313	-	-	9,663,313
Unassigned	22,501,651	-	-	22,501,651
Total fund balances	<u>43,860,156</u>	<u>2,449,768</u>	<u>164,516,393</u>	<u>210,826,317</u>
Total liabilities and fund balances	<u>\$ 49,396,214</u>	<u>\$ 2,456,076</u>	<u>\$ 176,718,775</u>	

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

REEDY CREEK IMPROVEMENT DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO
THE STATEMENT OF NET POSITION

September 30, 2020

Fund Balances - Total Governmental Funds	\$ 210,826,317
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Accrued interest payable on bonds not currently due is not reported in the funds.	(9,048,936)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	895,725,699
Some liabilities, including bonds payable, pensions, OPEB and other liabilities are not due and payable in the current period and therefore are not reported in the funds.	<u>(892,798,081)</u>
Net position of governmental activities	<u>\$ 204,704,999</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the Period Ended September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
REVENUES				
Ad valorem taxes	\$ 88,458,458	\$ 60,002,897	\$ -	\$ 148,461,355
Intergovernmental	-	819,122	-	819,122
Emergency services	417,299	-	-	417,299
Building permits and fees	3,812,501	-	-	3,812,501
Drainage fees	290,024	-	-	290,024
Interest and investment income	698,534	223,951	1,380,065	2,302,550
Other	687,857	-	-	687,857
Total revenues	<u>94,364,673</u>	<u>61,045,970</u>	<u>1,380,065</u>	<u>156,790,708</u>
EXPENDITURES				
Current:				
General government	15,732,695	-	-	15,732,695
Public safety	42,319,788	-	-	42,319,788
Physical environment	5,869,321	-	-	5,869,321
Transportation	19,849,851	-	-	19,849,851
Capital outlay	3,699,151	-	31,606,291	35,305,442
Debt service:				
Principal	-	25,520,000	-	25,520,000
Interest and other charges	-	35,894,092	-	35,894,092
Total expenditures	<u>87,470,806</u>	<u>61,414,092</u>	<u>31,606,291</u>	<u>180,491,189</u>
Excess (deficiency) of revenues over (under) expenditures	<u>6,893,867</u>	<u>(368,122)</u>	<u>(30,226,226)</u>	<u>(23,700,481)</u>
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	338,025,000	-	338,025,000
Transfers out	(4,403,432)	-	-	(4,403,432)
Payments to escrow agents	-	(336,286,712)	-	(336,286,712)
Insurance recoveries	-	-	785,605	785,605
Total other financing sources	<u>(4,403,432)</u>	<u>1,738,288</u>	<u>785,605</u>	<u>(1,879,539)</u>
EXTRAORDINARY ITEM				
Osceola Parkway settlement	-	-	67,278,581	67,278,581
Net change in fund balances	2,490,435	1,370,166	37,837,960	41,698,561
Fund Balances, beginning of year	<u>41,369,721</u>	<u>1,079,602</u>	<u>126,678,433</u>	<u>169,127,756</u>
Fund Balances, end of year	<u>\$ 43,860,156</u>	<u>\$ 2,449,768</u>	<u>\$ 164,516,393</u>	<u>\$ 210,826,317</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Period Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds	\$ 41,698,561
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	24,151,351
The net effect of various miscellaneous transactions involving capital assets resulted in a decrease in net position as follows:	(7,706)
Governmental funds report the payment of bond principal and interest when the current financial resources are available and payments are due and they report the payment of issuance costs, premiums, discounts, and similar items when debt is first issued. However, on the statement of activities, interest is accrued.	34,010,462
Increases in other liabilities reported as expenses in the statement of activities not requiring the use of current financial resources in governmental funds.	<u>(12,384,133)</u>
Change in net position of governmental activities	<u>\$ 87,468,535</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND

For the Period Ended September 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Ad valorem taxes	\$ 88,664,608	\$ 88,664,608	\$ 88,458,458	\$ (206,150)
Intergovernmental revenue	3,000,000	3,000,000	-	(3,000,000)
Emergency services	-	-	417,299	417,299
Building permits and fees	5,750,000	5,750,000	3,812,501	(1,937,499)
Drainage fees	-	-	290,024	290,024
Interest and investment income	525,000	525,000	698,534	173,534
Other	350,000	350,000	687,857	337,857
Total revenues	98,289,608	98,289,608	94,364,673	(3,924,935)
EXPENDITURES				
GENERAL GOVERNMENT				
Administrative:				
Labor	2,618,022	2,618,022	2,559,539	58,483
Operating	5,214,717	5,214,717	5,423,887	(209,170)
	<u>7,832,739</u>	<u>7,832,739</u>	<u>7,983,426</u>	<u>(150,687)</u>
Human Resources:				
Labor	856,596	856,596	834,218	22,378
Operating	555,250	555,250	218,809	336,441
	<u>1,411,846</u>	<u>1,411,846</u>	<u>1,053,027</u>	<u>358,819</u>
Information Systems & Technology:				
Labor	2,012,409	2,012,409	1,899,362	113,047
Operating	1,932,775	1,932,775	1,951,996	(19,221)
Capital outlay	1,950,265	1,950,265	1,012,876	937,389
	<u>5,895,449</u>	<u>5,895,449</u>	<u>4,864,234</u>	<u>1,031,215</u>
Property Management:				
Labor	561,774	561,774	569,152	(7,378)
Operating	1,406,672	1,409,672	1,336,289	73,383
Capital outlay	422,000	422,000	169,633	252,367
	<u>2,390,446</u>	<u>2,393,446</u>	<u>2,075,074</u>	<u>318,372</u>

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

REEDY CREEK IMPROVEMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND

For the Period Ended September 30, 2020

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Contracts & Risk Management:				
Labor	945,460	945,460	921,567	23,893
Operating	<u>22,350</u>	<u>22,350</u>	<u>17,876</u>	<u>4,474</u>
	<u>967,810</u>	<u>967,810</u>	<u>939,443</u>	<u>28,367</u>
TOTAL GENERAL GOVERNMENT	<u>18,498,290</u>	<u>18,501,290</u>	<u>16,915,204</u>	<u>1,586,086</u>
PUBLIC SAFETY				
Building & Safety:				
Labor	5,144,331	5,144,331	4,969,694	174,637
Operating	<u>1,041,488</u>	<u>1,041,488</u>	<u>658,719</u>	<u>382,769</u>
	<u>6,185,819</u>	<u>6,185,819</u>	<u>5,628,413</u>	<u>557,406</u>
Emergency Services:				
Labor	33,261,032	33,261,032	31,933,262	1,327,770
Operating	3,273,828	3,175,828	2,478,355	697,473
Capital outlay	<u>3,327,887</u>	<u>3,342,887</u>	<u>2,176,880</u>	<u>1,166,007</u>
	<u>39,862,747</u>	<u>39,779,747</u>	<u>36,588,497</u>	<u>3,191,250</u>
Property Management:				
Labor	366,565	366,565	297,666	68,899
Operating	2,371,064	2,404,064	1,982,092	421,972
Capital outlay	<u>139,000</u>	<u>139,000</u>	<u>99,100</u>	<u>39,900</u>
	<u>2,876,629</u>	<u>2,909,629</u>	<u>2,378,858</u>	<u>530,771</u>
TOTAL PUBLIC SAFETY	<u>48,925,195</u>	<u>48,875,195</u>	<u>44,595,768</u>	<u>4,279,427</u>
PHYSICAL ENVIRONMENT				
Water Control:				
Operating	<u>1,888,900</u>	<u>2,223,900</u>	<u>1,491,877</u>	<u>732,023</u>
	<u>1,888,900</u>	<u>2,223,900</u>	<u>1,491,877</u>	<u>732,023</u>
Planning & Engineering:				
Labor	2,259,142	2,259,142	2,348,723	(89,581)
Operating	1,152,704	1,152,704	836,707	315,997
Capital outlay	<u>692,000</u>	<u>692,000</u>	<u>240,662</u>	<u>451,338</u>
	<u>4,103,846</u>	<u>4,103,846</u>	<u>3,426,092</u>	<u>677,754</u>

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

REEDY CREEK IMPROVEMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND

For the Period Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Property Management:				
Operating supplies	988,896	1,163,896	1,192,014	(28,118)
TOTAL PHYSICAL ENVIRONMENT	6,981,642	7,491,642	6,109,983	1,381,659
TRANSPORTATION				
Roadway Maintenance:				
Labor	209,315	209,315	215,240	(5,925)
Operating	16,710,276	16,515,276	12,078,713	4,436,563
	16,919,591	16,724,591	12,293,953	4,430,638
Parking Facilities:				
Labor	716,494	716,494	755,123	(38,629)
Operating	8,066,060	8,133,060	6,800,775	1,332,285
	8,782,554	8,849,554	7,555,898	1,293,656
TOTAL TRANSPORTATION	25,702,145	25,574,145	19,849,851	5,724,294
Total expenditures	100,107,272	100,442,272	87,470,806	12,971,466
Excess (deficiency) of revenues over (under) expenditures	(1,817,664)	(2,152,664)	6,893,867	9,046,531
OTHER FINANCING SOURCES (USES)				
Transfers out	(5,079,140)	(5,079,140)	(4,403,432)	675,708
Total Other Financing Uses	(5,079,140)	(5,079,140)	(4,403,432)	675,708
Excess (deficiency) of revenues over (under) expenditures and other financing uses	\$ (6,896,804)	\$ (7,231,804)	2,490,435	\$ 9,722,239
Fund Balance, beginning of year			41,369,721	
Fund Balance, end of year			\$ 43,860,156	

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

REEDY CREEK IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION - UTILITY FUND

September 30, 2020

ASSETS

Current assets:

Cash and cash equivalents	\$	14,872,387
Investments		3,473,016
Accounts receivable, net		19,772,108
Due from other funds		488,399
Inventories		14,901,253
Prepays		533,313
Derivative fuel instruments		840,554

Restricted assets:

Cash and cash equivalents		56,496,608
Investments		19,827,655

Total current assets		131,205,293
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Noncurrent assets:

Investments		4,548,020
Restricted investments		10,692,239

Capital assets:

Land		6,896,164
Buildings		68,071,136
Improvements other than buildings		265,623,061
Machinery and equipment		439,327,545
Less accumulated depreciation		(528,712,206)
Construction in progress		42,434,363

Total capital assets		293,640,063
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Other assets		23,000
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Total noncurrent assets		308,903,322
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Total assets		440,108,615
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The accompanying notes are an integral part of these financial statements.

REEDY CREEK IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION - UTILITY FUND

September 30, 2020

LIABILITIES

Current liabilities:

Accounts payable and accrued liabilities	12,072,093
Due to other funds	92,313
Total current liabilities	<u>12,164,406</u>

Current liabilities payable from restricted assets:

Bonds payable	24,900,000
Accrued interest payable	2,869,079
Contracts and retainage payable	4,568,676
Total current liabilities payable from restricted assets	<u>32,337,755</u>

Long-term liabilities:

Bonds payable	<u>125,917,868</u>
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Total liabilities

170,420,029

DEFERRED INFLOWS OF RESOURCES

Deferred fuel	3,633,920
Accumulated increase in the fair value of derivative instruments	840,554
Gain on defeased debt due to refundings	15,698
Total deferred inflows of resources	<u>4,490,172</u>

NET POSITION

Net investment in capital assets	163,326,910
Restricted for debt service	53,942,351
Restricted for renewal and replacement	4,615,983
Restricted for emergency repairs	500,000
Unrestricted	42,813,170
Total net position	<u>\$ 265,198,414</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

UTILITY FUND

For the Period Ended September 30, 2020

OPERATING REVENUES

Utility sales	\$ 139,799,718
Total operating revenues	<u>139,799,718</u>

OPERATING EXPENSES

Purchased power and fuel	53,540,976
Labor support	32,262,875
Operating costs	13,770,409
Taxes	2,321,943
Repairs and maintenance	6,679,258
Insurance	768,147
Depreciation	<u>21,475,631</u>
Total operating expenses	<u>130,819,239</u>
Operating income	<u>8,980,479</u>

NONOPERATING REVENUES (EXPENSES)

Interest and investment income	1,115,852
Interest expense	(4,800,457)
Insurance recoveries	468,405
Loss on retirement of plant assets and other inventory adjustments	<u>(201,036)</u>
Total nonoperating expenses, net	<u>(3,417,236)</u>

Income before contributions and transfer 5,563,243

Capital contributions	757,746
Transfers in	<u>4,403,432</u>
Increase in net position	10,724,421

Total net position - beginning	<u>254,473,993</u>
Total net position - ending	<u>\$ 265,198,414</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF CASH FLOWS UTILITY FUND

For the Year Ended September 30, 2020

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers	\$ 144,793,303
Payments to suppliers	(81,067,745)
Payments for labor contract and management service agreement	(31,913,140)
Payments to employees	<u>(3,468,196)</u>
Net cash provided (used) by operating activities	<u>28,344,222</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Transfers in	<u>4,403,432</u>
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CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Purchases of capital assets	(32,490,550)
Loss on sale of capital assets	(153,807)
Principal paid on bonds	(21,150,000)
Interest paid on bonds	(6,270,107)
Capital contributions	1,122,853
Insurance recoveries	<u>468,405</u>
Net cash provided (used) by capital and related financing activities	<u>(58,473,206)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of investments	(27,985,235)
Proceeds from sales and maturities of investments	32,909,905
Investment income	<u>1,146,142</u>
Net cash provided (used) by investing activities	<u>6,070,812</u>
Net increase in cash and cash equivalents	(19,654,740)
Balances - beginning of the year	<u>91,023,735</u>
Balances - end of the year	<u>\$ 71,368,995</u>

Unrestricted	\$ 14,872,387
Restricted	<u>56,496,608</u>
	<u>\$ 71,368,995</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF CASH FLOWS UTILITY FUND

For the Year Ended September 30, 2020

Reconciliation of operating income to net cash provided by operating activities

Operating income	\$ 8,980,479
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	21,475,631
Change in assets and liabilities:	
Accounts receivable	1,960,089
Inventories	(350,915)
Prepaid items	31,860
Accounts payable and accrued liabilities	(6,824,349)
Due from other funds	37,931
Unearned revenue	<u>3,033,496</u>
Net cash provided by operating activities	<u>\$ 28,344,222</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

STATEMENT OF FIDUCIARY NET POSITION

FIDUCIARY FUND

September 30, 2020

	<u>Other Post- Employment Benefits Trust</u>
ASSETS	
Trust investments	\$ 14,192,093
Total Assets	<u>14,192,093</u>
NET POSITION	
Restricted for other postemployment benefits	\$ <u>14,192,093</u>

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

REEDY CREEK IMPROVEMENT DISTRICT
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND

For the Period Ended September 30, 2020

	<u>Other Post- Employment Benefit Trust</u>
ADDITIONS:	
Employer contributions	\$ 2,743,348
Net investment income	
Investment income	522,316
Less investment expenses	<u>(34,126)</u>
Total net investment income	<u>488,190</u>
Total Additions	3,231,538
DEDUCTIONS:	
Benefits paid on behalf of participants	<u>1,709,222</u>
Net Increase in fiduciary net position	1,522,316
Net position - October 1, 2019	<u>12,669,777</u>
Net position - September 30, 2020	<u>\$ 14,192,093</u>

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

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Reedy Creek Improvement District (the "District") is a public corporation of the State of Florida created on May 12, 1967 by a special act of the legislature. The District includes approximately 25,000 acres of land in Orange and Osceola Counties. Walt Disney World Co. or other wholly owned subsidiaries of the Walt Disney Company own substantially all the land within the District. As outlined in Chapter 67-764 of the Laws of Florida, the District was organized to provide for the reclamation, drainage, and irrigation of land, to establish water, flood, and erosion control, to provide water and sewer systems and waste collection and disposal facilities, to provide for mosquito and other pest controls, to provide for public utilities, to create and maintain conservation areas, to provide streets, roads, bridges and street lighting facilities, and to adopt zoning and building codes and regulations. The governing body of the District is a five-member Board of Supervisors elected to office for four-year terms by landowners of the District.

