

Financial Report

September 30, 2018

Paseo Community Development District

PASEO COMMUNITY DEVELOPMENT DISTRICT

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Paseo Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the *Paseo Community Development District* (the "District"), as of and for the year ended September 30, 2018, and the related notes to 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

The District's 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 an opinion 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 principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the 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 starting on page 3, 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 a report dated June 28, 2019, on our consideration of the District's internal control over financial reporting and 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 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* in considering the District's internal control over financial reporting and compliance.

McDiernit Davis & Company, LLC

Orlando, Florida
June 28, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *Paseo Community Development District's* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets and deferred outflows of resources of the District exceeded its liabilities at September 30, 2018 by \$1,721,793, a decrease in net position of \$535,780 in comparison with the prior year.
- At September 30, 2018, the District's governmental funds reported a combined fund balance of \$2,249,145, a decrease in fund balance of \$2,511,216 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Paseo Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

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

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

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Fund Financial Statements

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

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

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

Notes to 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

Statement of Net Position - The District's net position was \$1,721,793 at September 30, 2018. The following analysis focuses on the net position of the District's governmental activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Government-Wide Financial Analysis (Continued):

Paseo Community Development District
Statement of Net Position

	September 30, 2018	September 30, 2017
Assets, excluding capital assets	\$ 2,311,157	\$ 4,844,007
Capital assets, net of depreciation	<u>39,193,436</u>	<u>39,969,570</u>
Total assets	<u>41,504,593</u>	<u>44,813,577</u>
Deferred outflows of resources	<u>61,619</u>	<u>65,027</u>
Liabilities, excluding long-term liabilities	7,539,419	6,484,102
Long-term liabilities	<u>32,305,000</u>	<u>36,136,929</u>
Total liabilities	<u>39,844,419</u>	<u>42,621,031</u>
Net Position:		
Net investment in capital assets	6,980,301	3,817,821
Unrestricted	<u>(5,258,508)</u>	<u>(1,560,248)</u>
Total net position	<u>\$ 1,721,793</u>	<u>\$ 2,257,573</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2018 and 2017.

Changes in Net Position
Year Ended September 30,

	2018	2017
Revenues:		
Program revenues	\$ 2,818,008	\$ 3,380,631
General revenues and special item	<u>1,552,321</u>	<u>8,385</u>
Total revenues	<u>4,370,329</u>	<u>3,389,016</u>
Expenses:		
General government	657,783	249,310
Maintenance and operations	1,973,362	1,899,701
Parks and recreation	191,569	17,925
Interest on long-term debt	<u>2,083,395</u>	<u>1,893,926</u>
Total expenses	<u>4,906,109</u>	<u>4,060,862</u>
Change in net position	(535,780)	(671,846)
Net Position - beginning	<u>2,257,573</u>	<u>2,929,419</u>
Net Position - ending	<u>\$ 1,721,793</u>	<u>\$ 2,257,573</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2018 was \$4,906,109. The majority of these expenses are interest on long-term debt and maintenance and operations.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2018, the District's governmental funds reported a combined ending fund balance of \$2,249,145. Of this total, \$40,561 is nonspendable, \$1,064,429 is restricted, \$303,888 is assigned, and the remainder is an unassigned fund balance of \$840,267.

In the current year, the fund balance of the general fund increased by \$304,911 due to excess assessment revenue. The debt service fund balance decreased by \$2,816,127 primarily due to bond redemption.

General Fund Budgetary 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. There was one amendment to the September 30, 2018 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets - At September 30, 2018, the District had \$39,193,436 invested in land and infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt - At September 30, 2018, the District had \$32,305,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Paseo Community Development District's* Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

FINANCIAL STATEMENTS

PASEO COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2018

	Governmental Activities
Assets:	
Cash	\$ 1,206,167
Prepaid costs	27,595
Deposits	12,966
Restricted assets:	
Temporarily restricted investments	1,064,429
Capital assets:	
Capital assets not being depreciated	18,002,328
Capital assets being depreciated, net	21,191,108
Total assets	<u>41,504,593</u>
Deferred Outflows of Resources:	
Deferred charge on refunding	<u>61,619</u>
Liabilities:	
Accounts payable and accrued expenses	57,012
Accrued interest payable	7,477,407
Unearned revenue	5,000
Noncurrent liabilities:	
Due within one year	270,000
Due in more than one year	32,035,000
Total liabilities	<u>39,844,419</u>
Net Position:	
Net investment in capital assets	6,980,301
Unrestricted	<u>(5,258,508)</u>
Total net position	<u>\$ 1,721,793</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

