

**GOLDEN LAKES
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2017**

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Statement of Net Position – Proprietary Fund	13
Statement of Revenues, Expenses and Change in Net Position – Proprietary Funds	14
Statement of Cash Flow – Proprietary Fund	15
Notes to the Financial Statements	16-25
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	26
Notes to Required Supplementary Information	27
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 <i>GOVERNMENT AUDITING STANDARDS</i>	28-29
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	30
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	31-34



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Golden Lakes Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of Golden Lakes Community Development District, Polk County, Florida (the "District") as of and for the fiscal year ended September 30, 2017 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2017, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 21, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is 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 the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated February 21, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Bhav & Associates

February 21, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Golden Lakes Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2017 resulting in a net position of \$4,098,100.
- The change in the District's total net position in comparison with the prior fiscal year was (\$618,248), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2017, the District's governmental funds reported combined ending fund balances of \$1,086,355, a decrease of (\$21,332) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.
- The District's enterprise fund reported a deficit net position of (\$256,403) at the end of the current fiscal year.

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 position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues and user charges. The governmental activities of the District include the general government (management) and maintenance functions. The business-type activities include the golf course.

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. All of the funds of the District can be divided into two categories: governmental funds and proprietary 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 balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund 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 fund which is considered a major fund.

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.

Proprietary Funds

The District maintains one type of proprietary fund, enterprise fund. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District maintains one enterprise fund. The District uses the golf course fund to account for the operations of the golf course, pro-shop and restaurant within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

3) Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION					
	SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2017	2016	2017	2016	2017	2016
Current and other assets	\$ 1,153,348	\$ 1,154,055	\$ 1,558,769	\$ -	\$ 2,712,117	\$ 1,154,055
Capital assets, net of depreciation	3,268,148	3,608,661	2,677,197	-	5,945,345	3,608,661
Total assets	4,421,496	4,762,716	4,235,966	-	8,657,462	4,762,716
Current liabilities	66,993	46,368	542,105	-	609,098	46,368
Long-term liabilities	-	-	3,950,264	-	3,950,264	-
Total liabilities	66,993	46,368	4,492,369	-	4,559,362	46,368
Net position						
Net investment in capital assets	3,268,148	3,608,661	(1,348,067)	-	1,920,081	3,608,661
Restricted	-	-	486,866	-	486,866	-
Unrestricted	1,086,355	1,107,687	604,798	-	1,691,153	1,107,687
Total net position	\$ 4,354,503	\$ 4,716,348	\$ (256,403)	\$ -	\$ 4,098,100	\$ 4,716,348

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

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

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

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

	CHANGES IN NET POSITION					
	Governmental Activities		Business-type Activities		Total	
	2017	2016	2017	2016	2017	2016
Revenues:						
Program revenues						
Charges for services	\$ 668,342	\$ 666,520	\$ 1,245,897	\$ -	\$ 1,914,239	\$ 666,520
General revenues						
Unrestricted investment earnings	8,781	6,439	676	-	9,457	6,439
Miscellaneous income	62	79	501,960	-	502,022	79
Total revenues	677,185	673,038	1,748,533	-	2,425,718	673,038
Expenses:						
General government	157,727	152,956	-	-	157,727	152,956
Maintenance and operations	888,145	711,716	-	-	888,145	711,716
Golf course	-	-	1,476,957	-	1,476,957	-
Bond issue costs	-	-	466,208	-	466,208	-
Interest	-	-	86,957	-	86,957	-
Total expenses	1,045,872	864,672	2,030,122	-	3,075,994	864,672
Transfers	6,842	-	(6,842)	-	-	-
Special item	-	-	32,028	-	32,028	-
Change in net position	(361,845)	(191,634)	(256,403)	-	(618,248)	(191,634)
Net position - beginning	4,716,348	4,907,982	-	-	4,716,348	4,907,982
Net position - ending	\$ 4,354,503	\$ 4,716,348	\$ (256,403)	\$ -	\$ 4,098,100	\$ 4,716,348

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2017 was \$1,045,872. The costs of the District's activities were primarily funded by program revenues. Program revenues increased slightly from prior year. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in professional services.

Business-type activities

Business-type activities reflect the operations of the golf course of the District, which includes a pro-shop and restaurant. The cost of operations is primarily covered by charges to customers. This is the first year of operations of the golf course.