The accompanying financial statements present the financial position and changes in financial position of the applicable fund types governed by the Board of Supervisors of the District in accordance with accounting principles generally accepted in the United States of America. Determination of the financial reporting entity of the District is founded upon the objective of accountability. Therefore, the financial statements include only the District (the primary government). There are no legally separate component units for which operational or financial responsibility rest with officials of the District or for which the nature and significance of their relationship to the District are such that exclusion would cause the financial statements to be misleading.

B. 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 nonfiduciary activities of the primary government. Fiduciary activities are reported only in the fund financial statements. As required by generally accepted governmental accounting principles, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses, of a given function or segment, are 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 or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

B. Government-Wide and Fund Financial Statements - Continued

Separate financial statements are provided for the governmental funds, proprietary or enterprise fund and the fiduciary fund. All governmental funds and the enterprise fund are considered to be major funds and are reported as separate columns in the fund financial statements. The OPEB trust fund is reported as a separate financial statement and is not included in the government-wide financial statements.

C. 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, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are 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 sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are generally not measurable and available until the District receives cash.

The District reports the following major governmental funds:

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

Debt Service Fund - Accounts for resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

Capital Projects Fund - Accounts for the financial resources to be used for the acquisition or construction of major general government capital projects.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation - Continued

The District reports the following major proprietary fund:

Utility Fund - Accounts for activities of the following District systems: wastewater collection and treatment; potable water production, treatment, storage, pumping and distribution; reclaimed water distribution; electric generation and distribution; chilled water; hot water; natural gas distribution; and solid waste and recyclables collection and transfer.

Additionally, the District reports the following fiduciary fund type:

Other Post-Employment Benefits Trust Fund - Accounts for the receipt and disbursement of assets held in trust for eligible participants of other post-employment benefits of the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's water and sewer function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating contributions, and 3) capital contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes. Bad debt expense, if any, reduces revenues.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. The District also recognizes as operating revenue connection fees which are to recover the expense of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

D. Property Taxes

Property taxes are billed and collected within the same fiscal period, and are reflected on the modified accrual basis. Ad Valorem taxes on property values have a lien and assessment date of January 1, with millage established during the preceding September. The fiscal year for which taxes are levied begins October 1. Taxes, which are billed in November, carry a maximum discount available through November 30, and become delinquent April 1. State Statutes permit the District to levy property taxes at a rate up to 30 mills. The millage rates assessed by the District for the fiscal year ended September 30, 2020 were 7.3231 for General Operating and 4.9677 for Debt Service.

E. Cash, Cash Equivalents and Investments

Cash balances from the majority of funds are pooled for investment purposes. Earnings from such investments are allocated to the respective funds based on applicable balances maintained in the pool by each fund. Holdings in the pool, for purposes of these statements, are allocated to the participating funds based on their equity.

Cash and cash equivalents consist of demand accounts (interest and non-interest bearing), money market funds and investments with an original maturity of three months or less when purchased. Cash and cash equivalents are carried at cost, which approximates fair value.

Investments are stated at fair value based upon quoted market prices or matrix pricing for certain fixed income securities. Investments are further explained in Notes 3, 10 and 13, Deposits and Investments, Other Postemployment Benefits and Fair Value Measurements, respectively.

F. Inventories

Enterprise Fund inventories consist of materials, supplies and fuel. Materials and supplies inventories are only held for use and are valued at cost. Fuel oil inventories are accounted for at the lower of cost or market using the moving average cost method.

G. Restricted Assets

Certain assets in the Debt Service Fund, Capital Projects Fund and Enterprise Fund are restricted as to use by specific provisions of bond resolutions. These assets are classified as restricted assets on the statement of net position.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

H. Capital Assets

Infrastructure improvements such as roads, bridges, canals, curbs, gutters, sidewalks, drainage systems and lighting systems are recorded as capital expenditures in the various governmental funds at the time of purchase. These assets are presented as capital assets in the government-wide statement of net position for governmental activities. Infrastructure assets are not depreciated and are accounted for using the modified approach, as further explained in the Required Supplementary Information. Condition assessments are periodically performed and preservation and maintenance costs are reflected as expenses in the government-wide statement of activities under transportation expenses.

Land, buildings, plant, machinery and equipment are carried on the statement of net position for governmental activities and business-type activities at cost, except for contributed assets, which are recorded at estimated fair value at the date of contribution. The District's capitalization threshold is \$5,000. Depreciation is provided on a straight-line basis over the estimated useful lives of the assets as follows:

Buildings and land improvements	30-50 years
Improvements, including utility distribution and collection systems	30-50 years
Machinery and equipment	3-30 years

Repairs and maintenance are expensed when incurred. Additions, major renewals and replacements, which increase the useful lives of the assets, are capitalized.

I. Deferred Amount on Refunding

For current and advance refundings resulting in defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is deferred and amortized using the effective interest method over the remaining life of the old debt or the life of the new debt, whichever is shorter. Deferred amounts are presented as a deferred outflow of resources or deferred inflow of resources in the Statement of Net Position.

J. Compensated Absences

In the Government-wide financial statements, compensated absences are recorded as a liability when the benefits are earned. The current portion is the amount accrued during the year that would normally be liquidated with available, expendable resources in the next fiscal year. In the fund statements, expenditures are recognized when payments are due to the employee.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

K. Fund Balances

In the Governmental Fund financial statements, fund balances are classified as follows:

Nonspendable - The portion of fund balance that includes amounts that cannot be spent because they are either not in a spendable form or legally or contractually required to be maintained intact.

Restricted - Amounts that can only be used for specific purposes due to constraints that have been placed on them by external parties, constitutional provisions or enabling legislation.

Committed - Amounts that are constrained for specific purposes that are internally imposed through formal action of the Board of Supervisors and does not lapse at year end.

Assigned - Amounts constrained by the Board of Supervisors to be used for a specific purpose.

Unassigned - All amounts not included in other spendable classifications.

The District spends restricted amounts first when both restricted and unrestricted fund balance is available unless legally prohibited from doing so. When expenditures are incurred for payment from the unrestricted fund balances, assigned is used first, followed by unassigned fund balance. The District does not have a formal minimum fund balance policy.

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REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

L. Budgets and Budgetary Accounting

The following procedures are used to establish the budgetary data reflected in the financial statements:

- (1) The District Administrator submits to the Board of Supervisors a proposed operating budget for the fiscal year commencing on October 1.
- (2) Public hearings are conducted to obtain taxpayer comments.
- (3) Prior to October 1, the budget is legally enacted through passage of an ordinance.
- (4) Budgets are legally adopted for the General Fund, Debt Service Fund and the Enterprise Fund.
- (5) Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).
- (6) The District's charter does not require formal authorization for actual expenditures to exceed budgeted expenditures; however, the Board of Supervisors monitors the budget periodically during the year. The budgetary control is legally maintained at the fund level.
- (7) All appropriations and encumbrances, except those specifically approved by the Board of Supervisors, lapse at the close of the fiscal year to the extent not expended.

M. Forward Contracts

The District enters into forward contracts as part of its normal purchases of power and fuel and accounts for such contracts as settled, as a component of the cost of its operations.

N. Derivative Instruments

Fuel related derivative transactions are executed in accordance with the District's established Energy Risk Management Policy ("Policy") which is controlling the level of price risk exposure involved in the normal course of the District's natural gas purchasing activities. The Policy establishes the Energy Risk Management Oversight Committee which enters into financial hedging agreements and contracts with third parties pursuant to enabling agreements approved by the Board of Supervisors. The Policy establishes the organizational structure of the committee and various volume and pricing limits. The fair value of these derivative fuel instruments is included in the Statement of Net Position with the accumulated changes in fair value reported as deferred outflows or deferred inflows of resources as they have been determined to qualify for hedge accounting. Related gains and/or losses are deferred and recognized in the specific period in which the derivative is settled and included as a part of fuel costs.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

O. Pensions

The Florida Retirement System (FRS) is responsible for providing participating employers with total pension liabilities, pension assets, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, as well as the District's proportionate share of the net pension liability, deferred outflows of resources, deferred inflows of resources and pension expense.

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the FRS and additions to/deductions from the FRS's fiduciary net position have been determined on the same basis as they are reported by the FRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

P. Postemployment Benefits Other Than Pensions (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the District's OPEB Plan and additions to/deductions from the OPEB Plan fiduciary net position have been determined on the same basis as they are reported by the OPEB Plan. For this purpose, the OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments that have a maturity at the time of purchase of one year or less, which are reported at cost.

Q. Rates and Regulations

The District follows the accounting practices set forth in GASB No. 62, paragraphs 476-500, Regulated Operations for its utility operations. This standard allows utilities to capitalize or defer certain costs or revenues based on management's ongoing assessment that it is probable these items will be recovered through the rate-making process. Regulatory liabilities consist of deferred fuel.

If the District no longer applied GASB No. 62 due to competition, regulatory changes, or other reasons, the District would make certain adjustments that would include the write-off of all or a portion of its regulatory assets and liabilities, the evaluation of utility plant, contracts and commitments, and the recognition, if necessary, of any losses to reflect market condition. Management believes that the District currently meets the criteria for continued application of GASB No. 62, but will continue to evaluate significant changes in the regulatory and competitive environment to assess the ability to continue to apply GASB No. 62.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

R. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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 expenses during the reporting period. Actual results could differ from those estimates and differences could be material.

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the balance sheet – governmental funds and the government-wide statement of net position

The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position - governmental activities as reported in the government-wide statement of net position. Further details of certain elements of that reconciliation are as follows:

- (1) Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. This amount represents the total capital assets of governmental activities of \$967,905,990, net of accumulated depreciation of \$72,180,291, or \$895,725,699.
- (2) Some liabilities, including bonds payable, other long-term liabilities, and deferred outflows of resources and deferred inflows of resources, are not due and payable in the current period and therefore are not reported in the funds. The details of this difference are shown below:

Compensated absences payable	\$ 3,709,833
Self insurance liability	5,074,326
Bonds payable	803,314,366
Deferred outflows - losses on defeased debt	(27,672,931)
Net pension liability	75,809,610
Deferred outflows - pensions	(23,445,817)
Deferred inflows - pensions	1,589,228
Net OPEB liability	64,586,509
Deferred outflows - OPEB	(19,736,498)
Deferred inflows - OPEB	9,569,455
	<hr/>
Net adjustment to reduce total fund balances - total governmental funds to arrive at net position of governmental activities	<u>\$ 892,798,081</u>

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS - CONTINUED

B. Explanation of certain differences between the statement of revenues, expenditures and changes in fund balances – governmental funds and the government-wide statement of activities

The statement of revenues, expenditures and changes in fund balances - governmental funds includes a reconciliation of the "net changes in fund balances - total governmental funds" and "change in net position of governmental activities" as reported in the government-wide statement of activities. Further details of certain elements of that reconciliation are as follows:

- (1) Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. The amount by which capital outlays exceeded depreciation in the current period is as follows:

Capital outlay expenditures:	
General fund	
General government	\$ 1,182,509
Public safety	2,275,980
Physical environment	240,662
Capital projects	31,606,291
Depreciation expense	<u>(11,154,091)</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	<u>\$ 24,151,351</u>

- (2) Governmental funds report the payment of bond and capital lease principal and interest when the current financial resources are available and payments are due, and they report the payment of issuance costs, premiums, discounts, and similar items when debt is first issued. However, on the statement of activities interest is accrued and certain bond related costs are deferred and amortized. The details of the difference are as follows:

Net changes of deferred loss, bond costs, discount and premium	\$ 7,279,439
Principal payments on bonds outstanding	25,520,000
Accrued interest payable	2,949,311
Bond proceeds	(338,025,000)
Payments to escrow agents	<u>336,286,712</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	<u>\$ 34,010,462</u>

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS - CONTINUED

B. Explanation of certain differences between the statement of revenues, expenditures and changes in fund balances – governmental funds and the government-wide statement of activities - Continued

(3) Increases in other liabilities reported as expenses in the statement of activities not requiring the use of current financial resources in governmental funds. The details of the difference are as follows:

Compensated absences	\$ (584,158)
Self insurance	(1,012,286)
Net OPEB liability	(1,260,593)
Pensions	<u>(9,527,096)</u>
Net adjustment to decrease net changes in fund balances - total governmental funds to arrive at changes in net position of governmental activities	<u>\$ (12,384,133)</u>

3. DEPOSITS AND INVESTMENTS

The District is authorized to invest in securities as described in its investment policy and in its bond resolutions. As of September 30, 2020, the District held the following deposits and investments as categorized below:

	Fair Value	Investment maturities (in years)			
		Less than 1	1 - 5	6 - 10	More than 10
Demand and certificate of deposits	\$ 10,610,941	\$ 10,610,941	\$ -	\$ -	\$ -
US Treasury Securities	83,991,829	28,151,694	55,425,681	-	414,454
US Government agency securities	53,662,170	24,599,153	29,063,017	-	-
State and local government securities	63,708,343	20,482,792	435,213	10,758,856	32,031,482
Money market mutual funds	119,319,898	119,319,898	-	-	-
Totals	<u>\$ 331,293,181</u>	<u>\$ 203,164,478</u>	<u>\$ 84,923,911</u>	<u>\$ 10,758,856</u>	<u>\$ 32,445,936</u>

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from rising interest rates, the District's investment policy for operating funds is structured to provide sufficient liquidity to pay obligations as they come due and (1) limits investments to not more than 7 year maturities (with the exception of bond proceeds, described below); and (2) requires the portfolio have no more than 15% in securities maturing in or having an average life of more than 5 years. Bond proceeds and reserve funds are managed in accordance with bond covenants and funding needs which could result in maturities longer than 7 years.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

3. DEPOSITS AND INVESTMENTS - CONTINUED

Credit Risk - The District's investment policy limits credit risk by restricting authorized investments to the following: direct obligations of, or obligations guaranteed by, the U.S. Government; bonds and notes issued by various federal agencies; state and local government securities; Canadian public obligations; public improvement bonds; public utility obligations; public housing obligations; State Board of Education obligations; international development banks; certain government security money market mutual funds; repurchase agreements and reverse repurchase agreements. Securities that derive their value from underlying securities ("derivatives") are specifically prohibited except when separately approved by the District's Board of Supervisors.