PASEO COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2018

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>		<u>Net (Expense)</u>
		<u>Charges for</u>	<u>Operating Grants</u>	<u>Revenue and</u>
		<u>Services</u>	<u>and</u>	<u>Changes in Net</u>
			<u>Contributions</u>	<u>Position</u>
				<u>Governmental</u>
				<u>Activities</u>
Governmental activities:				
General government	\$ 657,783	\$ 443,373	\$ -	\$ (214,410)
Maintenance and operations	1,973,362	1,330,127	-	(643,235)
Parks and recreation	191,569	129,125	-	(62,444)
Interest on long-term debt	2,083,395	863,985	51,398	(1,168,012)
Total governmental activities	<u>\$ 4,906,109</u>	<u>\$ 2,766,610</u>	<u>\$ 51,398</u>	<u>(2,088,101)</u>
General Revenues:				
Miscellaneous income				19,025
<i>Special Item:</i>				
Gain on bond cancellation				1,533,296
Total general revenues and special item				<u>1,552,321</u>
Change in net position				(535,780)
Net Position - beginning				<u>2,257,573</u>
Net Position - ending				<u>\$ 1,721,793</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

PASEO COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS

September 30, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Assets:			
Cash	\$ 1,206,167	\$ -	\$ 1,206,167
Investments	-	1,064,429	1,064,429
Prepaid costs	27,595	-	27,595
Deposits	12,966	-	12,966
Total assets	<u>\$ 1,246,728</u>	<u>\$ 1,064,429</u>	<u>\$ 2,311,157</u>
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	\$ 57,012	\$ -	\$ 57,012
Unearned revenue	<u>5,000</u>	<u>-</u>	<u>5,000</u>
Total liabilities	<u>62,012</u>	<u>-</u>	<u>62,012</u>
Fund Balance:			
Nonspendable-prepaid costs and deposits	40,561	-	40,561
Restricted for debt service	-	1,064,429	1,064,429
Assigned for capital reserves	303,888	-	303,888
Unassigned	<u>840,267</u>	<u>-</u>	<u>840,267</u>
Total fund balances	<u>1,184,716</u>	<u>1,064,429</u>	<u>2,249,145</u>
Total liabilities and fund balances	<u>\$ 1,246,728</u>	<u>\$ 1,064,429</u>	

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 in the funds. 39,193,436

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. 61,619

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

Accrued interest payable	(7,477,407)	
Bonds payable	<u>(32,305,000)</u>	<u>(39,782,407)</u>
Net Position of Governmental Activities (page 7)		<u>\$ 1,721,793</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

PASEO COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Revenues:			
Special assessments	\$ 1,902,625	\$ 862,578	\$ 2,765,203
Special assessments - prepayments	-	1,407	1,407
Investment and miscellaneous income	19,025	51,398	70,423
Total revenues	<u>1,921,650</u>	<u>915,383</u>	<u>2,837,033</u>
Expenditures:			
Current:			
General government	210,314	447,469	657,783
Maintenance and operations	1,153,649	-	1,153,649
Parks and recreation	235,148	-	235,148
Debt service:			
Interest	-	346,938	346,938
Principal	-	2,954,731	2,954,731
Total expenditures	<u>1,599,111</u>	<u>3,749,138</u>	<u>5,348,249</u>
Excess (Deficit) of Revenues Over Expenditures	<u>322,539</u>	<u>(2,833,755)</u>	<u>(2,511,216)</u>
Other Financing Sources (Uses):			
Transfers in	-	17,628	17,628
Transfers out	(17,628)	-	(17,628)
Total other financing sources (uses)	<u>(17,628)</u>	<u>17,628</u>	<u>-</u>
Net change in fund balances	304,911	(2,816,127)	(2,511,216)
Fund Balances - beginning of year	<u>879,805</u>	<u>3,880,556</u>	<u>4,760,361</u>
Fund Balances - end of year	<u>\$ 1,184,716</u>	<u>\$ 1,064,429</u>	<u>\$ 2,249,145</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

PASEO COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2018

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds (page 10) \$ (2,511,216)

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statement, however it is reported as an expense in the statement of activities.

