

**Grove Resort  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**Grove Resort Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Grove Resort Community Development District  
Orange County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Grove Resort Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of Grove Resort Community Development District as of September 30, 2022, and the respective changes in financial position and cash flows for the Enterprise Fund and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

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

Fort Pierce / Stuart

To the Board of Supervisors  
Grove Resort Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Grove Resort Community Development District

***Required Supplementary Information***

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

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

In accordance with *Government Auditing Standards*, we have also issued a report dated December 22, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Grove Resort Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines + Frank*

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

December 22, 2023

**Grove Resort Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

Management's discussion and analysis of Grove Resort Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements are comprised of three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The Government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and business-type activities and the change in net position. Governmental activities are primarily supported by special assessments. Business-type activities are supported by charges to the users of those activities, such as water park and restaurant service charges.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities separate from the assets, liabilities, and net position of business-type activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities or business-type activities. Governmental activities financed by the District include physical environment and general government. Business-type activities financed by user charges include water park and restaurant services.

*Fund financial statements* present financial information for governmental funds and the enterprise fund. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources. The enterprise fund financial statements provide information on all assets and liabilities of the funds, changes in the economic resources (revenues and expenses), and total economic resources.

**Grove Resort Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. For the enterprise fund, a **statement of fund net position**, a **statement of revenues, expenses, and changes in fund net position**; and a **statement of cash flows** are presented. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing, split between Governmental Activities and Business-type Activities. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long-lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, long term debt, and capital assets are some of the items included in the *notes to the financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$31,035,097 (net position). Net investment in capital assets for Governmental Activities was \$21,725,052. Net investment in capital assets for Business-type Activities was \$13,058,548. Unrestricted net position for Governmental Activities was \$(2,506,274) and for Business-type Activities was \$(1,691,653). Restricted net position for Governmental Activities was \$449,424.

**Grove Resort Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Highlights (Continued)**

- ◆ Governmental Activities revenues totaled \$1,373,229 while Governmental Activities expenses totaled \$3,095,609. Business-type Activities revenues totaled \$10,344,334 while Business-type Activities expenses totaled \$10,428,348.

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District. It is not intended to be a complete presentation of government-wide financial activity.

**Net Position**

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current assets	\$ 196,207	\$ 3,127,855	\$ 116,843	\$ -	\$ 313,050	\$ 3,127,855
Restricted assets	3,288,296	5,944,873	-	-	3,288,296	5,944,873
Capital assets, net	32,175,195	31,947,299	13,058,548	13,712,438	45,233,743	45,659,737
Total Assets	35,659,698	41,020,027	13,175,391	13,712,438	48,835,089	54,732,465
Current liabilities	1,316,608	705,651	1,808,496	2,261,529	3,125,104	2,967,180
Non-current liabilities	14,674,888	18,923,794	-	-	14,674,888	18,923,794
Total Liabilities	15,991,496	19,629,445	1,808,496	2,261,529	17,799,992	21,890,974
Net Position						
Net investment in capital assets	21,725,052	20,699,729	13,058,548	13,712,438	34,783,600	34,412,167
Restricted	449,424	4,520,134	-	-	449,424	4,520,134
Unrestricted	(2,506,274)	(3,829,281)	(1,691,653)	(2,261,529)	(4,197,927)	(6,090,810)
Total Net Position	\$ 19,668,202	\$ 21,390,582	\$ 11,366,895	\$ 11,450,909	\$ 31,035,097	\$ 32,841,491

The increase in capital assets for governmental activities was the result of capital additions exceeding depreciation in the current year and the decrease in capital assets for business-type activities was primarily the result of current year depreciation.

The decrease in restricted assets and total liabilities for governmental activities was primarily the result of principal payments on long-term debt in the current year.

The decrease in total liabilities for the business-type activities was primarily related to the decrease in due to others.