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 for the fiscal year ended September 30, 2017 exceeded appropriations by \$(41,951). The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2017, the District had \$12,241,625 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,973,477 has been taken, which resulted in a net book value of \$3,268,148. The District's business-type activities reported net capital assets of \$2,677,197. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2017, the District had \$4,085,000 Bonds outstanding for its business-type activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2017**

	Governmental Activities	Business type Activities	Total
ASSETS			
Cash	\$ 655,382	\$ 88,144	\$ 743,526
Investments	604,598	-	604,598
Interest receivable	9,182	-	9,182
Accounts receivable, net	-	690,392	690,392
Inventories	-	77,560	77,560
Prepays and deposits	14,538	12,575	27,113
Internal balances	(130,352)	130,352	-
Restricted assets:			
Investments	-	558,534	558,534
Cash	-	1,212	1,212
Capital assets:			-
Nondepreciable	2,050,912	2,517,255	4,568,167
Depreciable, net	<u>1,217,236</u>	<u>159,942</u>	<u>1,377,178</u>
Total assets	<u><u>4,421,496</u></u>	<u><u>4,235,966</u></u>	<u><u>8,657,462</u></u>
LIABILITIES			
Accounts payable	66,993	297,917	364,910
Accrued interest payable	-	71,668	71,668
Customer deposits payable from restricted assets	-	1,212	1,212
Developer loan	-	75,000	75,000
Unearned revenue	-	96,308	96,308
Non-current liabilities:			
Due within one year	-	75,000	75,000
Due in more than one year	-	<u>3,875,264</u>	<u>3,875,264</u>
Total liabilities	<u><u>66,993</u></u>	<u><u>4,492,369</u></u>	<u><u>4,559,362</u></u>
NET POSITION			
Net investment in capital assets	3,268,148	(1,348,067)	1,920,081
Restricted for golf course	-	486,866	486,866
Unrestricted	<u>1,086,355</u>	<u>604,798</u>	<u>1,691,153</u>
Total net position	<u><u>\$ 4,354,503</u></u>	<u><u>\$ (256,403)</u></u>	<u><u>\$ 4,098,100</u></u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u> Charges for Services	<u>Net (Expense) Revenue and</u> <u>Changes in Net Position</u>		<u>Total</u>
			Governmental Activities	Business-type Activities	
Primary government:					
Governmental activities:					
General government	\$ 157,727	\$ 157,727	\$ -	\$ -	\$ -
Maintenance and operations	<u>888,145</u>	510,615	(377,530)	-	(377,530)
Total governmental activities	<u>1,045,872</u>	668,342	(377,530)	-	(377,530)
Business-type activities:					
Golf course	1,476,957	1,245,897	-	(231,060)	(231,060)
Bond issue costs	466,208	-	-	(466,208)	(466,208)
Interest on long-term debt	<u>86,957</u>	-	-	(86,957)	(86,957)
Total business-type activities	<u>2,030,122</u>	1,245,897	-	(784,225)	(784,225)
General revenues:					
Unrestricted investment earnings			8,781	676	9,457
Miscellaneous			<u>62</u>	501,960	502,022
Total general revenues			<u>8,843</u>	502,636	511,479
Special item -			-	32,028	32,028
Transfers			<u>6,842</u>	(6,842)	-
Change in net position			(361,845)	(256,403)	(618,248)
Net position - beginning			<u>4,716,348</u>	-	4,716,348
Net position - ending			<u>\$ 4,354,503</u>	\$ (256,403)	\$ 4,098,100

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2017**

	<u>Major Fund</u>	Total
	<u>General</u>	Governmental Funds
ASSETS		
Cash	\$ 655,382	\$ 655,382
Investments	604,598	604,598
Interest receivable	9,182	9,182
Prepaid Expenses	6,583	6,583
Deposits	<u>7,955</u>	<u>7,955</u>
Total assets	<u><u>\$ 1,283,700</u></u>	<u><u>\$ 1,283,700</u></u>
LIABILITIES		
Liabilities:		
Accounts payable	\$ 66,993	\$ 66,993
Due to other funds	<u>130,352</u>	<u>130,352</u>
Total liabilities	<u><u>197,345</u></u>	<u><u>197,345</u></u>
FUND BALANCES		
Nonspendable:		
Prepays and deposits	14,538	14,538
Assigned to:		
Operating reserve	146,067	146,067
Drainage	50,000	50,000
Roadways	563,424	563,424
Roof	20,025	20,025
Sidewalks	25,000	25,000
Streetlights	25,000	25,000
Renewal and replacement	145,980	145,980
Unassigned	<u>96,321</u>	<u>96,321</u>
Total fund balances	<u><u>1,086,355</u></u>	<u><u>1,086,355</u></u>
Total liabilities and fund balances	<u><u>\$ 1,283,700</u></u>	<u><u>\$ 1,283,700</u></u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2017**