Custodial Credit Risk - All demand deposits are entirely insured by federal depository insurance or by the multiple financial institution collateral pool pursuant to the Public Depository Security Act of the State of Florida.

The District's investment policy requires that all investments be held by a third party custodian and held in the District's name. As of September 30, 2020, all District investments are held in a bank's trust department in the District's name.

Concentration of Credit Risk - At September 30, 2020, there was one issuer with which the District held investments exceeding 5% of the total investment portfolio, which was the Federal Home Loan Bank (5.5%).

Statement of Net Position Classifications - In addition to demand accounts, the District classifies repurchase agreements, money market funds and investments with maturities of three months or less from the date of purchase as cash and cash equivalents on the statement of net position. As of September 30, 2020 the following is a summary of these amounts reflected on the statement of net position:

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Totals</u>
Statement of Net Position Classifications:			
Cash and cash equivalents	\$ 39,329,144	\$ 112,269,086	\$ 151,598,230
Investments	<u>25,847,221</u>	<u>153,847,730</u>	<u>179,694,951</u>
	<u>\$ 65,176,365</u>	<u>\$ 266,116,816</u>	<u>\$ 331,293,181</u>

4. VALUATION ALLOWANCES

The District recognizes allowances for losses on accounts receivable and inventories. The allowance for receivables is based on an aging of receivables and includes accounts over 120 days. The Utility Fund recognized an allowance at September 30, 2020 in the amount of \$130,707. The expense associated with this allowance is recognized as an offset to utility revenues.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

5. CAPITAL ASSETS

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

	Beginning Balance October 1, 2019	Increases	Decreases	Ending Balance September 30, 2020
Governmental Activities:				
Capital assets not being depreciated				
Land	\$ 2,740,642	\$ -	\$ -	\$ 2,740,642
Construction in progress	2,847,903	31,606,291	(14,479,679)	19,974,515
Infrastructure	604,229,700	13,718,479	-	617,948,179
Total capital assets not being depreciated	<u>609,818,245</u>	<u>45,324,770</u>	<u>(14,479,679)</u>	<u>640,663,336</u>
Capital assets being depreciated				
Buildings	288,581,399	761,201	-	289,342,600
Machinery and equipment	36,617,153	3,728,765	(2,445,864)	37,900,054
Total capital assets being depreciated	<u>325,198,552</u>	<u>4,489,966</u>	<u>(2,445,864)</u>	<u>327,242,654</u>
Less accumulated depreciation for:				
Buildings	34,508,887	8,318,049	-	42,826,936
Machinery and equipment	28,925,856	2,836,042	(2,408,543)	29,353,355
Total accumulated depreciation	<u>63,434,743</u>	<u>11,154,091</u>	<u>(2,408,543)</u>	<u>72,180,291</u>
Total capital assets being depreciated, net	<u>261,763,809</u>	<u>(6,664,125)</u>	<u>(37,321)</u>	<u>255,062,363</u>
Governmental activities capital assets, net	<u>\$ 871,582,054</u>	<u>\$ 38,660,645</u>	<u>\$ (14,517,000)</u>	<u>\$ 895,725,699</u>
Business-type Activities:				
Capital assets not being depreciated				
Land	\$ 6,896,164	\$ -	\$ -	\$ 6,896,164
Construction in progress	15,155,083	32,907,994	(5,628,714)	42,434,363
Total capital assets not being depreciated	<u>22,051,247</u>	<u>32,907,994</u>	<u>(5,628,714)</u>	<u>49,330,527</u>
Capital assets being depreciated				
Buildings	68,122,941	-	(51,805)	68,071,136
Improvements other than buildings	264,359,592	1,450,569	(187,100)	265,623,061
Machinery and equipment	435,651,600	4,950,899	(1,274,954)	439,327,545
Total capital assets being depreciated	<u>768,134,133</u>	<u>6,401,468</u>	<u>(1,513,859)</u>	<u>773,021,742</u>
Less accumulated depreciation for:				
Buildings	43,748,228	1,958,938	(51,804)	45,655,362
Improvements other than buildings	152,673,861	5,991,694	(187,100)	158,478,455
Machinery and equipment	312,271,385	13,524,994	(1,217,990)	324,578,389
Total accumulated depreciation	<u>508,693,474</u>	<u>21,475,626</u>	<u>(1,456,894)</u>	<u>528,712,206</u>
Total capital assets being depreciated, net	<u>259,440,659</u>	<u>(15,074,158)</u>	<u>(56,965)</u>	<u>244,309,536</u>
Business-type activities capital assets, net	<u>\$ 281,491,906</u>	<u>\$ 17,833,836</u>	<u>\$ (5,685,679)</u>	<u>\$ 293,640,063</u>

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

5. CAPITAL ASSETS - CONTINUED

During the year, the Enterprise Fund expensed interest costs totaling \$4,800,457.

The District regularly reviews the feasibility of ongoing capital projects and may write-off immaterial amounts as needed.

6. INTERFUND RECEIVABLE AND PAYABLE BALANCES AND TRANSFERS

Interfund receivable and payable balances as of September 30, 2020 are as follows:

	Interfund Receivables (Due from)	Interfund Payables (Due to)
General	\$ 92,313	\$ 173,057
Capital Projects	-	315,342
Utility Fund	488,399	92,313
	\$ 580,712	\$ 580,712

Interfund transfers consisted of a transfer to the Utility Fund from the General Fund to subsidize the operations of Environmental Sciences. The transfers were as follows:

	Interfund Transfers In	Interfund Transfers Out
General	\$ -	\$ 4,403,432
Utility Fund	4,403,432	-
	\$ 4,403,432	\$ 4,403,432

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REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

7. LONG-TERM DEBT

A. Changes in long-term liabilities

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

	Beginning Balance October 1, 2019	Additions	Reductions	Ending Balance September 30, 2020	Due within one year
Governmental activities:					
General Obligation Bonds:					
2013A Ad Valorem	\$ 344,960,000	\$ -	\$(307,700,000)	\$ 37,260,000	\$ 11,820,000
2013B Ad Valorem Refunding	22,105,000	-	(8,880,000)	13,225,000	4,220,000
2015A Ad Valorem Refunding	14,975,000	-	(1,425,000)	13,550,000	1,480,000
2016A Ad Valorem	163,845,000	-	(2,445,000)	161,400,000	2,580,000
2017A Ad Valorem	193,340,000	-	(6,340,000)	187,000,000	6,655,000
2020A Ad Valorem Refunding	-	338,025,000	-	338,025,000	4,610,000
Deferred amounts:					
Discount/Premium	67,779,311	-	(14,924,945)	52,854,366	-
Total long-term general obligations	807,004,311	338,025,000	(341,714,945)	803,314,366	31,365,000
Compensated absences	3,183,789	605,349	-	3,789,138	1,397,532
Self insurance liability	4,390,197	1,086,391	(111,335)	5,365,253	1,099,030
Net pension liability	62,636,231	40,875,630	(27,702,251)	75,809,610	-
Net OPEB liability	64,636,124	-	(49,615)	64,586,509	-
Long-term liabilities	\$ 941,850,652	\$ 380,592,370	\$(369,578,146)	\$ 952,864,876	\$ 33,861,562
Business-type activities:					
Revenue Bonds:					
2013-1 Utility Refunding	\$ 42,850,000	\$ -	\$ (4,260,000)	\$ 38,590,000	\$ 5,490,000
2013-2 Utility Refunding	890,000	-	(890,000)	-	-
2015-2 Utility Refunding	14,800,000	-	(14,800,000)	-	-
2018-1 Utility	26,230,000	-	-	26,230,000	-
2018-2 Utility	19,750,000	-	-	19,750,000	-
Deferred amounts:					
Discount/Premium	7,131,527	-	(963,659)	6,167,868	-
Total long-term bonds payable	111,651,527	-	(20,913,659)	90,737,868	5,490,000
Notes from Direct Borrowings:					
2011-1 Utility Refunding	1,200,000	-	(1,200,000)	-	-
2011-2 Utility	30,000,000	-	-	30,000,000	4,500,000
2015-1 Utility	30,080,000	-	-	30,080,000	14,910,000
Total direct borrowings	61,280,000	-	(1,200,000)	60,080,000	19,410,000
Long-term liabilities	\$ 172,931,527	\$ -	\$(22,113,659)	\$ 150,817,868	\$ 24,900,000

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

7. LONG-TERM DEBT - CONTINUED

General Obligation Bonds Payable

2013A Ad Valorem Tax Bonds - In September 2013, the District issued \$344,960,000 Ad Valorem Tax Bonds at interest rates of 4.5% to 5.25%, interest only until June 2020. The proceeds were used to finance the costs to design, construct, equip and improve roadways and parking facilities within and outside the District.

2013B Ad Valorem Tax Refunding Bonds - In September 2013, the District issued \$40,950,000 Ad Valorem Refunding Bonds at interest rates of 4.0% to 5.0%. The proceeds were used for the advance refunding of the 2004A and 2004B Ad Valorem Tax Bonds maturing on and after June 1, 2015.

2015A Ad Valorem Tax Refunding Bonds - In April 2015, the District issued \$50,925,000 Ad Valorem Refunding Bonds at interest rates of 2.0% to 5.0%. The proceeds were used for the current refunding of the 2005A and 2005B Ad Valorem Tax Bonds maturing on and after June 1, 2015.

2016A Ad Valorem Tax Bonds - In July 2016, the District issued \$165,500,000 Ad Valorem Tax Bonds at interest rates of 4.0% and 5.0%, interest only until June 2019. The proceeds were used to finance the costs to design, construct, equip and improve roadways and other facilities within and outside the District.

2017A Ad Valorem Tax Bonds - In October 2017, the District issued \$199,375,000 Ad Valorem Tax Bonds at interest rates of 3.0% to 5.0%, interest only until June 2019. The proceeds were used to finance additional transportation projects and were also used to retire the District's 2017 Bond Anticipation Note.

2020A Ad Valorem Tax Refunding Bonds - In February 2020, the District issued \$338,025,000 Taxable Ad Valorem Refunding Bonds at interest rates of 1.463% to 2.731%. The proceeds were used for the current refunding of the 2013A and 2013B Ad Valorem Tax Bonds maturing on and after June 2, 2024.

The major provisions of the District's Ad Valorem Tax Bond Resolutions authorizing its debt are as follows:

- (1) The Ad Valorem tax bond issues and related interest are collateralized by an irrevocable lien on the proceeds from Ad Valorem taxes levied by the District.
- (2) Additional bonds may be issued by the District provided (a) the maximum bond debt service requirement of the proposed and then outstanding bonds does not exceed 85% of the maximum annual collection from Ad Valorem Taxes calculated for the current year and (b) the principal amount of all bonds proposed and then outstanding not exceed 50% of the assessed value of the taxable property within the District.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

7. LONG-TERM DEBT - CONTINUED

Revenue Bonds Payable

2013-1 Utilities Revenue Refunding Bonds - In July 2013, the District issued \$54,915,000 Utilities Revenue Refunding Bonds at interest rates of 2.5% to 5.0%. The proceeds were used to refund the 2003-1 and 2005-1 Utilities Revenue Bonds.

2013-2 Utilities Revenue Refunding Bonds - In July 2014, the District issued \$111,595,000 Utilities Revenue Refunding Bonds at an interest rate of 1.710%. The proceeds were used for the advance refunding of the 2003-2 Utilities Revenue Bonds.

2015-2 Utilities Revenue Refunding Bonds - In July 2015, the District issued \$20,300,000 Utilities Revenue Refunding Bonds at interest rates of 3.0% to 5.0%. The proceeds were used to refund the 2005-2 Utilities Revenue Refunding Bonds.

2018-1 Utilities Revenue Bonds - In July 2018, the District issued \$26,230,000 Utilities Revenue Bonds at an interest rate of 5.0%. The proceeds are being used to pay for construction and acquisition of improvements to the utility systems.

2018-2 Taxable Utilities Revenue Bonds - In July 2018, the District issued \$19,750,000 Taxable Utilities Revenue Bonds at an average interest rate of 3.44%. The proceeds are being used to pay for improvements to certain existing utility systems.

Notes from Direct Borrowings

2011-1 Utilities Revenue Refunding Bonds - In August 2011, the District issued \$1,200,000 Utilities Revenue Refunding Bonds at an interest rate of 2.93%, interest only due until October 2019. The interest rate increased to 3.56% in January 2018 with the implementation of the Tax Cuts and Jobs Act of 2017 (Tax Act). The proceeds were used for the advance refunding of the 1997-1 Utilities Revenue Bonds outstanding after October 1, 2010. The direct borrowing is a non bank-qualified bond, secured by a pledge of net revenues derived from operation of the District's utility system on a parity with all other previously outstanding Utility Revenue Bonds. The note is subject to acceleration if any payment is not paid when due; however, final payment is in fiscal 2020.

2011-2 Utilities Revenue Bonds - In December 2011, the District issued \$30,000,000 Utilities Revenue Bonds at an interest rate of 3.49%, interest only due until October 2020. The interest rate increased to 4.24% in January 2018 with the implementation of the Tax Act. The proceeds were used to pay for construction and acquisition of improvements to the utility systems. The direct borrowing is a non bank-qualified bond, secured by a pledge of net revenues derived from operation of the District's utility system on a parity with all other previously outstanding Utility Revenue Bonds. The note is subject to acceleration if any payment is not paid when due.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

7. LONG-TERM DEBT - CONTINUED

2015-1 Utilities Revenue Bonds - In March 2015, the District issued \$30,080,000 Utilities Revenue Bonds at an interest rate of 1.83%, interest only due until October 2020. The proceeds were used to pay for construction and acquisition of improvements to the utility systems. The direct borrowing is a non bank-qualified bond, secured by a pledge of net revenues derived from operation of the District's utility system on a parity with all other previously outstanding Utility Revenue Bonds.