**Grove Resort Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented at the government-wide level for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

**Change in Net Position**

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
<u>Program Revenues</u>						
Charges for services	\$ 1,201,824	\$ 7,643,394	\$ 10,344,334	\$ 9,469,964	\$ 11,546,158	\$ 17,113,358
Grants and contributions	28,262	35,940	-	-	28,262	35,940
<u>General Revenues</u>						
Miscellaneous revenues	99,087	99,442	-	-	99,087	99,442
Investment earnings	44,056	56,642	-	-	44,056	56,642
Total Revenues	1,373,229	7,835,418	10,344,334	9,469,964	11,717,563	17,305,382
<u>Expenses</u>						
General government	167,131	101,861	-	-	167,131	101,861
Physical environment	1,417,422	1,398,384	-	-	1,417,422	1,398,384
Interest and other charges	1,511,056	1,281,573	-	-	1,511,056	1,281,573
Water park/restaurant	-	-	10,428,348	8,819,405	10,428,348	8,819,405
Total Expenses	3,095,609	2,781,818	10,428,348	8,819,405	13,523,957	11,601,223
Change in Net Position	(1,722,380)	5,053,600	(84,014)	650,559	(1,806,394)	5,704,159
Net Position - Beginning of Year	21,390,582	16,336,982	11,450,909	10,800,350	32,841,491	27,137,332
Net Position - End of Year	\$ 19,668,202	\$ 21,390,582	\$ 11,366,895	\$ 11,450,909	\$ 31,035,097	\$ 32,841,491

The increase in general government is related to the increase in legal fees in the current year.

The increase in physical environment is related to the increase in insurance in the current year.

The increase in interest and other charges is related to the issuance of long-term debt in the current year.

The increase in business-type revenues and expenses is related to increased activity in the current year.

**Grove Resort Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2022.

<u>Description</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
Construction in progress	\$ 1,482,523	\$ -	\$ 1,482,523
Buildings and improvements	26,073,046	3,371,099	29,444,145
Infrastructure	1,679,307	11,007,441	12,686,748
Improvements other than buildings	7,958,827	997,828	8,956,655
Equipment	-	779,494	779,494
Accumulated depreciation	<u>(5,018,508)</u>	<u>(3,097,314)</u>	<u>(8,115,822)</u>
 Total Capital Assets (Net)	 <u><u>\$ 32,175,195</u></u>	 <u><u>\$ 13,058,548</u></u>	 <u><u>\$ 45,233,743</u></u>

Governmental activities changes in the current year include depreciation of \$1,254,627 and \$1,482,523 of additions to construction in progress.

Business-type activities changes in the current year include depreciation of \$801,061 and additions to equipment of \$116,496 and buildings and improvements of \$30,675.

**General Fund Budgetary Highlights**

The budget exceeded actual expenditures for the year primarily because of lower miscellaneous and insurance costs than were anticipated.

The September 30, 2022 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

In April 2017, the District issued \$13,300,000 Series 2017A Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquiring, constructing, and reconstructing all or a portion of the Series 2017A Project. As of September 30, 2022, the balance outstanding was \$12,480,000.

**Grove Resort Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

In April 2017, the District issued \$41,960,000 Series 2017B Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquiring, constructing, and reconstructing all or a portion of the Series 2017B Project. During the year, the Series 2017B Bonds were paid off.

In February 2022, the District issued \$2,780,000 Series 2022 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquiring, constructing, and reconstructing of the Series 2022 Project. As of September 30, 2022, the balance outstanding was \$2,780,000.

**Economic Factors and Next Year's Budget**

Grove Resort Community Development District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2023.

