

**EAST PARK  
COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2010**

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA**

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
East Park Community Development District  
Orange County, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of East Park Community Development District, Orange County, Florida (the "District") as of and for the fiscal year ended September 30, 2010, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2010, and the respective changes in financial position thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated September 28, 2011, 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, agreements, and other matters. 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and important for assessing the results of our audit.

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

September 28, 2011

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of East Park Community Development District, Orange County, Florida's ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2010. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net asset (deficit) balance of \$(833,669).
- The change in the District's total net assets in comparison with the prior fiscal year was (\$10,817), a decrease. The key components of the District's net assets and change in net assets are reflected in the table in the government-wide financial statements analysis section.
- At September 30, 2010, the District's governmental funds reported combined ending fund balances of \$2,853,585, a decrease of \$(105,579) in comparison with the prior year. Of the total fund balance, a portion is reserved for debt service, capital projects and other items and the remainder is unreserved which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### **1) 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 assets presents information on all the District's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets 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 assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations (maintenance) functions.

#### **2) Fund Financial Statements**

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### 2) Fund Financial Statements (Continued)

#### Governmental Funds

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

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

The District currently maintains three individual governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service, and capital projects funds. All of the funds are considered to be major funds.

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

### 3) Notes to the Financial Statements

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

## FINANCIAL ANALYSIS OF GOVERNMENT-WIDE INFORMATION

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

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

The restricted portion of the District's net assets represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets may be used to meet the District's other obligations.

## FINANCIAL ANALYSIS OF GOVERNMENT-WIDE INFORMATION (Continued)

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

NET ASSETS SEPTEMBER 30,		
	2010	2009
Assets, excluding capital assets	\$ 3,160,697	\$ 3,257,974
Capital assets, net of depreciation	8,150,388	8,184,702
Total assets	11,311,085	11,442,676
Liabilities, excluding long-term liabilities	389,754	375,528
Long-term liabilities	11,755,000	11,890,000
Total liabilities	12,144,754	12,265,528
Net Assets		
Invested in capital assets, net of related debt	(2,145,798)	(2,236,797)
Restricted for debt service	904,091	1,099,832
Unrestricted	408,038	314,113
Total net assets (deficit)	\$ (833,669)	\$ (822,852)

The District's total net assets decreased during the most recent fiscal year. The majority of the change represents the extent to which the cost of operations including depreciation exceeded ongoing program revenues.

The key elements of the District's change in net assets are reflected in the following table:

NET ASSETS FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2010	2009
Revenues:		
Program revenues	\$ 1,297,202	\$ 947,743
General revenues	47,189	46,392
Total revenues	1,344,391	994,135
Expenses:		
General government	113,643	121,209
Maintenance and operations	376,214	358,012
Interest	865,351	858,719
Total expenses	1,355,208	1,337,940
Change in net assets	(10,817)	(343,805)
Net assets (deficit), beginning	(822,852)	(479,047)
Net assets (deficit), ending	\$ (833,669)	\$ (822,852)

Program revenues were comprised primarily of assessments for both the most recent and preceding fiscal years. The increase is as a result of an increase in debt assessments for the Series 2008 Bonds.

### GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2010.

The variance between budgeted and actual general fund revenues for the 2010 fiscal year was not considered significant. The actual general fund expenditures for the 2010 fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2010, the District had \$8,424,604 invested in land and land improvements, infrastructure under construction and roadways, for its governmental activities. In the government-wide financial statements depreciation of \$274,216 has been taken, which resulted in a net book value of \$8,150,388. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2010, the District had \$11,755,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the East Park Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2010**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 239,412
Investments	200,022
Interest receivable	3,334
Restricted assets:	
Cash	6,817
Investments	2,433,579
Due from other governmental unit	31
Prepays	5,854
Deferred charges	271,648
Capital assets:	
Nondepreciable	7,566,746
Depreciable, net	<u>583,642</u>
Total assets	<u>11,311,085</u>
 <b>LIABILITIES</b>	
Accounts payable	35,464
Accrued interest payable	354,290
Non-current liabilities:	
Due within one year	130,000
Due in more than one year	<u>11,625,000</u>
Total liabilities	<u>12,144,754</u>
 <b>NET ASSETS</b>	
Invested in capital assets, net of related debt	(2,145,798)
Restricted for debt service	904,091
Unrestricted	<u>408,038</u>
Total net assets (deficit)	<u>\$ (833,669)</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2010**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Assets	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 113,643	\$ 113,643	\$ -	\$ -	\$ -
Maintenance and operations	376,214	387,234	-	1,194	12,214
Interest on long-term debt	865,351	795,816	(685)	-	(70,220)
Total governmental activities	1,355,208	1,296,693	(685)	1,194	(58,006)
General revenues:					
Interest income					2,189
Miscellaneous income					45,000
Total general revenues					47,189
Change in net assets					(10,817)
Net assets (deficit) - beginning					(822,852)
Net assets (deficit) - ending					\$ (833,669)