The major provisions of the Utility Fund's trust indentures securing its debt are as follows:

- (1) The debt obligation and related interest are collateralized by a pledge of the net revenues of the combined utility systems.
- (2) The District will establish rates that will provide sufficient net revenues (revenues less operating expenses (excluding depreciation and lease payments to WDWC)), to pay 110% of the annual debt service requirements due each year. Revenues are defined to mean all rates, fees, charges or other income (including certain investment earnings, impact fees and special assessments) generated by the Enterprise Fund.
- (3) The District will pay all current operating expenses.
- (4) The District will deposit into the Sinking Fund on a monthly basis an amount equal to one-sixth of the next semi-annual interest payment and one-twelfth of the next annual principal payment.
- (5) The District will maintain a renewal and replacement fund equal to 5% of the gross revenues (less expenses for purchased power and fuel) received in the prior year. Such amount may be and was reduced to 4% by certification from the District's consulting engineer.
- (6) The District will maintain on deposit in the emergency repair fund at least \$500,000.
- (7) The debt service reserve requirements are being provided by Debt Service Reserve accounts with the bond trustee.
- (8) Additional bonds may be issued if the net revenues (revenues of the system less operating expenses (excluding depreciation and lease payments to WDWC)) for twelve consecutive prior months are at least equal to 125% of the maximum annual debt service of the proposed and then outstanding bonds.

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

7. LONG-TERM DEBT - CONTINUED

B. Annual Debt Service Requirements

The annual requirements to amortize the principal balance and interest of all bonds outstanding are as follows:

		General Obligation Bonds			
Year Ended September 30,	Principal			Interest	
2021	\$ 31,365,000	\$		27,146,804	
2022	32,755,000			25,759,160	
2023	34,170,000			24,344,252	
2024	35,710,000			22,799,674	
2025	36,725,000			21,791,296	
2026-2030	203,430,000			89,137,890	
2031-2035	242,045,000			50,552,387	
2036-2038	134,260,000			8,481,733	
Total	\$ 750,460,000	\$		<u>270,013,196</u>	
Current portion	(31,365,000)				
Deferred amounts:					
Discount/Premium	52,854,366				
Long-term bonds payable	<u>\$ 771,949,366</u>				

		Revenue Bonds		Direct Borrowings	
Year Ended September 30,	Principal			Principal	Interest
2021	\$ 5,490,000	\$	3,777,935	\$ 19,410,000	\$ 1,591,107
2022	5,760,000		3,496,685	19,870,000	1,120,757
2023	10,750,000		3,124,379	4,900,000	778,350
2024	11,205,000		2,656,468	5,100,000	566,266
2025	12,300,000		2,147,855	5,300,000	345,698
2026-2030	19,220,000		6,222,297	5,500,000	116,647
2031-2035	9,950,000		3,766,250	-	-
2036-2039	9,895,000		1,019,875	-	-
Total	\$ 84,570,000	\$	<u>26,211,744</u>	\$ 60,080,000	<u>\$ 4,518,825</u>
Current portion	(5,490,000)			(19,410,000)	
Deferred amounts:					
Discount/Premium	6,167,868			-	
Long-term bonds payable	<u>\$ 85,247,868</u>			<u>\$ 40,670,000</u>	

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

8. TRANSACTIONS WITH PRINCIPAL LANDOWNERS

During fiscal 2020, Walt Disney World Co. and other wholly owned subsidiaries of The Walt Disney Company provided certain services to the District as follows:

Governmental Funds

- (1) Financial and other administrative services amounted to \$1,640,948.
- (2) The operation and maintenance of various District water control facilities amounted to \$396,572.
- (3) The maintenance of certain roadways and District property within the District amounted to \$128,045.
- (4) Services provided to construction projects amounted to \$16,255.

At September 30, 2020, the General Fund included accounts payable of \$44,703 and accounts receivable of \$4,802,409 to Walt Disney World Co. and other wholly owned subsidiaries of the Walt Disney Company.

The District's primary source of revenue is ad valorem taxes. Walt Disney Co. comprised 87% of the total taxable assessed value within the District for the year ended September 30, 2020.

Enterprise Fund

- (1) The management and construction of various capital improvements amounted to \$1,405,148.
- (2) The District has a labor services agreement totaling \$28,432,954, which includes operation and maintenance of the utility system and planned work expenses. In addition, the District incurred \$1,309,464 in labor for capital improvements and \$3,066 in labor for mosquito control.

At September 30, 2020 the Enterprise Fund had accounts receivable of \$13,920,102 and accounts payable of \$3,529,857 with Walt Disney World Co. and other wholly owned subsidiaries of The Walt Disney Company.

The District provides utility services to Walt Disney World Co. and other associated companies within its service area. Revenues from services provided to these companies were 79% of total utility revenues for the year ended September 30, 2020.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM

General Information - All full-time employees of the District participate in the FRS, administered by the State of Florida (State). As provided by Chapters 121 and 112, Florida Statutes, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan ("Pension Plan") and the Retiree Health Insurance Subsidy ("HIS Plan"). Employees elect participation in either the Pension Plan or the defined contribution plan ("Investment Plan"), which is administered by the State Board of Administration ("SBA"). The FRS provides retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, Florida Statutes and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for FRS. The latest available report may be obtained by writing to State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida, 32315-9000, or from the website: www.dms.myflorida.com/workforce_operations/retirement/publications.

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REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan

Benefits provided - Benefits under the Pension Plan are computed on the basis of age, average final compensation and service credit. Pension plan members are eligible for retirement as follows:

		Class			
		Regular	Senior Management	Special Risk	Special Risk Administrative Support
Enrolled prior to July 1, 2011	Vested	6 years	6 years	6 years	6 years
	Normal retirement age	earlier of 30 years of credited service or attainment of age 62	earlier of 30 years of credited service or attainment of age 62	earlier of 25 years of credited service or attainment of age 55	earlier of 25 years of credited service or attainment of age 55
	Retirement benefit	1.6% of average final compensation for each year of credited service	2% of average final compensation for each year of credited service	3% of average final compensation for each year of credited service	1.6% of average final compensation for each year of credited service
Enrolled on or after July 1, 2011	Vested	8 years	8 years	8 years	8 years
	Normal retirement age	earlier of 33 years of credited service or attainment of age 65	earlier of 33 years of credited service or attainment of age 65	earlier of 30 years of credited service or attainment of age 60	earlier of 30 years of credited service or attainment of age 60
	Retirement benefit	1.6% of average final compensation for each year of credited service	2% of average final compensation for each year of credited service	3% of average final compensation for each year of credited service	1.6% of average final compensation for each year of credited service

If the member is initially enrolled in the Pension Plan before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment, which is determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement, multiplied by 3%. Plan members initially enrolled on or after July 1, 2011 will not have a cost-of-living adjustment after retirement.

Early retirement may be taken anytime; however, there is a five percent benefit reduction for each year prior to normal retirement age. Members are also eligible for in-line-of-duty or regular disability benefits if permanently disabled and unable to work. Pension Plan Members eligible for retirement are given the option to enter the DROP (Deferred Retirement Option Program), which effectively allows them to work with a FRS employer for up to 60 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan - Continued

Contributions - The contribution requirements of the District are established and may be amended by FRS. Effective July 1, 2011 Florida Legislature required employees contribute 3% of their annual earnings on a pretax basis, with remaining contributions being the obligation of the District. The District contributed 15.8% of covered employee payroll during the year. The District's contributions to FRS for the year ended September 30, 2020 were \$5,173,531. Employee contributions to FRS for the year ended September 30, 2020 were \$911,677. Contributions made and accrued were equal to the required contributions for each year.

The FRS has numerous classes of membership (of which District employees qualify in five classes) with descriptions and employer contribution rates in effect at September 30, 2020 as follows:

Regular Class - Members not qualifying for other classes (10.00%).

Special Risk Class - Members employed as law enforcement officers, firefighters, correctional officers or community-based correctional probation officers, and paramedics and EMTs who meet the criteria set to qualify for this class (24.45%).

Special Risk Administrative Support Class - Special risk employees who are transferred or reassigned to a non-special risk position (35.84%).

Senior Management Service Class - Qualifying member of senior management (27.29%).

Deferred Retirement Option Program (DROP) - Participating members of the program, not to exceed 60 months (16.98%).

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At September 30, 2020, the District reported a liability of \$64,091,387 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2020. The District's proportion of the net pension liability was based on historical employer contributions. At June 30, 2020, the District's proportionate share was 0.14788%, which was a decrease of 0.00232% from its proportionate share measured as of June 30, 2019.

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan - Continued

For the year ended September 30, 2020, the District recognized pension expense of \$13,754,115. In addition, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,452,908	\$ -
Change of assumptions	11,602,578	-
Net difference between projected and actual earnings on Pension Plan investments	3,816,063	-
Changes in proportion and differences between District Pension Plan contributions and proportionate share of contributions	1,671,696	740,086
District Pension Plan contributions subsequent to the measurement date	1,172,817	-
Total	\$ 20,716,062	\$ 740,086

The deferred outflows of resources related to the Pension Plan, totaling \$1,172,817 resulting from District contributions to the Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in fiscal year 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30,	Amount
2021	\$ 3,874,880
2022	6,034,891
2023	5,129,634
2024	3,066,514
2025	\$ 697,240

Actuarial Assumptions - The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation: 2.40%
- Salary increases: 3.25% average, including inflation
- Investment rate of return: 6.80% net of pension plan investment expense and inflation

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2019. Mortality rates were based on the PUB-2010 base table, projected generationally with Scale MP-2018.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan - Continued

The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The long-term expected rate of return assumption of 6.80% consists of two building block components: 1) a real (in excess of inflation) return of 4.30%, consistent with the capital market outlook model developed during 2020 by the outside investment consultant to the Florida State Board of Administration, and 2) a long-term average annual inflation assumption of 2.40% as adopted in October 2020 by the FRS Actuarial Assumption Conference. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation ⁽¹⁾</u>	<u>Annual Arithmetic Return</u>	<u>Compound Annual (Geometric) Return</u>	<u>Standard Deviation</u>
Cash	1.0 %	2.2 %	2.2 %	1.2 %
Fixed Income	19.0	3.0	2.9	3.5
Global Equity	54.2	8.0	6.7	17.1
Real Estate	10.3	6.4	5.8	11.7
Private Equity	11.1	10.8	8.1	25.7
Strategic Investments	4.4	5.5	5.3	6.9
Total	<u>100.0 %</u>			
Assumed Inflation - Mean			2.4 %	1.7 %

⁽¹⁾ As outlined in the Pension Plan's investment policy

Discount Rate - The discount rate used to measure the total pension liability was 6.80%. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Sensitivity of the District's Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the District's proportionate share of the net pension liability calculated using the discount rate of 6.80%, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.80%) or one percentage point higher (7.80%) than the current rate:

	<u>1% Decrease (5.80%)</u>	<u>Discount Rate (6.80%)</u>	<u>1% Increase (7.80%)</u>
District's proportionate share of the net pension liability	\$ 102,343,176	\$ 64,091,387	\$ 32,143,329

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM - CONTINUED

Pension Plan - Continued

Pension Plan Fiduciary Net Position - Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

Payables to the Pension Plan - At September 30, 2020, the District reported a payable in the amount of \$586,656 for outstanding contributions to the Pension Plan required for the fiscal year ended September 30, 2020.

HIS Plan

Plan Description - The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided - For the fiscal year ended September 30, 2020, eligible retirees and beneficiaries received a monthly HIS payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$30 and a maximum HIS payment of \$150 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions - The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. At September 30, 2020, the HIS contribution was 1.66%. The District contributed 100% of its statutorily required contributions for the current and preceding four years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The District's contributions to the HIS Plan totaled \$545,263 for the fiscal year ended September 30, 2020.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM - CONTINUED

HIS Plan - Continued

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At September 30, 2020, the District reported a liability of \$11,718,223 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2020, with the liabilities developed in that valuation rolled forward to the Measurement Date using standard actuarial roll-forward techniques. The District's proportionate share of the net pension liability was based on the District's 2019-2020 fiscal year contributions relative to the 2019-2020 fiscal year contributions of all participating members. At June 30, 2020, the District's proportionate share was 0.09597%, which was a decrease of 0.00152% from its proportionate share measured as of June 30, 2019.

For the fiscal year ended September 30, 2020, the District recognized pension expense of \$1,181,305. In addition, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 479,346	\$ 9,040
Change of assumptions	1,260,045	681,369
Net difference between projected and actual earnings on HIS Plan investments	9,356	-
Changes in proportion and differences between District HIS Plan contributions and proportionate share of contributions	850,761	158,733
District HIS contributions subsequent to the measurement date	130,247	-
Total	\$ 2,729,755	\$ 849,142

The deferred outflows of resources related to the HIS Plan, totaling \$130,247 resulting from District contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in fiscal year 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30,	Amount
2021	\$ 484,427
2022	359,336
2023	98,189
2024	228,004
2025	310,468
Thereafter	269,942

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM - CONTINUED

HIS Plan - Continued

Actuarial Assumptions - The total pension liability in the June 30, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation: 2.40%
- Salary increases: 3.25% average, including inflation
- Municipal bond rate: 2.21%

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2018.

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2019 .

Discount Rate - The discount rate used to measure the total pension liability was 2.21%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the FRS Actuarial Assumption Conference. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Sensitivity of the District's Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the District's proportionate share of the net pension liability calculated using the discount rate of 2.21%, as well as what the District's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (1.21%) or one percentage point higher (3.21%) than the current rate:

	1% Decrease (1.21%)	Discount Rate (2.21%)	1% Increase (3.21%)
District's proportionate share of the HIS pension liability	\$ 13,545,743	\$ 11,718,223	\$ 10,222,403

HIS Plan Fiduciary Net Position - Detailed information regarding the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

Payables to the HIS Plan - At September 30, 2020, the District reported a payable in the amount of \$51,486 for outstanding contributions to the HIS Plan required for the fiscal year ended September 30, 2020.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

9. RETIREMENT SYSTEM - CONTINUED

Investment Plan

The SBA administers the defined contribution plan officially titled the FRS Investment Plan. The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Comprehensive Annual Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. District employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Senior Management, etc.), as the Pension Plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices.

Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members. Allocations to the investment member's accounts during the 2019-2020 fiscal year, as established by Section 121.72, Florida Statutes, are based on a percentage of gross compensation, by class, as follows: Regular class 6.30%, Special Risk Administrative Support class 7.95%, Special Risk class 14.00%, and Senior Management Service class 7.67%.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the Pension Plan is transferred to the Investment Plan, the member must have the years of service required for Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Non-vested employer contributions are placed in a suspense account for up to 5 years. If the employee returns to FRS-covered employment within the 5-year period, the employee will regain control over their account. If the employee does not return within the 5-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2020, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the District.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

General Information about the OPEB Plan

Plan description - The District provides OPEB through the VEBA Plan, a single-employer plan administered by the District. The plan is administered by the VEBA Board, whose members are the same as the District's Board of Supervisors. The authority to establish and amend benefits, as well as the funding policy, rests with the District's Board. The plan does not issue a separate publicly available financial report.