**Request for Information**

The financial report is designed to provide a general overview of Grove Resort Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Grove Resort Community Development District, PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

**Grove Resort Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and equivalents	\$ 137,274	\$ -	\$ 137,274
Accounts receivable	4,896	116,843	121,739
Interest receivable	5,351	-	5,351
Prepaid expenses	48,686	-	48,686
<b>Total Current Assets</b>	<b>196,207</b>	<b>116,843</b>	<b>313,050</b>
<b>Non-Current Assets</b>			
<b>Restricted assets</b>			
Investments	3,288,296	-	3,288,296
<b>Capital assets not being depreciated</b>			
Construction in progress	1,482,523	-	1,482,523
<b>Capital assets being depreciated</b>			
Buildings and improvements	26,073,046	3,371,099	29,444,145
Infrastructure	1,679,307	11,007,441	12,686,748
Improvements other than buildings	7,958,827	997,828	8,956,655
Equipment	-	779,494	779,494
Less: accumulated depreciation	(5,018,508)	(3,097,314)	(8,115,822)
<b>Total Non-Current Assets</b>	<b>35,463,491</b>	<b>13,058,548</b>	<b>48,522,039</b>
<b>Total Assets</b>	<b>35,659,698</b>	<b>13,175,391</b>	<b>48,835,089</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Accounts payable and accrued expenses	423,049	-	423,049
Retainage payable	73,483	-	73,483
Due to others	55,000	1,808,496	1,863,496
Due to developer	57,714	-	57,714
Unearned revenues	1,175	-	1,175
Accrued interest	341,187	-	341,187
Bonds payable	365,000	-	365,000
<b>Total Current Liabilities</b>	<b>1,316,608</b>	<b>1,808,496</b>	<b>3,125,104</b>
<b>Non-Current Liabilities</b>			
Bonds payable, net	14,674,888	-	14,674,888
<b>Total Liabilities</b>	<b>15,991,496</b>	<b>1,808,496</b>	<b>17,799,992</b>
<b>NET POSITION</b>			
Net investment in capital assets	21,725,052	13,058,548	34,783,600
Restricted for debt service	449,424	-	449,424
Unrestricted	(2,506,274)	(1,691,653)	(4,197,927)
<b>Total Net Position</b>	<b>\$ 19,668,202</b>	<b>\$ 11,366,895</b>	<b>\$ 31,035,097</b>

*See accompanying notes to financial statements.*

**Grove Resort Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

<u>Functions/Programs</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>		
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Contributions</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Governmental Activities						
General government	\$ (167,131)	\$ 33,959	\$ 6,303	\$ (126,869)	\$ -	\$ (126,869)
Physical environment	(1,417,422)	118,314	21,959	(1,277,149)	-	(1,277,149)
Interest and other charges	(1,511,056)	1,049,551	-	(461,505)	-	(461,505)
Total Governmental Activities	<u>(3,095,609)</u>	<u>1,201,824</u>	<u>28,262</u>	<u>(1,865,523)</u>	<u>-</u>	<u>(1,865,523)</u>
Business-type activities						
Water park and restaurant	<u>(10,428,348)</u>	<u>10,344,334</u>	<u>-</u>	<u>-</u>	<u>(84,014)</u>	<u>(84,014)</u>
Total Primary Government	<u><u>\$(13,523,957)</u></u>	<u><u>\$ 11,546,158</u></u>	<u><u>\$ 28,262</u></u>	<u>(1,865,523)</u>	<u>(84,014)</u>	<u>(1,949,537)</u>
General Revenues						
Miscellaneous revenues				99,087	-	99,087
Investment earnings				44,056	-	44,056
Total General Revenues				<u>143,143</u>	<u>-</u>	<u>143,143</u>
Change in Net Position				(1,722,380)	(84,014)	(1,806,394)
Net Position - October 1, 2021				21,390,582	11,450,909	32,841,491
Net Position - September 30, 2022				<u><u>\$ 19,668,202</u></u>	<u><u>\$ 11,366,895</u></u>	<u><u>\$ 31,035,097</u></u>

See accompanying notes to financial statements.