Total fund balances - governmental funds \$ 1,086,355

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

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

Cost of capital assets	12,241,625	
Accumulated depreciation	<u>(8,973,477)</u>	3,268,148
Net position of governmental activities		<u>\$ 4,354,503</u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	<u>Major Funds</u>	Total
	<u>General</u>	Governmental Funds
REVENUES		
Assessments	\$ 668,342	\$ 668,342
Interest earnings	8,781	8,781
Miscellaneous	<u>62</u>	<u>62</u>
Total revenues	<u>677,185</u>	677,185
EXPENDITURES		
Current:		
General government	157,727	157,727
Maintenance and operations	<u>547,632</u>	<u>547,632</u>
Total expenditures	<u>705,359</u>	705,359
Excess (deficiency) of revenues over (under) expenditures	(28,174)	(28,174)
OTHER FINANCING SOURCES (USES)		
Transfers in (out)	<u>6,842</u>	6,842
Total other financing sources (uses)	<u>6,842</u>	6,842
Net change in fund balances	(21,332)	(21,332)
Fund balances - beginning	<u>1,107,687</u>	1,107,687
Fund balances - ending	<u>\$ 1,086,355</u>	\$ 1,086,355

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK 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, 2017**

Net change in fund balances - total governmental funds \$ (21,332)

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

Depreciation on capital assets is not recognized in the
governmental fund financial statements but is reported as an
expense in the statement of activities. (340,513)

Change in net position of governmental activities \$ (361,845)