State Statute requires the District to continue offering healthcare coverage to retirees at the District's cost; however, for employees hired prior to March 1, 2013, the District elected by policy to provide this coverage at no cost to retirees that have met certain requirements during employment with the District. Benefits are currently paid through operations and a VEBA Trust was established and funded in fiscal year 2018 to cover future benefits. The Trustee is US Bank.

Benefits provided - The VEBA Plan provides healthcare benefits for eligible retirees and their dependents enrolled in District-sponsored plans. Benefits are provided through a third-party insurer. To qualify for this benefit non-union employees must have 20 years of service with the District and be age 62 to obtain paid coverage for themselves and their eligible dependent, and union employees must have 20 years of service with the District and be age 55 to obtain paid coverage for themselves. For employees hired after March 1, 2013, retirees may elect to continue coverage for themselves and their eligible dependents at the full, unsubsidized cost to the District for the elected coverage.

Employees covered by benefit terms - At September 30, 2020, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	134
Inactive employees entitled to but not yet receiving benefit payments	9
Active employees	361

Contributions - Contributions to the VEBA Trust are not codified or mandated but the District's funding strategy is to contribute a minimum of \$1 million to the VEBA Trust per year. The District is paying current benefits as they come due from operations. For the year ended September 30, 2020, the District's contribution rate was 9.7% of covered-employee payroll. Employees are not required to contribute to the plan. However, retirees reimburse the District for their elected coverage at the District's cost in instances where they are not entitled to all or a portion of the subsidy.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

General Information about the OPEB Plan - Continued

Survivor income plan - The District also has a Survivor Income Plan for retirees that have met certain requirements during employment with the District. This benefit provides an equivalent of two times the participant's final annual base salary at retirement to their designated beneficiary upon their death. To qualify for this benefit they must be certain designated or key employees as outlined by the plan and be age 62 with 10 years (7 years for executive positions) of service, or 25 years with no age requirement. The District has purchased certain life insurance policies that can, but are not required to be used to fund these obligations. The District currently has 4 retirees that meet these eligibility requirements. Benefit payments, if any, are paid from the general fund.

Investments

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from rising interest rates, the District's investment guidelines related to the VEBA Trust are structured to provide sufficient liquidity to pay obligations as they come due. Guidelines for the VEBA Trust are consistent with the policy on other District investments as to the restrictions on the type of investments. There is no target allocation by asset class but rather diversification restrictions, at the time of purchase (excluding U.S. Treasury Obligations and U.S. Agency Obligations), as follows:

No more than 10% of the portfolio may be invested with any one issuer

No more than 15% of the portfolio may be invested with any one bank

No more than 25% of the portfolio may be invested with any one industry

The weighted average duration of the portfolio may not exceed 8 years and the portfolio shall be fully invested at all times. The Trustee's performance is measured against a composite benchmark, which consists of Bloomberg Barclay's 1-5 year Government index and Bloomberg Barclays US Treasury Intermediate index.

Custodial Credit Risk - The VEBA plan investments are held by the Trustee in the plan's name.

Credit Risk - The investment policy limits credit risk by restricting authorized investments to the following: direct obligations of, or obligations guaranteed by, the U.S. Government; bonds and notes issued by various federal agencies; state and local government securities; Canadian public obligations; public improvement bonds; public utility obligations; public housing obligations; State Board of Education obligations; international development banks; certain government security money market mutual funds; repurchase agreements and reverse repurchase agreements.

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

Investments - Continued

Concentration of Credit Risk - At September 30, 2020, there were multiple issuers with which the District held investments exceeding 5% of the total investment portfolio. They were Federal Home Loan Bank (18.8%), Federal Farm Credit Bank (16.1%), Federal Home Loan Mortgage Corporation (11.9%) and Federal National Mortgage Association (7.0%).

The VEBA plan categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. VEBA plan investments are summarized in the table below. Level 1 investments are valued using prices quoted in active markets for those securities. Money market funds are valued at their most current NAV. Money market funds typically invest only in highly liquid cash and cash equivalent securities that have high credit ratings. There are no redemption or deposit restrictions related to these money market funds and the funds aim to maintain NAV of \$1 per share. Cash and cash equivalents are carried at cost, which approximates fair value.

	2020			
	Total Fair Value	Level 1	Level 2	Level 3
Investments Measured at Fair Value				
U.S. Treasury and Government Agency Securities	\$ 11,282,273	\$ 11,282,273	\$ -	\$ -
Total Investments at Fair Value	\$ 11,282,273	<u>\$ 11,282,273</u>	<u>\$ -</u>	<u>\$ -</u>
Investments Measured at NAV				
Money Market Funds	\$ 248,465			
Total Investments Measured at Fair Value	\$ 11,530,738			
Investments Measured at Cost				
Demand and Certificates of Deposit	\$ 2,661,355			
Total Investments per Fiduciary Statement of Net Position	<u>\$ 14,192,093</u>			

Long-Term Expected Rate of Return

The long-term expected rate of return on trust investments can be determined using a buildingblock method in which best estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of geometric real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2020 are summarized in the following table:

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

Long-Term Expected Rate of Return - Continued

	Target Allocation	Long-Term Expected Rate of Return
Fixed Income	100.00 %	2.20 %
Total	100.00 %	

Net OPEB Liability

The District's net OPEB liability was measured as of September 30, 2020 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions - The total OPEB liability in the September 30, 2020 valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

- Inflation 2.00%
- Salary increases 3.50%, including inflation
- Investment rate of return 2.20%, including inflation
- Healthcare cost trend rates The table below are annual trends based on the current trend study and are applied on a select and ultimate basis. Select trends are reduced .5 percent per year until reaching the ultimate trend rate.

Expense Type	Fiscal Years		
	2021	2022	2023+
Pre-65 Medical	6.0 %	5.5 %	5.0 %
Post-65 Medical	5.0	4.5	4.5
Dental	4.0	4.0	4.0
Vision	3.0	3.0	3.0

Mortality assumptions were based on table PUB-2010 with projections scale MP-2019. Retirement and turnover assumptions are consistent with the assumptions used in the actuarial valuation of the Florida Retirement System as of July 1, 2019.

The discount rate (long-term expected rate of return) is based on the Bond Buyer "20-Bond GO Index" and assuming that the expected return on plan assets is equal to the 20-Bond GO Index, believed to be reasonable given the assets are 100% invested in corporate and government fixed income securities of various maturities.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

Changes in Net OPEB Liability

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances at October 1, 2019	\$ 77,305,901	\$ 12,669,777	\$ 64,636,124
Changes for the year:			
Service cost	1,362,805	-	1,362,805
Interest	2,069,855	-	2,069,855
Changes in assumptions	5,949,563	-	5,949,563
Difference between expected and actual experience	(6,200,300)	-	(6,200,300)
Contributions - employer	-	2,743,348	(2,743,348)
Net investment income	-	488,190	(488,190)
Benefit payments	(1,709,222)	(1,709,222)	-
Net changes	1,472,701	1,522,316	(49,615)
Balances at September 30, 2020	\$ 78,778,602	\$ 14,192,093	\$ 64,586,509
Plan fiduciary net position as a percentage of total OPEB liability			18.0%

Sensitivity of the net OPEB liability to changes in the discount rate. The following presents the net OPEB liability of the District, as well as what the District's net OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (1.20%) or one percentage point higher (3.20%) than the current discount rate (rounded to the nearest thousand):

	1% Decrease (1.20%)	Discount Rate (2.20%)	1% Increase (3.20%)
Net OPEB liability (asset)	\$ 80,841,795	\$ 64,586,509	\$ 51,848,541

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates. The following presents the net OPEB liability of the District, as well as what the District's net OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower (5.0% decreasing to 3.5%) or one percentage point higher (7.0% decreasing to 5.5%) than the current healthcare cost trend rates (rounded to the nearest thousand):

	1% Decrease (5.0% decreasing to 3.5%)	Healthcare Cost Trend Rates (6.0% decreasing to 4.5%)	1% Increase (7.0% decreasing to 5.5%)
Net OPEB liability (asset)	\$ 51,001,309	\$ 64,586,509	\$ 82,539,024

Changes of assumptions or other inputs. Beginning of year total OPEB liability was calculated using an assumed discount rate of 2.66%. The discount rate used at September 30, 2020 was 2.20%.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

10. OTHER POSTEMPLOYMENT BENEFITS (OPEB) - CONTINUED

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2020, the District recognized OPEB expense of \$4,003,941. At September 30, 2020, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual demographic experience	\$ -	\$ 4,900,447
Change of assumptions	19,736,498	4,357,039
Net difference between projected and actual investment performance	-	311,969
Total	\$ 19,736,498	\$ 9,569,455

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ending September 30,	Amount
2021	\$ 895,373
2022	895,372
2023	895,190
2024	967,632
2025	1,040,927
Thereafter	5,472,549

11. RISK MANAGEMENT

The District is exposed to various risks of loss related to theft, damage to and destruction of assets, torts, injuries to employees and natural disasters for which the District is self-insured and carries excess commercial insurance. The District retains risk up to a maximum of \$1,000,000 for each worker's compensation claim, \$250,000 for each liability claim, \$100,000 for most property damage claims, and \$50,000 for criminal acts. The District purchases commercial insurance for certain exposures in excess of risk retained. There have been no claim settlements in excess of insurance coverage during the three fiscal years ended September 30, 2018, 2019 and 2020.

Liabilities are reported when it is probable that a material loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an estimate for claims that have been incurred but not reported. The self-insurance liability of \$5,365,253 at September 30, 2020 is based on an actuarial review of claims pending and past experience. Changes in the claims liability amount during fiscal years 2020 and 2019 are as follows:

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

11. RISK MANAGEMENT - CONTINUED

	Year Ended September 30,	
	2020	2019
Self insurance liability beginning balance	\$ 4,390,197	\$ 3,408,962
Claims and changes in estimates	2,665,071	2,093,468
Claims payments	(1,690,015)	(1,112,233)
Self insurance liability ending balance	\$ 5,365,253	\$ 4,390,197

The District had an Owner Controlled Insurance Program (OCIP) in connection with significant capital projects. The program provided associated General Liability and Workers Compensation coverage to eligible participants and was fully insured by purchased primary and excess liability insurance administered by a third party. That program ended in August 2020 as those capital projects were completed.

12. DERIVATIVE FUEL INSTRUMENTS

The District entered into derivative fuel instruments - cash flow hedges (commodity swaps, caps and collars) to financially hedge the cost of natural gas. The District's fuel-related derivative transactions are recorded at fair value on the Statement of Net Position as either an asset or liability depending on their fair value, and the related unrealized gains and/or losses for effective hedges are deferred and reported as either deferred inflows or outflows of resources. Realized gains and losses on these transactions are recognized as fuel expense in the specific period in which the instrument is settled. During the year, a total of \$6,155,614 in settlement losses was recognized in fuel expense.

The following is a summary of the derivative fuel instruments of the Utility Fund as of September 30, 2020 which have been deemed effective and are recorded as deferred inflows.

Classification	Fair Value at September 30,				Notional	Maturity
	2019	Change in fair value	2020			
Deferred outflows/(inflows)	\$ 6,061,187	\$ (6,901,741)	\$ (840,554)		13,391,945 MMBTUs	FY2021 - 2024

Credit Risk - The District's counterparties must have a minimum credit rating of BBB- issued by Standard and Poor's or Fitch's rating service or Baa3 issued by Moody's Investor Services.

Basis Risk - All of the District's transactions are based on the same reference rates, thus there is no basis risk.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

12. DERIVATIVE FUEL INSTRUMENTS - CONTINUED

Termination Risk - The District's Energy Risk Management Oversight Committee oversees the derivative instrument activity and of the counterparties who are required to maintain a minimum credit rating and present collateral at certain levels which mitigates the chance of a termination event. To date, no termination events have occurred.

13. FAIR VALUE MEASUREMENTS

GASB No. 72 addresses accounting and financial reporting issues related to fair value measurements. It provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements. For the District, this statement applies to certain investments and natural gas hedges.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset or liability.

Level 1 - quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date

Level 2 - inputs other than quoted prices included within Level 1 - that are observable for an asset or liability, either directly or indirectly

Level 3 - unobservable inputs for an asset or liability

Investments - The District's investments are summarized in the table below. Level 1 investments are valued using prices quoted in active markets for those securities. Level 2 investments were valued using quoted prices for similar assets in active markets, which were based on S&P pricing for municipal securities. Money market funds are valued at their most current NAV. Money market funds typically invest only in highly liquid cash and cash equivalent securities that have high credit ratings. There are no redemption or deposit restrictions related to these money market funds and the funds aim to maintain NAV of \$1 per share. Cash and cash equivalents are carried at cost, which approximates fair value.

REEDY CREEK IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

13. FAIR VALUE MEASUREMENTS - CONTINUED

	2020			
	Total	Level 1	Level 2	Level 3
Investments Measured at Fair Value				
U.S. Treasury and Government Agency Securities	\$ 137,653,999	\$ 137,653,999	\$ -	\$ -
State and Local Government Securities	63,708,343	-	63,708,343	-
Total Investments at Fair Value	<u>\$ 201,362,342</u>	<u>\$ 137,653,999</u>	<u>\$ 63,708,343</u>	<u>\$ -</u>
Investments Measured at NAV				
Money Market Funds	<u>\$ 119,319,898</u>			
Total Investments Measured at Fair Value	\$ 320,682,240			
Investments Measured at Cost				
Demand and Certificates of Deposit	<u>\$ 10,610,941</u>			
Total Investments per Statement of Net Position	<u>\$ 331,293,181</u>			

Natural Gas Hedges - The District utilizes a derivative advisory and valuation service to value its portfolio of natural gas hedges, which are valued based on a discounted cash flows (DCF) proprietary model. Commodity cap valuations were produced by a similar DCF model that incorporates an adaptation of the Black-Scholes option pricing model. As market quotations are not available for identical commodity derivatives, indirect valuation techniques are required. The District's derivative instruments have been categorized as Level 2 inputs.

14. NET POSITION AND FUND BALANCE REPORTING

The Statement of Net Position for governmental activities reflects a negative unrestricted net position of \$41,714,937 primarily due to the District's net pension liability and net OPEB liability, both of which amount to a combined \$140 million. Also contributing is the financing, with long-term bonds of the District, certain roadways that were subsequently donated to the State of Florida. The roadways are not assets of the District, however the remaining debt, amounting to \$14,715,379 at September 30, 2020, associated with the roadways is a liability of the District. All of the bonds are Ad Valorem Tax bonds secured by an irrevocable lien on the ad valorem taxes collected by the District.

Governmental Fund Balances

In the Balance Sheet - Governmental Funds, the District has classified fund balances into nonspendable, committed, restricted, assigned and unassigned amounts. Restricted amounts represent the following:

- Capital Projects Fund - Bond funds restricted for road system and building improvements subject to specific provisions in bond resolutions.
- Debt Service Fund - Assets required for servicing general obligation bond indebtedness under the District's trust indenture.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

14. NET POSITION AND FUND BALANCE REPORTING - CONTINUED

Committed amounts in the General Fund represent certain fees specifically set aside by action of the Board to be used solely to maintain the integrity of the drainage system. Also included are amounts set aside due to property appraiser disputes. Note 15 discusses these disputes in more detail.