**Grove Resort Community Development District**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
**September 30, 2022**

ASSETS	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>Total Governmental Funds</b>
Cash and equivalents	\$ 137,274	\$ -	\$ -	\$ 137,274
Accounts receivable	4,896	-	-	4,896
Accrued interest receivable	-	3,156	2,195	5,351
Prepaid expenses	48,686	-	-	48,686
Restricted assets				
Cash and investments, fair value	-	1,943,139	1,345,157	3,288,296
Total Assets	\$ 190,856	\$ 1,946,295	\$ 1,347,352	\$ 3,484,503
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities				
Accounts payable/accrued expenses	\$ 11,582	\$ -	\$ 411,467	\$ 423,049
Retainage payable	-	-	73,483	73,483
Due to developer	57,714	-	-	57,714
Due to others	55,000	-	-	55,000
Deferred revenues	1,175	-	-	1,175
Total Liabilities	125,471	-	484,950	610,421
Fund Balances				
Nonspendable:				
Prepaid expenses	48,686	-	-	48,686
Restricted for debt service	-	1,946,295	-	1,946,295
Restricted for capital projects	-	-	862,402	862,402
Unassigned	16,699	-	-	16,699
Total Fund Balances	65,385	1,946,295	862,402	2,874,082
Total Liabilities and Fund Balances	\$ 190,856	\$ 1,946,295	\$ 1,347,352	\$ 3,484,503

See accompanying notes to financial statements.

**Grove Resort Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2022**

Total Governmental Fund Balance	\$ 2,874,082
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$1,482,523, infrastructure, \$1,679,307, buildings and improvements, \$26,073,046, improvements other than buildings, \$7,958,827, net of accumulated depreciation, \$(5,018,508), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	32,175,195
Long-term liabilities, bonds payable, \$(15,260,000), net of bond premium, net, \$(31,543), net of bond discount, net, \$251,655, are not due and payable in the current period, and therefore, are not reported at the fund level.	(15,039,888)
Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported at the fund level.	<u>(341,187)</u>
Net Position of Governmental Activities	<u>\$ 19,668,202</u>

*See accompanying notes to financial statements.*

**Grove Resort Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2022**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues				
Special assessments	\$ 152,273	\$ 1,049,551	\$ -	\$ 1,201,824
Developer contributions	28,262	-	-	28,262
Miscellaneous revenues	99,087	-	-	99,087
Investment earnings	355	36,995	6,706	44,056
Total Revenues	<u>279,977</u>	<u>1,086,546</u>	<u>6,706</u>	<u>1,373,229</u>
Expenditures				
Current				
General government	166,302	826	3	167,131
Physical environment	162,795	-	-	162,795
Capital outlay	-	-	1,482,523	1,482,523
Debt service				
Principal	-	7,360,000	-	7,360,000
Interest	-	956,842	-	956,842
Other	-	55,600	190,350	245,950
Total Expenditures	<u>329,097</u>	<u>8,373,268</u>	<u>1,672,876</u>	<u>10,375,241</u>
Excess of revenues over/(under) expenditures	(49,120)	(7,286,722)	(1,666,170)	(9,002,012)
Other financing sources/(uses)				
Issuance of long-term debt	-	283,592	2,496,408	2,780,000
Bond premium	-	-	32,168	32,168
Transfers in	-	282,580	-	282,580
Transfers out	-	-	(282,580)	(282,580)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>566,172</u>	<u>2,245,996</u>	<u>2,812,168</u>
Net change in fund balances	(49,120)	(6,720,550)	579,826	(6,189,844)
Fund Balances - October 1, 2021	<u>114,505</u>	<u>8,666,845</u>	<u>282,576</u>	<u>9,063,926</u>
Fund Balances - September 30, 2022	<u>\$ 65,385</u>	<u>\$ 1,946,295</u>	<u>\$ 862,402</u>	<u>\$ 2,874,082</u>

See accompanying notes to financial statements.