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2017**

	<u>Business-type Activities</u>	<u>- Enterprise</u>
	Golf Course	Total
ASSETS		
Current assets:		
Cash and equivalents	\$ 88,144	\$ 88,144
Accounts receivable, net	690,392	690,392
Due from other funds	130,352	130,352
Restricted assets:		
Cash	1,212	1,212
Investments	558,534	558,534
Inventories	77,560	77,560
Prepays and deposits	<u>12,575</u>	<u>12,575</u>
Total current assets	<u>1,558,769</u>	<u>1,558,769</u>
Noncurrent assets:		
Capital assets:		
Infrastructure in progress	17,255	17,255
Golf course	2,500,000	2,500,000
Improvements other than buildings	21,998	21,998
Equipment	150,454	150,454
Less accumulated depreciation	<u>(12,510)</u>	<u>(12,510)</u>
Total capital assets (net of depreciation)	<u>2,677,197</u>	<u>2,677,197</u>
Total noncurrent assets	<u>2,677,197</u>	<u>2,677,197</u>
Total assets	<u>4,235,966</u>	<u>4,235,966</u>
LIABILITIES		
Current liabilities:		
Accounts payable and accrued expenses	297,917	297,917
Unearned revenue	96,308	96,308
Payable from restricted assets:		
Accrued interest payable	71,668	71,668
Customer deposits payable	1,212	1,212
Bonds payable	<u>75,000</u>	<u>75,000</u>
Total current liabilities	<u>542,105</u>	<u>542,105</u>
Noncurrent liabilities		
Bonds payable	<u>3,950,264</u>	<u>3,950,264</u>
Total noncurrent liabilities	<u>3,950,264</u>	<u>3,950,264</u>
Total liabilities	<u>4,492,369</u>	<u>4,492,369</u>
NET POSITION		
Net investment in capital assets	(1,348,067)	(1,348,067)
Restricted	486,866	486,866
Unrestricted	<u>604,798</u>	<u>604,798</u>
Total net position	<u>\$ (256,403)</u>	<u>\$ (256,403)</u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET POSITION - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	<u>Business-type Activities - Enterprise</u>	
	<u>Golf Course</u>	<u>Total</u>
Operating revenues:		
Charges for services:		
Golf Course	\$ 690,546	\$ 690,546
Pro Shop	53,067	53,067
Restaurant and concessions	<u>502,284</u>	<u>502,284</u>
Total operating revenues	<u>1,245,897</u>	<u>1,245,897</u>
Operating expenses:		
Golf Course	135,901	135,901
Pro Shop	42,872	42,872
Restaurant and concessions	540,402	540,402
Administrative and other	745,272	745,272
Depreciation	<u>12,510</u>	<u>12,510</u>
Total operating expenses	<u>1,476,957</u>	<u>1,476,957</u>
Operating income (loss)	<u>(231,060)</u>	<u>(231,060)</u>
Nonoperating revenues (expenses):		
Insurance proceeds	501,960	501,960
Interest income	676	676
Interest expense	(86,957)	(86,957)
Bond issuance cost	<u>(466,208)</u>	<u>(466,208)</u>
Total nonoperating revenues (expenses)	<u>(50,529)</u>	<u>(50,529)</u>
Income before special items and transfers	(281,589)	(281,589)
Special item:		
Gain on acquisition of assets	<u>32,028</u>	<u>32,028</u>
Total special item	<u>32,028</u>	<u>32,028</u>
Transfers:		
Transfers in (out)	<u>(6,842)</u>	<u>(6,842)</u>
Total transfers (out) in	<u>(6,842)</u>	<u>(6,842)</u>
Change in net position	(256,403)	(256,403)
Net position - beginning	<u>-</u>	<u>-</u>
Net position - ending	<u>\$ (256,403)</u>	<u>\$ (256,403)</u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	<u>Golf Course</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 653,025
Payments to suppliers of goods and services	(1,256,665)
Receipts of insurance proceeds	<u>501,960</u>
Net cash provided (used) by operating activities	<u>(101,680)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Due from/to other funds	(130,352)
Transfers from/(to) other funds	<u>(6,842)</u>
Net cash provided (used) by noncapital financing activities	<u>(137,194)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Acquisition of golf course	(2,657,679)
Proceeds from the issuance of long term debt	4,025,264
Bond issuance costs	(466,208)
Interest paid on bonds and capital lease	<u>(15,289)</u>
Net cash provided (used) by financing activities	<u>886,088</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchases of investments	(558,534)
Interest earnings	<u>676</u>
Net cash provided (used) by investing activities	<u>(557,858)</u>
Net increase (decrease) in cash and cash equivalents	89,356
Cash and cash equivalents - October 1	<u>-</u>
Cash and cash equivalents - September 30	<u>\$ 89,356</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating income (loss)	\$ (231,060)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation expense	12,510
(Increase) decrease in interest receivable	-
(Increase) decrease in accounts receivables	(690,392)
(Increase) decrease in inventories	(77,560)
(Increase) decrease in prepaid items	(12,575)
Increase (decrease) in accounts payable	297,917
Increase (decrease) in unearned revenue	96,308
Increase (decrease) in customer deposits	1,212
Insurance proceeds	<u>501,960</u>
Total adjustments	<u>129,380</u>
Net cash provided (used) by operating activities	<u>\$ (101,680)</u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Golden Lakes Community Development District ("District") was created on September 21, 1992, by Ordinance 92-29 of Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Supervisors are elected by qualified electors whose primary residence is within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

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"). 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 position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

The District reports the following major governmental fund:

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.

The District reports the following major proprietary fund:

Golf Course Fund

This enterprise fund is used to account for the operations of the golf course and related amenities that are to be financed and operated in a manner similar to private business enterprises. The costs of providing services to customers are to be recovered primarily through user charges.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph 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. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories 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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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>
Equipment	5-15
Infrastructure	15-30
Improvements other than buildings	5

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

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such time as the revenue becomes available.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

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

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

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

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances including certificates of deposit as shown below 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, 2017:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
BankUnited Certificate of Deposit	\$ 200,000	Not applicable	10/1/2017
BankUnited Certificate of Deposit	400,000	Not applicable	11/30/2017
US Bank Commercial Paper	558,534	S&PA-1	Open ended
State Board of Administration (Florida Prime)	<u>4,598</u>	S&PAAAm	Weighted average of the fund portfolio: 33 days
Total Investments	<u>\$ 1,163,132</u>		

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

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

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

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

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2017, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables for the fiscal year ended September 30, 2017 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	\$ 130,352
Golf course	130,352	-
Total	<u>\$ 130,352</u>	<u>\$ 130,352</u>