Assigned amounts in the General Fund represent the portion of fund balance designated by the Board of Supervisors to cover the projected excess of expenditures over revenues in the fiscal year 2021 budget. Note 1(L) discusses the District's budget approval process.

15. COMMITMENTS AND CONTINGENCIES

Construction

As of September 30, 2020, the District's Board of Supervisors authorized a budget of approximately \$174.2 million for current or in-process major transportation and other construction projects. Executed construction commitments associated with these projects approximated \$32.3 million and of this amount, approximately \$19.6 million was spent as of September 30, 2020.

Purchased Power and Gas

The District has entered into Purchase Power Agreements (PPA) with public and private entities throughout Florida for the purchase and sale of power at wholesale rates, and associated transmission service. Some of the PPAs require the District to pay reservation charges for capacity. The District's budgeted minimum commitment for fiscal year 2020 reservation charges under the agreements was approximately \$9,532,500. There are no requirements for the District to sell wholesale power or reserve capacity for wholesale sales. Initial terms of the agreements expire in fiscal years 2020, 2021, 2022, 2031 and 2034, with various provisions for renewal or cancellation by both parties.

On September 13, 2015, the District entered into a Service Agreement for Network Integration Transmission Service with Duke Energy for the period January 1, 2016 through December 31, 2020. On February 26, 2020, the District signed a restated Service Agreement for NITS with Duke Energy for the period March 1, 2020 through March 1, 2025. Although the agreement expires in 2025, the District has contractual rollover rights for 5 year increments. The District's budgeted transmission commitment for fiscal year 2020 under the agreement was approximately \$8,630,097.

On May 27, 2015, the District entered into a Purchase Power Agreement with Duke Energy for the purchase of solar energy. The agreement is for a term of 15 years with a total commitment of the District to purchase approximately 109,000 MWh at a rate of \$68.95/MWh, or approximately \$7,515,550.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

15. COMMITMENTS AND CONTINGENCIES - CONTINUED

Purchased Power and Gas - Continued

On October 9, 2017, the District entered into a Purchase Power Agreement with Origis Energy for the purchase of solar energy. The agreement is for a term of 17 years with the option to extend the term up to 20 years. The annual cost for fiscal year 2020 was estimated at \$4,554,300. For the 17 year term, the District is committed to purchase approximately 1,978,360 MWh at a rate of \$38.76/MWh or approximately \$76,681,234.

Similarly, the District is obligated to purchase minimum pipeline capacity to transport natural gas under two agreements with Florida Gas Transmission Company ("FGTC"), and a gas transportation and supply agreement dated January 25, 2012 with Peoples Gas System ("PGS"). Minimum payments for natural gas under these agreements were budgeted at approximately \$3,843,155 for fiscal year 2020. The terms of the FGTC agreements expire in the year 2025, however the District has contractual rollover rights for 10 year increments, and the term of the PGS agreement expires in the year 2028.

The District has entered into forward contracts for specified periods of time to purchase natural gas at either specified swap prices in the future or or collars where prices fluctuate within a ceiling and floor range. The District enters into these financial contracts to help plan its natural gas costs for the year and to protect itself against an increase in the market price of the commodity. These purchases (hedges) are made in compliance with the District's Energy Risk Management Program (ERMP). It is possible that the market price before or at the specified time to purchase natural gas may be lower or higher than the price at which the District is hedged. This would serve to reduce or increase the value of the hedge contracts. The District would have options with respect to holding the forward contracts. The District is also exposed to the failure of the counterparty to fulfill the contracts. The terms of the contracts included provisions for recovering the cost in excess of the guaranteed price from the counterparty should the District have to procure natural gas on the open market.

Harvest Power Agreements

In December 2011, the District entered into a lease agreement with Harvest Power Orlando, LLC to provide District-owned land to Harvest Power for the construction and operation of an anaerobic digestion facility, which converts organic waste into electrical energy and fertilizer. The original term of the lease was for 20 years. In addition to the lease, the District entered into the following project agreements with Harvest Power:

- "Waste Supply Agreement" describes the process, quality and amounts of organic waste to be provided to Harvest Power, operational requirements related to the facility, and fees to be paid to Harvest Power to accept and process the District's organic waste.
- "Power Purchase Agreement" describes the sale of electrical energy to the District and the fees to be paid to Harvest Power to purchase the energy.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

15. COMMITMENTS AND CONTINGENCIES - CONTINUED

Harvest Power Agreements - Continued

- "Effluent Pre-Treatment Agreement" describes the quality and delivery of liquid effluent produced from the digestion facility to the District for treatment at the District's waste water treatment plant, and the compensation to be paid to the District by Harvest Power.

The lease agreement and related project agreements were terminated in September 2020.

Concurrency Management Agreement

On December 7, 1995, pursuant to a Concurrency Management Agreement dated February 28, 1994, between the District and Osceola County, the District issued the 1995C Ad Valorem Tax Bonds, in order to fund certain road improvements and interchanges in the vicinity of U.S. Route 192, World Drive and Interstate 4. The Bonds were subsequently refunded by the District's 2005B Bonds, however, the refunding did not affect the terms of the original agreement.

Osceola County agreed to participate in such financing by reimbursing the District for a portion of the debt service on the Bonds. However, such payments by Osceola County are not pledged to collateralize the District's Ad Valorem Tax Bonds. The District expects to receive from Osceola County approximately \$20,800,000 in total to be paid in various annual installments over the term of the bonds. The maximum annual payments are calculated based on growth in certain areas of the County affected by the improvements and are subject to annual appropriation by the County.

The District records the annual payments as Intergovernmental Revenue when received from the County. Osceola County paid to the District \$819,122 during the fiscal year.

Osceola Parkway Agreement Termination

In July of 1992, Osceola County issued \$149,999,313 Osceola County, Florida Transportation Improvement Bonds ("the Prior Osceola Bonds") for the construction of the Osceola Parkway, a toll road constructed to improve the transportation systems in certain areas of Osceola County and the District. In connection with the issuance of the bonds, the District entered into a Bond Guarantee Agreement which required the District to make certain funds available for debt service on the bonds if operations of the toll road were insufficient to meet scheduled debt service. Amounts paid by the District were to be reimbursed to the District by Osceola County. This obligation was junior and subordinate to all outstanding Ad Valorem Tax Bonds of the District.

In 2003 the District wrote off \$23,368,613 in amounts previously advanced and recorded as receivables from Osceola County under the Bond Guarantee Agreement in connection with its entrance into the transactions described below.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

15. COMMITMENTS AND CONTINGENCIES - CONTINUED

Osceola Parkway Agreement Termination - Continued

In January 2004, the District entered into an Amended and Restated Bond Guarantee Agreement in connection with the issuance of the Reedy Creek Improvement District Series 2004A Ad Valorem Tax Bonds ("2004A Bonds") in the amount of \$63,520,000. These bonds were issued to refinance, together with proceeds from \$110,935,000 Osceola County Transportation Improvement Refunding Bonds ("Refunded Bonds"), the Prior Osceola Bonds.

In September 2013, the District issued the 2013B Ad Valorem Tax Refunding Bonds in the amount of \$40,950,000. These bonds were issued to refinance, in part, the 2004A Bonds.

In September 2014, Osceola County issued \$80,100,000 Osceola County, Florida Transportation Improvement Refunding Bonds ("the 2014 Bonds") to refinance the Refunded Bonds. The District entered into a new Bond Guarantee Agreement. The District's obligation to make payments required by the Bond Guarantee Agreement was subordinate to all outstanding Ad Valorem Tax Bonds of the District. Osceola County agreed to repay from excess toll revenues, if any, when they became available, the 1) debt service of the District's 2013B Ad Valorem Tax Refunding Bonds, 2) any guarantee payments that are required, along with 3) accrued interest. Payments were scheduled to terminate upon the earlier of repayment in full or April 1, 2034. The related agreements were authorized by the District's Board of Supervisors and the County's Board of County Commissioners.

In January 2020, Osceola County issued \$156,540,000 Osceola County, Florida Transportation Improvement and Refunding Revenue Bonds, Series 2019A-1 and \$152,287,342 Osceola County, Florida Transportation Improvement and Refunding Revenue Capital Appreciation Bonds, Series 2019A-2. A portion of those proceeds were for the repayment of the District's obligations related to the Osceola Parkway Agreement. The District received approximately \$67 million at that time for payment in full on remaining outstanding obligations, and the 2014 Bond Guaranty Agreement was then terminated. The funds are being used exclusively for ongoing and future infrastructure capital projects.

STOPR Agreements

In September 2007, the District entered into an agreement with the City of St. Cloud, Tohopekaliga Water Authority (TWA), and Orange and Polk Counties to jointly perform permit compliance monitoring activities as required by the Water Use Permits issued by the South Florida Water Management District. Between 2010 and June 2016, Orange County was the contract manager and the District's payments are made to them upon receipt of invoice. In March 2016, the District executed an amendment to the original agreement that (1) made TWA the contract manager and (2) extended the term of the agreement through June 30, 2020. The agreement, as amended, requires the District to contribute 18.2% of the total costs until June 30, 2020. As of September 30, 2020, the District has paid \$978,203 for these efforts.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

15. COMMITMENTS AND CONTINGENCIES - CONTINUED

STOPR Agreements - Continued

In August 2011, the District entered into an agreement with the Water Cooperative of Central Florida (which currently consists of the City of St. Cloud, TWA, Orange County and Polk County) to participate in the preliminary design and permitting of the Cypress Lake Wellfield alternative water supply project. Originally TWA was the contract manager but with the Second Amendment approved in August 2015, the Water Coop became the contract manager and the District's payments are made to them. The agreement, as amended, requires the District to contribute \$523,554 for this work. As of September 30, 2020, the District has paid \$406,848.

Litigation and Other Claims

Various suits and claims arising in the ordinary course of operations are pending against the District. Management believes the ultimate disposition of such matters, including the cases described below, will not materially affect the financial position of the District or the results of its operations, or the District's ability to pay debt service on existing outstanding bonds.

Various suits involve Walt Disney Parks and Resort US, Inc. and Disney Vacation Development, Inc. (collectively "WDP and DVD Plaintiffs") naming the Orange County Property Appraiser, the Orange County Tax Collector and the District as defendants and challenging the Orange County Property Appraiser's valuation of multiple commercial parcels and contesting the legality and validity of the 2015 through 2019 ad valorem tax assessments on the parcels. The WDP and DVD Plaintiffs claim that the value of each of the assessments on the parcels does not represent the just value of the parcels because it exceeds the fair market value thereof and claims the appraiser included the value of certain intangible property in the assessment in violation of law. WDP and DVD Plaintiffs have requested the court set aside the 2015 through 2019 assessments and resulting taxes to the extent they exceed the just value of such property and issue a new tax bill in said reassessed amounts. In July, 2018, the trial court issued a ruling in one of the pending cases in favor of WDP and against the Orange County Property Appraiser's 2015 valuation of the Yacht & Beach Resort. The trial court ruling resulted in a reduction of the just value of the Yacht & Beach Club Resort from \$337 million to \$209 million, resulting in a reduction in the amount of taxes due for 2015. The Orange County Property Appraiser appealed the trial court ruling, and the Court of Appeals then instructed that a revaluation be calculated by the Orange County Property Appraiser's office using the Court of Appeals' recommendations. The revaluation is currently pending. While the District anticipates an adjustment to the tax collections for fiscal years 2016 through 2020 (assessments in 2015 through 2019), it cannot predict the outcome of any of these cases.

REEDY CREEK IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

Year Ended September 30, 2020

16. SUBSEQUENT EVENTS

Issuance of Future Utility Revenue Bonds

In November 2020, the Board of Supervisors approved a resolution to reimburse itself from the proceeds of tax-exempt bonds for certain expenses to be incurred with respect to the design, acquisition, extension, expansion, construction and improvement of the District's utility system. The District intends to issue both taxable and tax-exempt bonds to fund improvements in the next phase of the Utility Capital Program, and enter into a current refunding of the outstanding 2011-2 Utility Revenue Bonds, which are callable on October 1, 2021. The District is currently in negotiations with Truist Bank using direct borrowings for both the new and refunding bonds, and anticipates closing the transactions in late February or early March, 2021. The refunding transaction would also include an additional bank loan that would close approximately July, 2021.

17. EXTRAORDINARY ITEM

Osceola Parkway settlement

In January 2020, Osceola County issued \$156,540,000 Osceola County, Florida Transportation Improvement and Refunding Revenue Bonds, Series 2019A-1 and \$152,287,342 Osceola County, Florida Transportation Improvement and Refunding Revenue Capital Appreciation Bonds, Series 2019A-2. A portion of those proceeds were for the repayment of the District's obligations related to the Osceola Parkway Agreement. The District received approximately \$67.3 million at that time for payment in full on remaining outstanding obligations, and the 2014 Bond Guaranty Agreement was then terminated. The receipt of funds were classified as an extraordinary item within governmental activities on the Statement of Activities, and within the capital projects fund on the Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds.

REEDY CREEK IMPROVEMENT DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION (RSI) SCHEDULES SUPPORTING MODIFIED APPROACH FOR DISTRICT INFRASTRUCTURE CAPITAL ASSETS

Year Ended September 30, 2020

Roadways

(Note 2. A.)

Fiscal Year	Percentage of Roadways		
	Excellent	Acceptable	Poor
2020	70 %	24 %	6 %
2019	72 %	21 %	7 %
2018	70 %	23 %	7 %
2017	96 %	4 %	0 %
2016	96 %	4 %	0 %

Bridges

(Note 2. B.)

Fiscal Year	Number of Bridges by Category			
	Excellent	Good	Poor	Total
2020	50	8	-	58
2019	50	8	-	58
2018	45	8	-	53
2017	36	8	-	44
2016	36	11	-	47

Water Control Structures

(Note 2. C.)

Fiscal Year	Number of Structures by Category			
	Excellent	Good	Poor	Total
2020	18	6	-	24
2019	18	4	-	22
2018	19	3	-	22
2017	18	4	-	22
2016	18	4	-	22

Maintenance and Preservation Costs

Fiscal Year	Budgeted Costs			Actual Costs		
	Roads	Bridges	Water Control Structures	Roads	Bridges	Water Control Structures
2021	\$ 8,828,000	\$ 55,000	\$ 2,080,000	\$ -	\$ -	\$ -
2020	4,345,000	95,000	1,378,400	1,624,955	47,071	708,075
2019	2,000,000	1,644,673	1,903,000	1,026,195	165,000	625,522
2018	2,620,000	35,000	1,448,000	416,315	98,647	970,573
2017	1,185,000	40,000	620,000	635,227	30,852	462,913
2016	1,185,000	440,000	2,670,000	320,070	88,143	407,715

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULES SUPPORTING MODIFIED APPROACH FOR DISTRICT
INFRASTRUCTURE CAPITAL ASSETS

Year Ended September 30, 2020

1. ELECTION TO USE MODIFIED APPROACH

The District has elected to use the "Modified Approach" as defined by GASB Statement No. 34 for infrastructure reporting for its roads, bridges and water control structures. The infrastructure capital assets are managed using an asset management system with (1) an up-to-date inventory; (2) annual or bi-annual (depending on the asset) condition assessment that is summarized using a numerical measurement scale; and (3) an estimated annual amount to maintain and preserve the asset at the established condition assessment level.