**Grove Resort Community Development District  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2022**

Net Changes in Fund Balances - Total Governmental Funds \$ (6,189,844)

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 as depreciation. This is the amount that capital outlay, \$1,482,523, exceeded depreciation, \$(1,254,627), in the current period.	227,896
The issuance of long-term debt, \$(2,780,000), and the associated bond premium, \$(32,168), are reported as other financing sources at the fund level, however, they increase liabilities at the government-wide level.	(2,812,168)
Repayments of long term debt are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position.	7,360,000
Bond discount and bond premium are amortized over the life of the bond at the government-wide level. This is the amount of current-year amortization.	(448,926)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>140,662</u>

Change in Net Position of Governmental Activities \$ (1,722,380)

*See accompanying notes to financial statements.*

**Grove Resort Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 149,807	\$ 149,807	\$ 152,273	\$ 2,466
Developer contributions	976	976	28,262	27,286
Miscellaneous revenues	137,868	137,868	99,087	(38,781)
Investment earnings	100	100	355	255
Total Revenues	<u>288,751</u>	<u>288,751</u>	<u>279,977</u>	<u>(8,774)</u>
Expenditures				
Current				
General government	165,826	165,826	166,302	(476)
Physical environment	172,508	172,508	162,795	9,713
Total Expenditures	<u>338,334</u>	<u>338,334</u>	<u>329,097</u>	<u>9,237</u>
Net change in fund balances	<u>(49,583)</u>	<u>(49,583)</u>	<u>(49,120)</u>	<u>463</u>
Fund Balances - October 1, 2021	<u>49,583</u>	<u>49,583</u>	<u>114,505</u>	<u>64,922</u>
Fund Balances - September 30, 2022	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 65,385</u></u>	<u><u>\$ 65,385</u></u>

*See accompanying notes to financial statements.*

**Grove Resort Community Development District**  
**STATEMENT OF FUND NET POSITION – ENTERPRISE FUND**  
**September 30, 2022**

<b>ASSETS</b>	
Current Assets	
Accounts receivable	\$ 116,843
Non-Current Assets	
Improvements other than buildings	997,828
Infrastructure	11,007,441
Buildings and improvements	3,371,099
Equipment	779,494
Less: Accumulated depreciation	<u>(3,097,314)</u>
Total Non-Current Assets	<u>13,058,548</u>
Total Assets	<u>13,175,391</u>
<b>LIABILITIES</b>	
Current Liabilities	
Due to others	<u>1,808,496</u>
<b>NET POSITION</b>	
Net investment in capital assets	13,058,548
Unrestricted	<u>(1,691,653)</u>
Total Net Position	<u><u>\$ 11,366,895</u></u>

*See accompanying notes to financial statements.*

**Grove Resort Community Development District  
STATEMENT OF REVENUES, EXPENSES AND CHANGES  
IN FUND NET POSITION – ENTERPRISE FUND  
For the Year Ended September 30, 2022**

<b>Operating Revenues:</b>	
Charges for services	<u>\$10,344,334</u>
<b>Operating Expenses:</b>	
Personal services	3,070,457
General and administrative	907,717
Contractual and professional services	1,572,395
Supplies and expenses	2,005,322
Repairs and maintenance	1,882,203
Utilities	181,267
Rent and lease expense	7,926
Depreciation	<u>801,061</u>
Total Operating Expenses	<u>10,428,348</u>
Operating Income/(Loss)	(84,014)
Net Position - October 1, 2021	<u>11,450,909</u>
Net Position - September 30, 2022	<u><u>\$11,366,895</u></u>

*See accompanying notes to financial statements.*

**Grove Resort Community Development District**  
**STATEMENT OF CASH FLOWS – ENTERPRISE FUND**  
**For the Year Ended September 30, 2022**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers	\$ 10,227,491
Payments to suppliers for goods and services	(7,009,863)
Payments to employees for services	(3,070,457)
Net Cash Provided by Operating Activities	147,171
 <b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchases of capital assets	(147,171)
Net change in cash and cash equivalents	-
Cash and equivalents - October 1, 2021	-
Cash and equivalents - September 30, 2022	\$ -
 <b>RECONCILIATION OF OPERATING INCOME TO NET CASH USED BY OPERATING ACTIVITIES</b>	
Operating (loss)	\$ (84,014)
Adjustments to reconcile operating (loss) to net cash provided by operating activities:	
Depreciation expense	801,061
Increase in accounts receivable	(116,843)
Decrease in due to others	(453,033)
Net Cash Provided by Operating Activities	\$ 147,171

*See accompanying notes to financial statements.*

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

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

The financial statements of Grove Resort Community Development District (the “District”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District’s more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on December 5, 2016 under the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, and Orange County Board of County Commissioners Ordinance 2016-29, under the name of Grove Resort Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District.