The balance between the general fund and the golf course fund relate to amounts held in the general fund that have not yet been transferred to the operating account of golf fund.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,050,912	\$ -	\$ -	\$ 2,050,912
Total capital assets, not being depreciated	2,050,912	-	-	2,050,912
Capital assets, being depreciated				
Infrastructure - sewer, stormwater, distributio	7,936,455	-	-	7,936,455
Infrastructure - roadways, streetlights	1,379,037	-	-	1,379,037
Infrastructure - security and landscape	850,334	-	-	850,334
Equipment	24,887	-	-	24,887
Total capital assets, being depreciated	10,190,713	-	-	10,190,713
Less accumulated depreciation for:				
Infrastructure - sewer, stormwater, distributio	(6,652,445)	(317,310)	-	(6,969,755)
Infrastructure - roadways, streetlights	(1,124,847)	(20,497)	-	(1,145,344)
Infrastructure - security and landscape	(845,581)	(426)	-	(846,007)
Equipment	(10,091)	(2,280)	-	(12,371)
Total accumulated depreciation	(8,632,964)	(340,513)	-	(8,973,477)
Total capital assets, being depreciated, net	1,557,749	(340,513)	-	1,217,236
Governmental activities capital assets	\$ 3,608,661	\$ (340,513)	\$ -	\$ 3,268,148

For governmental activities, depreciation was charged to the maintenance and operations function.

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Business-type activities</u>				
Capital assets, not being depreciated				
Golf course	\$ -	\$ 2,500,000	\$ -	\$ 2,500,000
Infrastructure in progress	-	17,255	-	17,255
Total capital assets, not being depreciated	-	2,517,255	-	2,517,255
Capital assets, being depreciated				
Equipment	-	150,454	-	150,454
Improvements other than buildings	-	21,998	-	21,998
Total capital assets, being depreciated	-	172,452	-	172,452
Less accumulated depreciation for:				
Equipment	-	(10,310)	-	(10,310)
Improvements other than buildings	-	(2,200)	-	(2,200)
Total accumulated depreciation	-	(12,510)	-	(12,510)
Total capital assets, being depreciated, net	-	159,942	-	159,942
Business-type activities capital assets	\$ -	\$ 2,677,197	\$ -	\$ 2,677,197

Golf Course Acquisition

In the current fiscal year, the District issued Series 2017 Capital Improvement Revenue Bonds for the primary purpose of funding the acquisition of The Club at Eaglebrooke, which consists of an 18-hole championship golf course with driving range and practice facilities, a clubhouse consisting of dining facilities and a golf shop, cart storage facilities, tennis courts, swimming pool, and furniture, fixtures, and equipment, and a parcel of vacant land approx. two acres located in close proximity to the driving range (collectively, the "Club Facilities") for a purchase price of \$2,500,000.

In addition, in connection with the acquisition of the Club Facilities, the District plans to assume the current maintenance equipment note, make certain repairs to the club facilities, pay certain professional fees and fund a working capital account (collectively, the "Improvement").

The Club at Eaglebrook is a 438-acre master-planned residential community.

NOTE 7 – LONG TERM LIABILITIES

Series 2017 Capital Improvement Revenue Bonds

On March 29, 2017, the District issued \$3,695,000 of Series 2017A-1 Tax Exempt Capital Improvement Revenue Bonds and \$390,000 of Series 2017A-2 Taxable Capital Improvement Revenue Bonds due May 1, 2047, with an interest rate that varies between 2% and 6.5%.

The Bonds were issued for the primary purpose of funding the acquisition of The Club at Eaglebrooke and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2047.

The Series 2017 Bonds are subject to redemption at the option of the District as outlined in the Bond Indenture. The Series 2017 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 Bond Indenture. In addition, see Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to year end.

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements for 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 was in compliance with the requirements at September 30, 2017.

Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2017 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Business-type activities</u>					
Bonds payable:					
Series 2017 A-1	\$ -	\$ 3,695,000	\$ -	\$ 3,695,000	\$ 70,000
Series 2017 A-2	-	390,000	-	390,000	5,000
Less: original issue discount	-	(59,736)	-	(59,736)	-
Total	\$ -	\$ 4,025,264	\$ -	\$ 4,025,264	\$ 75,000

At September 30, 2017, the scheduled debt service requirements on the long - term debt were as follows:

Year ending September 30:	Business-type Activities		
	Principal	Interest	Total
2018	\$ 75,000	\$ 172,004	\$ 247,004
2019	75,000	170,279	245,279
2020	75,000	168,379	243,379
2021	80,000	166,392	246,392
2022	80,000	164,004	244,004
2023-2027	455,000	775,556	1,230,556
2028-2032	565,000	672,225	1,237,225
2033-2037	705,000	533,855	1,238,855
2038-2042	880,000	359,656	1,239,656
2043-2047	1,095,000	149,806	1,244,806
Total	\$ 4,085,000	\$ 3,332,156	\$ 7,417,156

NOTE 8 – MANAGEMENT COMPANY (OPERATIONS)

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

NOTE 9 – GOLF COURSE MANAGEMENT

The District has contracted with a management company to manage the operations of the golf course. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Insurance Proceeds

Subsequent to year end the golf course fund received proceeds from its insurance carriers for damage and loss sustained during Hurricane Irma. A receivable of \$501,960 has been reported in the financial statements.