2. BASIS FOR CONDITION ASSESSMENTS AND TARGETED CONDITION LEVEL

A. Roads

Streets and roads are constantly deteriorating due to environmental causes (weathering and aging) and structural causes (repeated traffic loading). The rate at which pavement deteriorates depends on the original construction quality, environmental conditions, drainage, traffic loading and interim maintenance procedures. The District bases all pavement design on existing traffic counts, proposed traffic generation due to planned development and known loading factors. We continually maintain the pavement by way of crack sealing, patching and applying preservative treatments as well as structural overlay work when warranted. This preventative maintenance substantially extends the useful life of asphaltic pavement and ensures the comfort and ride-ability of the network.

In an effort to ensure the quality of the District's roadway network, the District performs an annual physical condition assessment of the public streets/roadways within its jurisdiction. The physical condition assessment was performed using the Road Manager Condition Evaluation test method. All roads are evaluated and given a numerical rating, or Pavement Condition Index (PCI) of 1 through 100. This identifies the condition and helps determine what work is required. The ratings were based on visual observation of the roads surface condition: defects or deformation, cracking (transverse, reflective, longitudinal and alligator), and patching/pot hole frequency. Ratings of 80 and above indicate the road is in excellent condition and no improvements are required; 60-79 are classified as good/satisfactory and a rating of 59 or below indicates poor condition. Currently, the majority of roads within the District have a PCI in excess of 80, a small percentage have a PCI rating that indicates surface work would be advisable, and less than 6% of the roads have a PCI of 59 or below.

In prioritizing roadway repairs, a benefit value for each roadway is determined based on the roadway use and the projected cost of the necessary repair. Based on the identified priorities, the District budgets for and schedules the pavement repairs. The District completed two pavement resurfacing repair projects in 2020; the remaining work needed to upgrade the 6% of roadways in the poor category shall be initiated in subsequent fiscal years.

REEDY CREEK IMPROVEMENT DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION (RSI) SCHEDULES SUPPORTING MODIFIED APPROACH FOR DISTRICT INFRASTRUCTURE CAPITAL ASSETS

Year Ended September 30, 2020

2. BASIS FOR CONDITION ASSESSMENTS AND TARGETED CONDITION LEVEL - CONTINUED

A. Roads - Continued

In addition to major asphalt refurbishment, the District continued with routine/ongoing maintenance and repairs throughout the roadway system. The 2020 work encompassed routine repairs of asphalt, shoulder protection and replacement of guardrail and totaled \$1,624,955.

B. Bridges

There are currently 58 bridges within the District; all are inspected bi-annually by a Florida licensed Structural Engineer. Using the Florida Department of Transportation (FDOT) reporting system, the bridge deck, super-structure, substructure, and channel configuration are rated Excellent, Good or Poor. The earliest bridges constructed within the District were placed into service in 1972 and a majority of the bridges were constructed during the following 25 years. Over the past five years, the District has again experienced major infrastructure expansion with additional bridges being placed into service. Preservation and maintenance of the bridges is an on-going activity resulting in the bridges being classified as either Excellent or Good condition.

Within recent years it has become apparent that the high volume of bus traffic along the District roadways was causing excess deterioration of the armor joints within the bridge decks. Although this deterioration was not critical and yielded no safety issues, it was an ongoing and costly maintenance issue. In an attempt to reduce these costs, a test program was implemented to find a better alternative for protecting these bridge joints. In 2008, the District began replacing failing armor joints with a new expansion joint system, which was better suited to withstand the types of traffic experienced within the District's roadway system. The program has greatly reduced maintenance efforts, decreased maintenance costs, and is expected to extend the useful life of the bridge joints.

Eleven of the oldest bridges within the District were constructed utilizing a method of construction that is now obsolete. The construction method results in excessive cracking and spalling of the bridge deck. Although temporary repairs can be made to decelerate the damage, the only effective and permanent repair method for this condition is to replace the structure deck. Within the past five years, seven of these bridges were removed from service or underwent full deck replacement. Currently four bridges remain that were constructed in this manner. The District has previously instituted enhanced monitoring of these bridges and will continue to do so until full deck replacement of the remaining structures is complete.

In fiscal year 2020, one existing bridge was taken out of service and was replaced with a new bridge structure; thus the total number of bridge structures within the District remained unchanged. Based on inspection results/recommendations, miscellaneous bridge repairs were completed at a cost of \$47,071.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
SCHEDULES SUPPORTING MODIFIED APPROACH FOR DISTRICT
INFRASTRUCTURE CAPITAL ASSETS

Year Ended September 30, 2020

2. BASIS FOR CONDITION ASSESSMENTS AND TARGETED CONDITION LEVEL - CONTINUED

C. Water Control Structures

The Master Drainage System within the District is comprised of 66 river miles of canals and waterway. It incorporates 24 major water control structures comprised of Amil Gates, sharp crested weirs, and one set of 48" diameter culverts. Amil Gates are constant level water control structures. These gates provide a consistent water level within the waterways or canals, and open due to increasing water pressure during a storm event, thereby allowing flood waters to pass downstream and exit the District. Weirs maintain water levels at a set elevation; as the flood waters rise due to a storm event, they spill over the weirs and pass downstream. The set of 48" culverts act as an overflow or pass through, allowing flood waters to pass to an adjacent wetland on the eastern perimeter of the District. Construction on a majority of these structures began in the late 1960's, thus many are approaching 60 years of service time. Ongoing maintenance and major rehabilitative work has extended the useful life of the structures allowing them to remain operational.

Structures are classified by their overall condition and are listed as Excellent, Good or Poor condition. This rating is generated by the annual inspection and condition assessment report. This Annual Water Control Structure Report lists all items inspected both above ground and below the water surface. Using this information, the structure condition is assigned, the required repairs are prioritized and the repair work is scheduled. Required repairs are listed as Priority 1, 2 or 3. Priority 1 signifies a major rehabilitative repair. Priority 1 repairs are items that if not repaired, may degrade the integrity of the structural element or reduce the operational capacity of the structure. Historically, we have found Priority 1 repairs often occur in underwater conditions and have evolved over long periods of time. This type of repair may require extensive construction work and as such, cannot always be done immediately. These major repairs are programmed and budgeted to occur in a future year. Priority 2 repairs are those that may impact the operational capacity of the structure but do not cause major cost impacts and can be addressed during annual routine maintenance. Priority 3 identifies items not in current need of repair but signify a condition, though noteworthy, that is expected to remain stable for a number of years. As such, the recommendation is that Priority 3 items need not be separately scheduled for repair, but addressed when the structure undergoes Priority 1 or Priority 2 repairs. As the structures continue to age, our annual inspections reveal an increasing number of Priority 2 repairs, and the annual maintenance for the water control system has begun to trend upward.

During fiscal year 2020, the District took ownership of two additional weir structures, bringing the total to 24 major water control structures in the RCID Master Drainage/Flood Control System. The new weir structures were added to the Master Stormwater System database and will be inspected annually and maintained by the District. During fiscal year 2020, the District conducted routine maintenance on the system, which included repairs on structures, levees and debris removal throughout the canal system. The cost of these activities totaled \$708,075.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
OTHER POSTEMPLOYMENT BENEFITS

Year Ended September 30, 2020

Schedule of Changes in the District's Net OPEB Liability and Related Ratios

Last 3 Fiscal Years*

	<u>2020</u>	<u>2019</u>	<u>2018</u>
TOTAL OPEB LIABILITY			
Service cost	\$ 1,362,805	\$ 1,134,426	\$ 1,088,805
Interest	2,069,855	2,411,252	2,234,169
Difference between expected and actual experience	(6,200,300)	-	-
Changes of assumptions	5,949,563	18,108,491	(5,845,660)
Benefit payments	(1,709,222)	(1,523,266)	(1,521,768)
Net change in total OPEB liability	<u>1,472,701</u>	<u>20,130,903</u>	<u>(4,044,454)</u>
Total OPEB liability, beginning of year	<u>77,305,901</u>	<u>57,174,998</u>	<u>61,219,452</u>
Total OPEB liability, end of year	\$ 78,778,602	\$ 77,305,901	\$ 57,174,998
PLAN FIDUCIARY NET POSITION			
Contributions - employer	\$ 2,743,348	\$ 2,552,995	\$ 12,521,768
Net investment income	488,190	637,649	2,399
Benefit payments	(1,709,222)	(1,523,266)	(1,521,768)
Net change in plan fiduciary net position	<u>1,522,316</u>	<u>1,667,378</u>	<u>11,002,399</u>
Plan fiduciary net position, beginning of year	<u>12,669,777</u>	<u>11,002,399</u>	<u>-</u>
Plan fiduciary net position, end of year	<u>14,192,093</u>	<u>12,669,777</u>	<u>11,002,399</u>
District's net OPEB liability, end of year	\$ 64,586,509	\$ 64,636,124	\$ 46,172,599
Plan fiduciary net position as a percentage of the total OPEB liability	18.02 %	16.39 %	19.24 %
Covered-employee payroll	\$ 28,294,306	\$ 27,612,000	\$ 26,678,408
District's net OPEB liability as a percentage of covered-employee payroll	228.27 %	234.09 %	173.07 %

*Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available.

Notes to Schedule

Changes of assumptions - The discount rate decreased from 2.66% to 2.20% at September 30, 2020, and mortality assumptions were changed from table RP-2014 with projection scale MP-2017 to table PUB-2010 with projection scale MP-2019. The retirement and turnover assumptions were revised to be consistent with the assumptions used in the actuarial valuation of the Florida Retirement System as of July 1, 2019. The valuation also reflects the repeal of the high-premium excise tax ("Cadillac Tax").

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
OTHER POST EMPLOYMENT BENEFITS - CONTINUED

Year Ended September 30, 2020

Schedule of the District's Contributions

Last 3 Fiscal Years*

<u>Fiscal Year</u>	<u>Actuarially Determined Contribution</u>	<u>Contributions in Relation to the Actuarially Determined Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Employee Payroll</u>	<u>Contributions as a Percentage of Covered Employee Payroll</u>
2020	\$ 4,518,295	\$ 2,743,348	\$ 1,774,947	\$ 28,294,306	9.70 %
2019	4,507,464	2,552,995	1,954,469	27,612,000	9.25 %
2018	\$ 3,580,651	\$ 12,521,768	\$ (8,941,117)	\$ 26,678,408	46.94 %

* Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available.

Notes to Schedules

Valuation Date: September 30, 2020

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age Normal based on level basis over the earnings of the individual between entry age and assumed exit age(s). Projected Unit Credit method used in years 2018 and prior.
Amortization period	30-year open group
Asset valuation method	Fair market value
Contributions	Contributions to the VEBA Trust are not codified or mandated but the District's funding strategy is to contribute a minimum of \$1 million to the Trust per year.
Inflation	2.00%
Healthcare cost trend rates	6.0% initial, decreasing .5% per year to an ultimate rate of 4.5% for medical; 4.0% dental; 3.0% vision
Salary increases	3.50% per year
Investment rate of return	2.20%
Retirement age	Based on the 2019 Florida Retirement System Actuarial Valuation
Mortality	PUB-2010 mortality table with scale MP-2019

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
PENSIONS

Year Ended September 30, 2020

Schedule of the District's Proportionate Share of the Net Pension Liability - Pension Plan

Florida Retirement System

Last 7 Fiscal Years*

Calendar Year	RCID's Proportion of the Net Pension Liability (Asset)	RCID's Proportionate Share of the Net Pension Liability	RCID's Covered Employee Payroll	RCID's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2020	0.14788 %	\$ 64,091,387	\$ 33,311,667	192.40 %	78.85 %
2019	0.15020 %	51,728,123	32,604,660	158.65 %	82.61 %
2018	0.14924 %	44,950,699	31,337,271	143.44 %	84.26 %
2017	0.13850 %	40,967,776	27,550,271	148.70 %	83.89 %
2016	0.14236 %	35,945,064	26,833,753	133.95 %	84.88 %
2015	0.12545 %	16,204,183	24,758,513	65.45 %	92.00 %
2014	0.12860 %	7,846,750	23,975,240	32.73 %	96.09 %

*Amounts presented for each fiscal year were determined as of June 30. Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
PENSIONS - CONTINUED

Year Ended September 30, 2020

Schedule of the District's Contributions - Pension Plan

Florida Retirement System

Last 10 Fiscal Years*

<u>Fiscal Year</u>	<u>Contractually Required Contribution</u>	<u>Contributions in Relation to the Contractually Required Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>RCID's Covered Employee Payroll</u>	<u>Contributions as a Percentage of Covered Employee Payroll</u>
2020	\$ 5,173,531	\$ 5,173,531	\$ -	\$ 32,847,147	15.75 %
2019	5,114,578	5,114,578	-	33,220,360	15.40 %
2018	4,642,954	4,642,954	-	31,540,901	14.72 %
2017	4,027,501	4,027,501	-	28,358,740	14.20 %
2016	3,815,742	3,815,742	-	27,184,949	14.04 %
2015	3,459,545	3,459,545	-	25,052,616	13.81 %
2014	3,199,940	3,199,940	-	24,221,740	13.21 %
2013	2,479,819	2,479,819	-	23,420,014	10.59 %
2012	1,992,353	1,992,353	-	21,960,067	9.07 %
2011	3,137,334	3,137,334	-	21,588,424	14.53 %

*Amounts presented for each fiscal year were determined as of September 30.

Changes in assumptions

From 2019 to 2020, changes in actuarial assumptions included a decrease in the assumed inflation rate from 2.60% to 2.40%. The long-term expected rate of return decreased from 6.90% in 2019 to 6.80% in 2020. The amortization period also changed from 30 years to 25 years effective July 1, 2020.