The District is governed by a five-member Board of Supervisors (the “Board”), who are elected on an at large basis by owners of the property within the District. Among the primary powers, which the Act provides, the Board may exercise the power to manage basic service for community development, the power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure, subject to the approval of applicable State administrative agencies.

As required by GAAP, these financial statements present the Grove Resort Community Development District (the primary government), as a stand-alone government. The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility which includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include separate columns for the governmental and business-type activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

Governmental activities, which normally are supported by special assessments and interest, are reported separately from business-type activities. Program revenues include charges for services and special assessments. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financial source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Non-spendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Committed Fund Balance** – This classification consists of contractual obligations which require formal approval from the Board of Supervisors. This type of fund balance can only be removed by the Board of Supervisors through the same approval process.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.



**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues) and decreases (expenditures) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

**Enterprise Funds**

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund operating statements present increases (revenues) and decreases (expenses) in total net position. The District applies all GASB pronouncements as well as all FASB Statements and Interpretations, APB Opinions and Accounting Research Bulletins, issued on or before November 30, 1989, which do not conflict with, or contradict, GASB pronouncements.

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Enterprise Funds (Continued)**

Enterprise fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment earnings, result from non-exchange transactions or ancillary activities. Amounts paid to acquire capital assets are capitalized as assets in the fund financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the fund financial statements, rather than as other financing sources.

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

Debt Service Fund – The Debt Service Fund accounts for debt service requirements for the District’s outstanding special assessment debt.

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

**b. Enterprise Major Fund**

Enterprise Fund – The Enterprise Fund accounts for the operations of the Water Park and Restaurant, which are funded by proceeds from operations of these facilities.

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**c. Non-Current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, due to developer and accrued compensated absences be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

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

**Grove Resort Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**b. Receivables and Payables**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to/from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported as “internal balances”.

**c. Restricted Net Position**

Certain net position of the District are classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**d. Capital Assets**

Capital assets, which include buildings and improvements, infrastructure, equipment and improvements other than buildings, are reported in the applicable governmental or business-type activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed.

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

Buildings and improvements	30 years
Equipment	3-5 years
Infrastructure	25-30 years
Improvements other than buildings	25-39 years

**Grove Resort Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to the requirements of the Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**f. Bond Discounts/Premium**

Bond discounts and bond premiums are amortized over the life of the bonds.

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

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

“Total fund balances” of the District’s governmental funds, \$2,874,082, differs from “net position” of governmental activities, \$19,668,202, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

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

Construction in progress	\$ 1,482,523
Improvements other than buildings	7,958,827
Infrastructure	1,679,307
Buildings and improvements	26,073,046
Accumulated depreciation	<u>(5,018,508)</u>
Total	<u>\$ 32,175,195</u>

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

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

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

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ (15,260,000)
Bond premium	(31,543)
Bond discount	<u>251,655</u>
Net bonds payable	<u>\$ (15,039,888)</u>

**Accrued interest**

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

Accrued interest	<u>\$ (341,187)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net changes in fund balances” for government funds, \$(6,189,844), differs from the “change in net position” for governmental activities, \$(1,722,380), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

**Capital related items**

When capital assets for governmental activities are purchased or constructed, they are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation. This is the amount of depreciation in the current period.

Depreciation	\$ (1,254,627)
Capital outlay	<u>1,482,523</u>
Total	<u>\$ 227,896</u>

**Grove Resort Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2022**

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

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

**Long-term debt transactions**

Long-term debt issuance and repayments of principal are reported as other financing sources and expenditures at the fund level.

Long-term debt issuance	\$ (2,780,000)
Bond premium	(32,168)
Principal payments	<u>7,360,000</u>
Total	<u><u>\$ 4,547,832</u></u>

Amortization of the bond discount does not require the use of current financial resources and therefore, is not reported in governmental funds.