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2010**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 239,412	\$ 6,817	\$ -	\$ 246,229
Investments	200,022	1,246,444	1,187,135	2,633,601
Due from other governmental unit	31	-	-	31
Accrued interest receivable	875	2,311	148	3,334
Due from other funds	-	2,809	-	2,809
Prepays	5,854	-	-	5,854
Total assets	<u>\$ 446,194</u>	<u>\$ 1,258,381</u>	<u>\$ 1,187,283</u>	<u>\$ 2,891,858</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 35,347	\$ -	\$ 117	\$ 35,464
Due to other funds	2,809	-	-	2,809
Total liabilities	<u>38,156</u>	<u>-</u>	<u>117</u>	<u>38,273</u>
Fund balances:				
Reserved for:				
Debt service	-	1,258,381	-	1,258,381
Capital projects	-	-	1,187,166	1,187,166
Other - Prepays	5,854	-	-	5,854
Unreserved, reported in:				
General fund	402,184	-	-	402,184
Total fund balances	<u>408,038</u>	<u>1,258,381</u>	<u>1,187,166</u>	<u>2,853,585</u>
Total liabilities and fund balances	<u>\$ 446,194</u>	<u>\$ 1,258,381</u>	<u>\$ 1,187,283</u>	<u>\$ 2,891,858</u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2010**

Fund balance - governmental funds \$ 2,853,585

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net assets includes those capital assets, net of any accumulated depreciation, in the net assets of the government as a whole.

Cost of capital assets	8,424,604	
Accumulated depreciation	<u>(274,216)</u>	8,150,388

Bond issuance costs are not financial resources and, therefore are not reported as assets in the governmental funds. The statements of net assets includes these costs, net of amortization.

Bond issuance costs	296,166	
Accumulated amortization	<u>(24,518)</u>	271,648

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

Accrued interest payable	(354,290)	
Bonds payable	<u>(11,755,000)</u>	<u>(12,109,290)</u>
Net assets (deficit) of governmental activities		<u><u>\$ (833,669)</u></u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2010**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 500,877	\$ 795,816	\$ -	\$ 1,296,693
Interlocal agreement	45,000	-	-	45,000
Interest	2,189	(685)	1,194	2,698
<b>Total revenues</b>	<b>548,066</b>	<b>795,131</b>	<b>1,194</b>	<b>1,344,391</b>
<b>EXPENDITURES</b>				
Current:				
General government	113,250	393	-	113,643
Maintenance and operations	340,891	-	-	340,891
Debt Service:				
Principal	-	135,000	-	135,000
Interest	-	859,427	-	859,427
Capital outlay	-	-	1,009	1,009
<b>Total expenditures</b>	<b>454,141</b>	<b>994,820</b>	<b>1,009</b>	<b>1,449,970</b>
Excess (deficiency) of revenues over (under) expenditures	93,925	(199,689)	185	(105,579)
Fund balances - beginning	314,113	1,458,070	1,186,981	2,959,164
Fund balances - ending	<b>\$ 408,038</b>	<b>\$ 1,258,381</b>	<b>\$ 1,187,166</b>	<b>\$ 2,853,585</b>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2010**

Net change in fund balances - total governmental funds	\$ (105,579)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(34,314)
Amortization of deferred charges is not recognized in the governmental fund but is reported as an expense in the statement of activities.	
Amortization of issuance costs	(9,872)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net assets and are eliminated in the statement of activities.	135,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>3,948</u>
Change in net assets of governmental activities	<u><u>\$ (10,817)</u></u>

See notes to the financial statements

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

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

East Park Community Development District ("District") was created on April 22, 2002, by the City of Orlando, Florida Ordinance #020422702 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. The sole member of K-T No.1, LLC ("Developer") is The Gray Family, LLC. Certain Board members are affiliated with the Developer and other related parties at September 30, 2010.