Bond Payments

Subsequent to fiscal year end, in November 2018, the District prepaid a total of \$20,000 of the Series 2017A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 661,408	\$ 668,342	\$ 6,934
Interest earnings	2,000	8,781	6,781
Miscellaneous	-	62	62
Total revenues	663,408	677,185	13,777
EXPENDITURES			
Current:			
General government	124,092	157,727	(33,635)
Maintenance and operations	519,316	547,632	(28,316)
Capital outlay	20,000	-	20,000
Total expenditures	663,408	705,359	(41,951)
Excess (deficiency) of revenues over (under) expenditures	\$ -	(28,174) \$	(28,174)
OTHER FINANCING SOURCES			
Interfund transfers	-	6,842	6,842
Total other financing sources	-	6,842	6,842
Net change in fund balances	\$ -	(21,332) \$	(21,332)
Fund balance - beginning		1,107,687	
Fund balance - ending		\$ 1,086,355	

See notes to required supplementary information

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK 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 for the fiscal year ended September 30, 2017 exceeded appropriations by \$(41,951). The over expenditures were funded by available fund balance.



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

To the Board of Supervisors
Golden Lakes Community Development District
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Golden Lakes Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 21, 2019.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

We noted another certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated February 21, 2019.

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

Purpose of this Report

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

Bhav & Associates

February 21, 2019



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

To the Board of Supervisors
Golden Lakes Community Development District
Polk County, Florida

We have examined Golden Lakes Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2017. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2017.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Golden Lakes Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

February 21, 2019



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

To the Board of Supervisors
Golden Lakes Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Golden Lakes Community Development District Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated February 21, 2019.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 21, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

February 21, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Significant Deficiency

2017-01 Golf Course Point of Sale (POS) System

Observation: During the audit we were not able to get POS reports to be used for testing the golf course revenues. The POS system houses the golf course revenue transactions and thereby is the support for amounts reported on the financial statements. Reports were not available as a result of the server crashing and no printed copies of the reports were kept. In addition, the software was not backed up to facilitate retrieving the data.

Recommendation: The POS system should be backed up and periodic retrievals be performed to ensure the data is available. Further, POS reports should be maintained as support for revenue transactions posted to the general ledger. Files should be maintained according to the document retention policy of the District.

Management Response: Management has implemented a system to periodically back-up the District's files. All POS reports will be maintained according to the document retention policy of the District.

2017-02 Adjusting Journal Entries

Observation: During the audit it was necessary to propose numerous adjusting journal entries to correct balances reported in the golf course fund.

Recommendation: We recommend that reconciliations be performed to ensure balances are correctly stated.

Management Response: Management will reconcile balances in the golf course fund at the latest by fiscal year end.

Other Findings

2017-03 Golf Course Acquisition

Observation: During the audit the following items were discovered.

- Per the sale and purchase agreement for the golf course, the District should have collected and remitted to the seller amounts received through May 2017 for amounts that were classified as "Under 60 Seller Receivables" at the time of the sale. We were unable to get documentation of how this was achieved.
- During the transition, credit card sales totaling approximately \$43,000 were deposited to the previous owners' bank account. The amount was not requested or received by the District.

Recommendation: The District should reconcile with the previous owner amounts owed or due.

Management Response: Management will reconcile with the previous owner to determine any amounts owed or due.

REPORT TO MANAGEMENT (Continued)

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS (Continued)

2017-04 Disbursement

Observation: During audit procedures it was noted that subsequent to year end a vendor in the general fund was paid twice and the amounts were recorded as a liability in the current year.

Recommendation: We recommend that staff be trained to avoid duplicate payments of invoices.

Management Response: Management has implemented additional procedures and conducting training with staff to prevent future duplicate payments.

2017-05 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2017.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management will prepare necessary budget amendments on time per the statutory dates.

II. PRIOR YEARS 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, 2016.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2017, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2017.

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

REPORT TO MANAGEMENT (Continued)

5. 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, 2017 financial audit report.
6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as September 30, 2017. 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.