Change in benefit terms

Effective July 1, 2011, employees were required to contribute 3% of their annual earnings on a pretax basis. At the same time, FRS reduced the employer contribution amounts. This accounts for the reduction in contributions as a percentage of covered employee payroll in 2012. Effective July 1, 2013, the legislature required employers to pay the full unfunded actuarial liability (UAL) contribution recommended by the actuary for all membership classes and DROP participants. For the two prior fiscal years, the legislature required only a portion of the UAL rate recommended by the actuary. This accounts for the increase in contributions in 2014.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
PENSIONS - CONTINUED

Year Ended September 30, 2020

Schedule of the District's Proportionate Share of the Net Pension Liability - HIS Plan

Health Insurance Subsidy Program

Last 7 Fiscal Years*

Calendar Year	RCID's Proportion of the Net Pension Liability (Asset)	RCID's Proportionate Share of the Net Pension Liability	RCID's Covered Employee Payroll	RCID's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2020	0.09597 %	\$ 11,718,223	\$ 33,311,667	35.18 %	3.00 %
2019	0.09749 %	10,908,108	32,604,660	33.46 %	2.63 %
2018	0.09590 %	10,150,278	31,337,271	32.39 %	2.15 %
2017	0.08638 %	9,235,838	27,550,271	33.52 %	1.64 %
2016	0.08682 %	10,118,388	26,833,753	37.71 %	0.97 %
2015	0.08138 %	8,299,010	24,758,513	33.52 %	0.50 %
2014	0.08064 %	7,539,962	23,975,240	31.45 %	0.99 %

*Amounts presented for each fiscal year were determined as of June 30. Information in this schedule is intended to display the last 10 years; however, information is not available for all prior years. Additional years will be displayed as information becomes available.

REEDY CREEK IMPROVEMENT DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION (RSI)
PENSIONS - CONTINUED

Year Ended September 30, 2020

Schedule of the District's Contributions - HIS Plan

Health Insurance Subsidy Program

Last 10 Fiscal Years*

<u>Fiscal Year</u>	<u>Contractually Required Contribution</u>	<u>Contributions in Relation to the Contractually Required Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>RCID's Covered Employee Payroll</u>	<u>Contributions as a Percentage of Covered Employee Payroll</u>
2020	\$ 545,263	\$ 545,263	\$ -	\$ 32,847,147	1.66 %
2019	551,458	551,458	-	33,220,360	1.66 %
2018	523,579	523,579	-	31,540,901	1.66 %
2017	470,755	470,755	-	28,358,740	1.66 %
2016	451,270	451,270	-	27,184,949	1.66 %
2015	340,982	340,982	-	25,052,616	1.36 %
2014	294,282	294,282	-	24,221,740	1.21 %
2013	265,172	265,172	-	23,420,014	1.13 %
2012	243,757	243,757	-	21,960,067	1.11 %
2011	239,632	239,632	-	21,588,424	1.11 %

*Amounts presented for each fiscal year were determined as of September 30.

Changes in assumptions

From 2019 to 2020, the changes in actuarial assumptions included an updated mortality table based on the PUB-2010 with Projection Scale MP-2018. The municipal rate used to determine total pension liability decreased from 3.50% in 2019 to 2.21% in 2020.

Change in benefit terms

The District is not aware of any changes in benefit terms during the periods noted.



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Report of Independent Auditors 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*

District Administrator, Deputy District Administrator, and
The Board of Supervisors
Reedy Creek Improvement District
Lake Buena Vista, Florida

We have audited, in accordance with auditing standards generally accepted in the United States 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, the business-type activities, each major fund and the aggregate remaining fund information of Reedy Creek Improvement 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, and have issued our report thereon dated February 5, 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 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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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



Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Ernst & Young LLP

February 5, 2021



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Report of Independent Accountants on Applying Agreed-Upon Procedures

District Administrator, Deputy District Administrator, and Board of Supervisors
Reedy Creek Improvement District
Lake Buena Vista, Florida

We have performed the procedures enumerated below, which were agreed to by the management of Reedy Creek Improvement District (the District), solely to assist you in evaluating management's assertion that the District did not meet any of the indicators of financial emergency as enumerated in Section 218.503(1), *Florida Statutes*, as of or for the year ended September 30, 2020. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

Procedures

1. We read Section 218.503 (1), *Florida Statutes*, to identify the conditions for determining whether the District met any of the conditions of financial emergency as defined below:
 - a. Failure within the same fiscal year in which due to pay short term loans or failure to make bond debt service or other long-term debt payments when due, as a result of lack of funds.
 - b. Failure to pay uncontested claims from creditors within 90 days after the claim is presented, as a result of lack of funds.
 - c. Failure to transfer at the appropriate time, taxes withheld on the income of employees, due to lack of funds.
 - d. Failure to transfer at the appropriate time, employer and employee contributions for federal social security, and pension, retirement or benefit plan of an employee, due to lack of funds.
 - e. Failure for one pay period to pay wages and salaries owed to employees or retirement benefits owed to former employees.
2. We inquired of management of the District whether any of the conditions of financial emergency listed above in 1 (a) through (e) occurred during the fiscal year ended September 30, 2020.

3. We read the minutes of the meetings of the District Board of Supervisors for the fiscal year ended September 30, 2020 and through the date of this Report to determine whether there was any discussion of whether any of the conditions of financial emergency listed in 1(a) through (e) above occurred.
4. We selected a sample of debt service payments for all bond and other long-term debt agreements during the District's fiscal year ended September 30, 2020 to determine whether payments were being made when due. As part of our debt procedures, we confirmed 100% of the debt service payments (for each of the bonds outstanding) and verified the timeliness of debt service payments on a sample basis, noting no exceptions.
5. We selected a sample of income tax withholding payments, including FICA, made during the 2020 fiscal year to determine whether payments were being made when due. As part of our payroll tests of transactions, we verified the FICA deductions for 25 individuals during the year. As part of our testing, we verified the deductions were appropriate and traced the payment of the withholding taxes including employer and employee share of FICA for our selections and determined they were paid timely.
6. We selected a sample of contributions made to the District's pension plan during the District's fiscal year ended September 30, 2020 to determine whether payments were being made when due. As part of our payroll tests of transactions, we verified the FRS deductions for 25 individuals with FRS contributions during the year. As part of our testing, we verified the deductions were appropriate and traced the payment of the employer and employee contributions for each month containing our selections and determined they were paid to the Florida Retirement System timely.
7. We selected a sample of payrolls paid during the District's fiscal year 2020 to determine whether payments to employees were being made when due. As part of our payroll procedures, we selected 25 employees. As part of our testing procedures, we obtained the payroll register for the respective pay period, identified our selection on the report, and agreed the total per the payroll register to the disbursement on the District's bank account, without exception, in order to verify that the payment was timely made.

Findings

We noted no exceptions based on the procedures performed as indicated above that would qualify as a condition of financial emergency pursuant to Section 218.503 (1), Florida Statutes, for the District during the 2020 fiscal year.



This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on management's assertion. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of District Administrator, Deputy District Administrator, and Board of Supervisors and the Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Ernst & Young LLP

February 5, 2021



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Report of Independent Accountants on Applying Agreed-Upon Procedures

District Administrator, Deputy District Administrator, and Board of Supervisors
Reedy Creek Improvement District
Lake Buena Vista, Florida

We have performed the procedure enumerated below, which was agreed to by the management of the Reedy Creek Improvement District (the District), solely to assist you in evaluating management's assertion that the District's annual financial report filed with the Florida Department of Financial Services pursuant to Section 218.32 (1), *Florida Statutes*, is in agreement with the annual audited financial statements for the District's September 30, 2020 fiscal year end. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

Procedure

We compared the financial information included in the District's annual financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1), *Florida Statutes*, as of and for the year ended September 30, 2020, to the District's annual audited financial statements for the 2020 fiscal year end.

Findings

We noted the financial information included in the District's annual financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1), *Florida Statutes*, as of and for the year ended September 30, 2020, agreed with the District's annual audited financial statements for the September 30, 2020 fiscal year end.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on management's assertion. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.



This report is intended solely for the information and use of District Administrator, Deputy District Administrator, and Board of Supervisors and the Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Ernst & Young LLP

February 5, 2021



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Independent Accountant's Report

The Board of Supervisors
Reedy Creek Improvement District
Lake Buena Vista, Florida

We have examined management's assertion that Reedy Creek Improvement District (the District) complied with Section 218.415, Florida Statutes, requiring the adoption of an investment policy that includes all of the requirements listed in Sections 218.415(1) through (15), Florida Statutes, and that the District's investments were authorized by law and in accordance with its investment policy for the year ended September 30, 2020, as required by Section 218.415(17), Florida Statutes. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, 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, management's assertion that the District complied with the aforementioned requirements for the year ended September 30, 2020, is fairly stated, in all material respects.

This report is intended solely for the information and use of the District and the Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Ernst & Young LLP

February 5, 2021

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Report of Independent Accountant's on Applying Agreed-Upon Procedures

The Board of Supervisors and Management
Reedy Creek Improvement District

We have performed the procedures enumerated below, which were agreed to by the management of Reedy Creek Improvement District (the District), solely to assist you in evaluating management's assertion that the District does not meet any of the indicators of deteriorating financial condition as enumerated in Section 218.39.5(b), *Florida Statutes*, as of September 30, 2020. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

Procedure

We obtained the audited financial statements of the District as of and for the fiscal year ended September 30, 2020 and determined whether there were any individual governmental funds with a total fund balance deficit as of September 30, 2020. We also compared the total fund balance for the general fund as of September 30, 2020, as reported in the 2020 audited financial statements, to the total fund balance of the general fund as of September 30, 2019, as reported in the District's audited financial statements as of and for the year ended September 30, 2019.

Finding

We noted no individual governmental funds with a total fund balance deficit as of September 30, 2020. We also noted that the total fund balance for the general fund increased during the year ended September 30, 2020. This increase is indicative of a strong financial condition as total fund balance for the general fund remains positive.

Procedure

We obtained the audited financial statements of the District as of and for the fiscal year ended September 30, 2020 and determined whether there were any individual governmental funds with a fund balance deficit in that portion of fund balance not classified as restricted, committed, or non-spendable as of September 30, 2020.



Finding

We noted no individual governmental funds with a fund balance deficit in that portion of fund balance not classified as restricted, committed, or non-spendable as of September 30, 2020.

Procedure

We obtained the audited financial statements of the District as of and for the fiscal year ended September 30, 2020 and determined whether there were any individual proprietary funds with a total net position deficit as of September 30, 2020.

Finding

We noted no individual proprietary funds with a total net position deficit as of September 30, 2020.

Procedure

We obtained the audited financial statements of the District as of and for the fiscal year ended September 30, 2020 and determined whether there was a total net position deficit in the governmental activities as reported in the entity-wide financial statements as of September 30, 2020.

Finding

We noted no total net position deficit in the governmental activities reported in the entity-wide financial statements as of September 30, 2020.

Procedure

We obtained the audited financial statements of the District as of and for the fiscal year ended September 30, 2020 and determined whether there was a total net position deficit in the business-type activities reported in the entity-wide financial statements as of September 30, 2020.

Finding

We noted no total net position deficit in the business-type activities reported in the entity-wide financial statements as of September 30, 2020.

Procedure

We obtained the audited financial statements of the District as of and for the fiscal year ended September 30, 2020 and determined whether there was an unrestricted net position deficit in the governmental activities reported in the entity-wide financial statements as of September 30, 2020.



Finding

An unrestricted net position deficit of approximately \$42 Million was noted in the governmental activities reported in the entity-wide financial statements as of September 30, 2020.

Procedure

With respect to the noted deficit in unrestricted net position in the governmental activities entity-wide financial statements as of September 30, 2020, we inquired of responsible District officials as to causes for the noted deficit and whether such deficit was an indicator of deteriorating financial condition.

Finding

Responsible District officials stated that the unrestricted net position deficit in the governmental activities entity-wide financial statements is not considered to be an indicator of deteriorating financial condition, and the reported deficit is due primarily to the financing, with long-term debt of the District, of certain roadways that were subsequently donated to the State of Florida, and the net pension liability and net other post-employment benefits (OPEB) liability. District officials further stated that the related roadways are not assets of the District and are not reported in the District's entity-wide financial statements; however, the outstanding debt associated with the roadways is a liability of the District and reported as a reduction to unrestricted net position pursuant to generally accepted accounting principles. District officials also noted that the non-capital debt is secured by an irrevocable lien on the ad valorem taxes collected by the District.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on management's assertion. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of management, the Board of Supervisors and the Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Ernst & Young LLP

February 5, 2021



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Report of Independent Auditors on Compliance

The Board of Supervisors
Reedy Creek Improvement District
Lake Buena Vista, Florida

We have audited, in accordance with auditing standards generally accepted in the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Reedy Creek Improvement 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, and have issued our report, with unmodified opinions thereon, dated February 5, 2021.

In connection with our audit, nothing came to our attention that caused us to believe that the District failed to comply with terms, covenants, provisions, or conditions of Sections 4.01-4.03, 5.01-5.17 and 6.01-6.02 of the Trust Indenture dated November 1, 1987, as amended and supplemented, with Sun Bank d.b.a. SunTrust, National Association (the Trustee), who assigned their rights and duties to US Bank, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the District's compliance with the above-referenced terms, covenants, provisions, or conditions of Sections 4.01-4.03, 5.01-5.17 and 6.01-6.02 of the Trust Indenture dated November 1, 1987, as amended and supplemented, with Sun Bank d.b.a. SunTrust, National Association (the Trustee), who assigned their rights and duties to US Bank, insofar as they relate to accounting matters.

This report is intended solely for the information and use of the Board of Supervisors, management of the District, and the Trustee and is not intended to be and should not be used by anyone other than these specified parties.

Ernst & Young LLP

February 5, 2021



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Management Letter and State Reporting Requirements

District Administrator, Deputy District Administrator, and
The Board of Supervisors
Reedy Creek Improvement District
Lake Buena Vista, Florida

In planning and performing our audit of the basic financial statements of Reedy Creek Improvement District (the District) as of and for the year ended September 30, 2020, in accordance with auditing standards generally accepted in the United States and the standards for financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, we considered its internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinions on the basic 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 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.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be deficiencies, significant deficiencies, or material weaknesses. 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.

Other Required Disclosures

Report on the Financial Statements

We have audited the basic financial statements of the District as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated February 5, 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 Report of Independent Auditors 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 Report of Independent Auditors 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 (collectively, the Reports). Disclosures in those Reports, which are dated February 5, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine if corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings reported during the 2020 audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The District has included such disclosures in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to if 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. See separate Report of Independent Auditors on Applying Agreed-Upon Procedures dated February 5, 2021.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures that were agreed to by management of the District. See separate Report of Independent Auditors on Applying Agreed-Upon Procedures dated February 5, 2021, for our procedures and findings.



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

Annual Financial Report

Management of the District has advised that the District is required to file an annual financial report, as defined in Section 218.32(1)(a), Florida Statutes, with the Florida Department of Financial Services. See separate Report of Independent Auditors on Applying Agreed-Upon Procedures dated February 5, 2021.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. See Reports identified under “Other Reports” section above.

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, members of the District Administrator, Deputy District Administrator, the Board of Supervisors, the Florida Auditor General, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

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February 5, 2021