The Board has the responsibility for:

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

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

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

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

#### **Restricted Assets**

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

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

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

#### Deposits and Investments

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

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

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

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Deferred Charges

In prior years, in connection with the issuance of the Series 2008 Bonds, the District incurred costs totaling \$296,166. In the government-wide financial statements, that amount has been capitalized and amortized over the estimated life of the bonds. At September 30, 2010, the District reported accumulated amortization of \$24,518.

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

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

#### Deferred Revenue

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Fund Equity/Net Assets

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

Net assets in the government-wide financial statements are categorized as invested in capital assets, net of related debt, restricted or unrestricted. Invested in capital assets, net of related debt represents net assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net assets represent the assets restricted by the District's Bond covenants or other contractual restrictions.

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

The District's investments were held as follows at September 30, 2010:

	Fair Value	Credit Risk	Maturities
Certificates of deposit	\$ 150,000	Not Applicable	Various
Money market deposit	50,022	Not Applicable	Not Applicable
US Treasury Bill	29,998	AAA	10/21/2010
US Treasury Bill	203,980	AAA	10/28/2010
US Bank NA Interest Bearing Commercial Paper	441,061	S&P A-1+	10/22/2010
US Bank NA Interest Bearing Commercial Paper	50,000	S&P A-1+	3/21/2011
US Bank NA Open Ib Monthly Commercial Paper	1,474,102	S&P A-1+	Open
US Treasury Note	49,186	AAA	4/30/2011
Money Market Mutual Funds - First American Government Obligations Fund	1	S&P AAAM	Weighted average of the fund portfolio: 45 days
Corporate Issue:			
Wells Fargo Bank NA	53,990	S&P AA-	2/1/2011
Wachovia Corp	25,458	S&P AA-	3/15/2011
Credit Suisse USA Inc	105,803	S&P A+	11/15/2011
	<u>\$ 2,633,601</u>		

*Custodial risk* – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The money market mutual funds are not evidenced by securities that exist in physical or book entry form. The remaining investments are held by the trustee or agent but not in the District's name.

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

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

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

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

## NOTE 5 – DEVELOPER AND BUILDERS

The Developer owns a considerable portion of the land within the District, as such; assessment revenues in the general and debt service funds include assessments levied on those lots owned by the Developer. During the current fiscal year, the Developer failed to pay its assessment for the Series 2008B Bonds in the amount of \$224,625. Due to the uncertainty of collection, an allowance has been recorded to offset the receivable and no amounts appear on the financial statements. To date the amount has not been collected.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

In August 2008 certain land and improvements were to be deeded to the District from a builder, however, the District did not accept the deed as construction was not yet considered complete. It is anticipated that the work will be completed in the subsequent period and the District will then be accepting the deed and maintenance responsibility for the property. In addition, see Note 6 in regards to the Developer's involvement in the District's capital improvement plan.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2010 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,401,826	\$ -	\$ -	\$ 3,401,826
Infrastructure under construction	4,164,920	-	-	4,164,920
Total capital assets, not being depreciated	<u>7,566,746</u>	<u>-</u>	<u>-</u>	<u>7,566,746</u>
Capital assets, being depreciated				
Infrastructure - roadways	857,858	-	-	857,858
Total capital assets, being depreciated	<u>857,858</u>	<u>-</u>	<u>-</u>	<u>857,858</u>
Less accumulated depreciation for:				
Infrastructure - roadways	239,902	34,314	-	274,216
Total accumulated depreciation	<u>239,902</u>	<u>34,314</u>	<u>-</u>	<u>274,216</u>
Total capital assets, being depreciated, net	<u>617,956</u>	<u>(34,314)</u>	<u>-</u>	<u>583,642</u>
Governmental activities capital assets, net	<u>\$ 8,184,702</u>	<u>\$ (34,314)</u>	<u>\$ -</u>	<u>\$ 8,150,388</u>

The District has developed a capital improvement plan to acquire and construct certain infrastructure that will benefit a 23 acre parcel of land identified as the Village Center Two. The estimated cost of the project is approximately \$9,029,000 and will include sewer, stormwater, roadway and recreational improvements. Approximately \$5,300,000 of the costs will be funded with the proceeds of the Series 2008 Bonds discussed below. As discussed in the Series 2008 Bond Indenture, the capital improvement costs not funded by the proceeds of the 2008 Bonds are expected to be funded by the Developer pursuant to a completion agreement entered into upon the closing of the 2008 Bonds.

Depreciation expense was charged to maintenance and operations function.