Amortization of bond discount/premium	<u><u>\$ (448,926)</u></u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u><u>\$ 140,662</u></u>
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**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$141,051 and the carrying value was \$137,274. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Grove Resort Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

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

Investments

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligation	18 days*	\$ 3,288,296

\*Weighted average maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable input.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation are Level 1 assets.

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

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. As of September 30, 2022, the District's investments in First American Government Obligation Fund was rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The District's investment in First American Government Obligation Fund represents 100% of the District's total investments.



**Grove Resort Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2022**

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

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2021-2022 fiscal year were levied by the Board in a public hearing. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

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

**NOTE E– INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2022, consisted for the following:

<b>Transfers In</b>	<b>Transfers Out</b>
Debt Service Fund	Capital Projects Fund
	\$ 282,580

Current year transfers were completed in accordance with the trust indenture.

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets not being depreciated				
Construction in progress	\$ -	\$ 1,482,523	\$ -	\$ 1,482,523
Capital assets, being depreciated:				
Infrastructure	1,679,307	-	-	1,679,307
Improvements other than buildings	7,958,827	-	-	7,958,827
Buildings and improvements	26,073,046	-	-	26,073,046
Total Capital Assets, Being Depreciated	<u>35,711,180</u>	<u>-</u>	<u>-</u>	<u>35,711,180</u>
Less accumulated depreciation for:				
Infrastructure	(201,516)	(67,172)	-	(268,688)
Improvements other than buildings	(955,059)	(318,353)	-	(1,273,412)
Buildings and improvements	(2,607,306)	(869,102)	-	(3,476,408)
Total Accumulated Depreciation	<u>(3,763,881)</u>	<u>(1,254,627)</u>	<u>-</u>	<u>(5,018,508)</u>
Total Capital Assets Depreciated, Net	<u>31,947,299</u>	<u>(1,254,627)</u>	<u>-</u>	<u>30,692,672</u>
Total Capital Assets, Net	<u>\$ 31,947,299</u>	<u>\$ 227,896</u>	<u>\$ -</u>	<u>\$ 32,175,195</u>

Depreciation was charged to physical environment, \$1,254,627.

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – CAPITAL ASSETS (CONTINUED)**

The following is a summary of changes in the Business-type Activities capital assets for the year ended September 30, 2022:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Business-type Activities:</u>				
Capital assets, being depreciated:				
Buildings and improvements	\$ 3,340,424	\$ 30,675	\$ -	\$ 3,371,099
Infrastructure	11,007,441	-	-	11,007,441
Equipment	1,660,826	116,496	-	1,777,322
Total Capital Assets, Being Depreciated	<u>16,008,691</u>	<u>147,171</u>	<u>-</u>	<u>16,155,862</u>
Less accumulated depreciation:	<u>(2,296,253)</u>	<u>(801,061)</u>	<u>-</u>	<u>(3,097,314)</u>
Total Capital Assets Depreciated, Net	<u>\$ 13,712,438</u>	<u>\$ (653,890)</u>	<u>\$ -</u>	<u>\$ 13,058,548</u>

Depreciation was charged to water park/restaurant, \$801,061.

**NOTE G – LONG TERM DEBT**

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 19,840,000
Issuance of long-term debt	2,780,000
Principal payments	<u>(7,360,000)</u>
Long-term debt at September 30, 2022	\$ 15,260,000
Plus: bond premium, net	31,543
Less: bond discount, net	<u>(251,655)</u>
Bonds Payable, Net at September 30, 2022	<u>\$ 15,039,888</u>

**Grove Resort Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

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

Long-term debt for Governmental Activities is comprised of the following:

Bonds Payable

\$13,300,000 Series 2017A Special Assessment Revenue Bonds are due in annual principal installments beginning November 2018 maturing November 2047. Interest at various rates between 5% and 5.875% is due May and November beginning November 2017. Current portion is \$310,000. \$ 12,480,000

\$41,960,000 Series 2017B Special Assessment Revenue Bonds are due in one installment on November 1, 2029. Interest at various rates between 5.75% and 6% is due May and November beginning November 2017. The bonds were paid off November 1, 2021.