## **NOTE 7 – LONG TERM LIABILITIES**

### **Series 2002**

In October 2002, the District issued \$5,300,000 of Special Assessment Bonds Series 2002 Bonds with a fixed interest rate of 6.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2005 through May 1, 2033.

The Bonds are subject to redemption at the option of the District prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$15,000 of the Series 2002 Bonds.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain other restrictions and requirements relating principally to the use of and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture at September 30, 2010.

### **Series 2008**

In April 2008, the District issued \$6,970,000 of Series 2008 Special Assessment Revenue Bonds consisting of \$3,975,000 Series 2008A due on May 1, 2039 and \$2,995,000 Series 2008B due on May 1, 2015. The Bonds were issued to finance certain capital improvements. The Series 2008A and Series 2008B Bonds bear interest at a rate of 7.5% per annum, and interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2008A Bonds is to be paid serially commencing May 1, 2010 through May 1, 2039. Principal on the Series 2008B Bonds is to be paid in a lump sum on May 1, 2015.

The Series 2008A Bonds are subject to redemption at the option of the District prior to their maturity as outlined in the Bond Indenture. The Series 2008B Bonds are not subject to optional redemption. The Series 2008A and Series 2008B Bonds are subject to extraordinary mandatory redemption prior to their maturity in the manner outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain other restrictions and requirements relating principally to the use of and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is not in compliance with the requirements of the Bond Indenture at September 30, 2010, for the Series 2008A Bond and the Series 2008B Bond.

As discussed in Note 5, the Developer failed to make payment on the special assessments which ultimately secure the Bonds. As a result, the debt service payments due on May 2010 were made, in part, by a draw on the Series 2008A Reserve account. As a result of the draw, there is a deficit of approximately \$42,000 in the Series 2008A Reserve account as of September 30, 2010. In addition, the Series 2008B debt service interest payment due on May 1, 2010, was made, in part, by draws on the Debt Service Reserve Account. As a result of the draw, there is a deficit of approximately \$7,647 in the Series 2008B Debt Service Reserve Account as of September 30, 2010.

## NOTE 7 – LONG TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2010 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2002	\$ 4,920,000	\$ -	\$ 100,000	\$ 4,820,000	\$ 90,000
Series 2008A	3,975,000	-	35,000	3,940,000	40,000
Series 2008B	2,995,000	-	-	2,995,000	-
Total	<u>\$ 11,890,000</u>	<u>\$ -</u>	<u>\$ 135,000</u>	<u>\$ 11,755,000</u>	<u>\$ 130,000</u>

At September 30, 2010, the scheduled debt service requirements on the long-term debt were as follows:

<u>Governmental Activities</u>			
Year ending September 30:	Principal	Interest	Total
2011	\$ 130,000	\$ 850,295	\$ 980,295
2012	140,000	841,130	981,130
2013	150,000	831,248	981,248
2014	160,000	820,680	980,680
2015	3,165,000	809,395	3,974,395
2016-2020	1,055,000	2,724,863	3,779,863
2021-2025	1,510,000	2,294,093	3,804,093
2026-2030	2,140,000	1,678,280	3,818,280
2031-2035	2,155,000	832,550	2,987,550
2036-2039	1,150,000	223,875	1,373,875
Total	<u>\$ 11,755,000</u>	<u>\$ 11,906,409</u>	<u>\$ 23,661,409</u>

## NOTE 8 – NET ASSET (DEFICIT)

The District has a government-wide net asset deficit of (\$833,669) as of September 30, 2010. There is no such deficit reflected in the governmental fund financial statements. The deficit in the government-wide statement of net assets relates primarily to capital outlay which has been financed through the issuance of long-term debt but will not be owned or maintained by the District as discussed in Note 6 – Capital Assets.

## NOTE 9 – INTERLOCAL AGREEMENTS

In 2002, the District entered into an Interlocal Agreement with the City of Orlando, Florida. In accordance with this agreement, the District will provide public road improvements, on and off-site utility improvements, and certain parks which were dedicated to the City. The District also intends to provide surface water management improvements and certain parks that shall be retained by the District for ownership, operation and maintenance. While the City does not encourage the establishment of gated communities, the agreement specifies that such gated communities may require a Planned Development amendment and shall require specific approval through the Southeast Town Design Review Committee (SETDRC) and City Council. The District shall not impose annual Capital Assessments on any parcel in excess of the limits set forth in the agreement, unless the City agrees to such increase.

In 2005, the District entered into an Interlocal Agreement with the City of Orlando, Florida. In accordance with the agreement, the District will provide maintenance for certain parks owned by the City. The City agrees to provide funding to the District in the amount of \$45,000 annually, subject to annual review, for the park maintenance. The District received \$45,000 from the City during the fiscal year ended September 30, 2010, for the cost of the related park maintenance.

## **NOTE 10 – MANAGEMENT COMPANY**

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

## **NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

## **NOTE 12 – SUBSEQUENT EVENTS**

### **Use of Reserve Funds**

In November 2010, approximately \$86,000 was transferred from the Series 2008A Reserve account and \$65,000 from the Series 2008B Reserve account to pay a portion of the scheduled interest payments on the Series 2008 Bonds. In addition, in May 2011, approximately \$50,000 was transferred from the Series 2008A Reserve account and \$8,000 was transferred from the Series 2008B Reserve account to pay a portion of the scheduled principal and interest payments.

### **Foreclosure Proceedings**

Subsequent to September 30, 2010, the District commenced foreclosure proceedings against M&I Regional Properties, LLC, the sole landowner of the lands located in the Village Center II area of the District. The original owner of the lands, the Developer, failed to pay its special assessments when due (see Note 5 for additional details). M&I Bank, the Developer's lender, foreclosed its mortgage lien and took ownership of the VC II lands and likewise failed to pay its special assessments. As of the report date, the foreclosure case is ongoing.

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2010**

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 486,026	\$ 500,877	\$ 14,851
Miscellaneous (Intergovernmental)	45,000	45,000	-
Interest income	1,066	2,189	1,123
Total revenues	<u>532,092</u>	<u>548,066</u>	<u>15,974</u>
<b>EXPENDITURES</b>			
Current:			
General government	129,553	113,250	16,303
Maintenance and operations	402,539	340,891	61,648
Total expenditures	<u>532,092</u>	<u>454,141</u>	<u>77,951</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	93,925	<u>\$ 93,925</u>
Fund balance - beginning		<u>314,113</u>	
Fund balance - ending		<u>\$ 408,038</u>	

See notes to required supplementary information

**EAST PARK COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2010.

The variance between budgeted and actual general fund revenues for the 2010 fiscal year was not considered significant. The actual general fund expenditures for the 2010 fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.



**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  
East Park Community Development District  
Orange County, Florida

We have audited the financial statements of the governmental activities and each major fund of East Park Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2010, which collectively comprise the District's basic financial statements and have issued our report thereon dated September 28, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting as a basis for designing our auditing procedures 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 over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

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

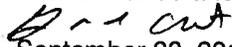
Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

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, and contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted a matter that we have reported to management of the District in a separate letter dated September 28, 2011

This report is intended for the information of the management, Board of Supervisors of East Park Community Development District, Orange County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

  
September 28, 2011



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

To the Board of Supervisors  
East Park Community Development District  
Orange County, Florida

We have audited the accompanying basic financial statements of East Park Community Development District, Orange County, Florida, (District") as of and for the fiscal year ended September 30, 2010, and have issued our report thereon dated September 28, 2011.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *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.

In addition, we have issued our Report on Internal Control over Financial Reporting and Compliance and Other Matters dated September 28, 2011. Disclosures in that report should be considered in conjunction with this management letter.

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

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

This report is intended for the information of the management, Board of Supervisors of East Park Community Development District, Orange County, Florida and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

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

September 28, 2011

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### 2010-01 Reserve Deficiency

Observation: As a result of unscheduled draws on the Series 2008A and Series 2008B Debt Service Reserve accounts to make debt service payments due during the current fiscal year, the reserve requirements were not met at September 30, 2010.

Recommendation: The District should take the necessary steps to replenish the reserve accounts.

Management Response: The District will try to replenish the funds for the Reserve accounts to meet the Bond Indenture requirements

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2009.

2. A statement as to whether or not the local governmental entity complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

The District complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2010, except as noted above.

4. Violations of provisions of contracts or grant agreements, or abuse that have occurred, or are likely to have occurred, that have an effect on the determination of financial statement amounts that is less than material but more than inconsequential.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2010, except as noted above.

5. For matters that have an inconsequential effect on the financial statements, considering both quantitative and qualitative factors, the following may be reported based on professional judgment:

- a. Violations of provisions of contracts or grant agreements, fraud, illegal acts, or abuse.
- b. Deficiencies in internal control that are not significant deficiencies.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2010, except as noted above.

6. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
7. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2010 financial audit report.
8. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
9. We applied financial condition assessment procedures pursuant to Rule 10.556(7) and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.