\$2,780,000 Series 2022 Special Assessment Revenue Bonds are due in annual principal installments beginning May 2023 and maturing May 2052. Interest at various rate between 2.95% and 4.00% is due each May and November beginning May 2022. Current portion is \$55,000. 2,780,000

Bond Payable at September 30, 2022 \$ 15,260,000

The annual requirements of principal and interest for the bonds payable are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 365,000	\$ 810,794	\$ 1,175,794
2024	290,000	795,240	1,085,240
2025	310,000	781,493	1,091,493
2026	320,000	766,973	1,086,973
2027	335,000	751,828	1,086,828
2028-2032	1,935,000	3,490,002	5,425,002
2033-2037	2,515,000	2,893,512	5,408,512
2038-2042	3,290,000	2,097,793	5,387,793
2043-2047	4,315,000	1,045,249	5,360,249
2048-2052	1,585,000	111,996	1,696,996
Totals	<u>\$ 15,260,000</u>	<u>\$ 13,544,880</u>	<u>\$ 28,804,880</u>

**Grove Resort Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

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

Summary of Significant Bond Resolution Terms and Covenants

**Special Assessment Revenue Bonds**

Significant Bond Provisions

The Series 2017A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2032 at a redemption price equal to the principal amount of the Series 2017A Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2017A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2022 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, at any time on or after May 1, 2032 at a redemption price equal to the principal amount of the Series 2022 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2017A and Series 2022 Reserve Accounts were funded from the proceeds of the Series 2017A and Series 2022 Bonds respectively in an amount equal to the maximum annual debt service outstanding for the Series 2017A and Series 2022 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Revenue Bonds, Series 2017A	\$ 946,263	\$ 940,006
Special Assessment Revenue Bonds, Series 2022	\$ 157,838	\$ 157,838

**Grove Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE H – ECONOMIC DEPENDENCY**

A significant portion of the District's activity is dependent upon continued involvement of the Developer, the loss which could have a material adverse effect on the District's operations. At September 30, 2022, the Developer owned a significant amount of the assessable property located within the District's boundaries.

The Developer has agreed to fund a portion of the general operations of the District. For the year ended September 30, 2022, the Developer contributed \$28,262.

Three of the Board members were affiliated with the Developer as of September 30, 2022.

**NOTE I – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.

**NOTE J – SUBSEQUENT EVENT**

On November 1, 2022, the District made a prepayment of \$85,000 on the Series 2017A Special Assessment Revenue Bonds.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Grove Resort Community Development District  
Orange County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Grove Resort Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated December 22, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Grove Resort Community Development 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 Grove Resort Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Grove Resort Community Development 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 or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
Grove Resort Community Development District

### **Report on Compliance and Other Matters**

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

### **Purpose of this Report**

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



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

December 22, 2023





# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
Grove Resort Community Development District  
Orange County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Grove Resort Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated December 22, 2023.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 22, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

To the Board of Supervisors  
Grove Resort Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Grove Resort Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Grove Resort Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Grove Resort Community Development District. It is management's responsibility to monitor the Grove Resort Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

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

To the Board of Supervisors  
Grove Resort Community Development District

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Grove Resort Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$0
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District spent \$1,482,523 on the Series 2022 Project.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Grove Resort Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$175-\$1,124.05.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,201,824.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2017A, \$12,480,000, matures November 2047 and Series 2022, \$2,780,000 matures May 2052.

To the Board of Supervisors  
Grove Resort Community Development District

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

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

December 22, 2023



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

To the Board of Supervisors  
Grove Resort Community Development District  
Orange County, Florida

We have examined Grove Resort Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Grove Resort Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Grove Resort Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Grove Resort Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Grove Resort Community Development District's compliance with the specified requirements.

In our opinion, Grove Resort Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam  
Gaines + Frank*

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

December 22, 2023