Capital outlay	43,579	
Depreciation expense	<u>(819,713)</u>	(776,134)

Gain on bond cancellation that does not provide current financial resources is not reported as revenue in governmental funds. 1,533,296

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position. 2,954,731

Accretion of interest is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (546,098)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	(1,186,951)	
Amortization of deferred charge on refunding	<u>(3,408)</u>	<u>(1,190,359)</u>

Change in Net Position of Governmental Activities (page 8) \$ (535,780)

The accompanying Notes to Financial Statements are an integral part of this statement.

PASEO COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2018

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	\$ 1,894,641	\$ 1,894,641	\$ 1,902,625	\$ 7,984
Investment and miscellaneous income	-	-	19,025	19,025
Total revenues	<u>1,894,641</u>	<u>1,894,641</u>	<u>1,921,650</u>	<u>27,009</u>
Expenditures:				
Current:				
General government	217,111	217,111	210,314	6,797
Maintenance and operations	2,069,300	2,069,300	1,153,649	915,651
Parks and recreation	10,000	10,000	235,148	(225,148)
Total expenditures	<u>2,296,411</u>	<u>2,296,411</u>	<u>1,599,111</u>	<u>697,300</u>
Excess (Deficit) of revenues				
Over Expenditures	<u>(401,770)</u>	<u>(401,770)</u>	<u>322,539</u>	<u>724,309</u>
Other Financing Sources (Uses):				
Transfers out	-	-	(17,628)	(17,628)
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>(17,628)</u>	<u>(17,628)</u>
Net change in fund balance	(401,770)	(401,770)	304,911	706,681
Fund Balance - beginning of year	<u>879,805</u>	<u>879,805</u>	<u>879,805</u>	<u>-</u>
Fund Balance - end of year	<u>\$ 478,035</u>	<u>\$ 478,035</u>	<u>\$ 1,184,716</u>	<u>\$ 706,681</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies:

Reporting Entity

The *Paseo Community Development District*, (the "District") was established on November 15, 2004 by the City of Fort Myers, Florida, Ordinance No. 3243, 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, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose 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 (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors residing in the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

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

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. 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 excluded entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The 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.

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Government-Wide and Fund Financial Statements (Continued):

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 and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

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 recognized as revenues 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 District 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, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are typically levied 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.

PASEO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only 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 District.

The District reports the following major governmental funds.

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

Debt Service Fund - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

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 District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Restricted Assets - These assets represent cash and investments set aside pursuant to bond covenants.

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

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Receivables - All receivables are shown net of an allowance for uncollectible accounts.

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):

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

Capital Assets - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., stormwater facilities, sidewalks and similar items), are reported in the applicable governmental activities column 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 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed. 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 and Improvements	37
Furniture and Equipment	5

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 over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts. Issuance costs are reported as an expense.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond 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 expenditures.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category for the year ended September 30, 2018. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2018.

Net Position Flow Assumption - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued):

Fund Balance Policies - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

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.

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 2 - Stewardship, Compliance and Accountability:

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

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

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. The appropriation resolution authorizes District staff to initiate budget reclassifications.

Note 3 - 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.

PASEO COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 3 - Deposits and Investments (Continued):

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2018:

- Money market mutual funds of \$1,004,429 are valued using Level 2 inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2018 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Fidelity Government	\$ 139,902	AAAm	36 days
First American Treasury Obligation Fund, Class Z	864,527	AAAm	18 days
	<u>\$ 1,004,429</u>		

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 4 - Capital Assets:

Capital asset activity for the year ended September 30, 2018 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land	\$ 18,002,328	\$ -	\$ -	\$ 18,002,328
Capital Assets Being Depreciated:				
Infrastructure and improvements	29,921,681	6,314	-	29,927,995
Furniture and equipment	15,000	37,265	-	52,265
Total capital assets being depreciated	<u>29,936,681</u>	<u>43,579</u>	<u>-</u>	<u>29,980,260</u>
Less Accumulated Depreciation for:				
Infrastructure and improvements	(7,964,439)	(815,932)	-	(8,780,371)
Furniture and equipment	<u>(5,000)</u>	<u>(3,781)</u>	<u>-</u>	<u>(8,781)</u>
Total accumulated depreciation	<u>(7,969,439)</u>	<u>(819,713)</u>	<u>-</u>	<u>(8,789,152)</u>
Total capital assets being depreciated, net	<u>21,967,242</u>	<u>(776,134)</u>	<u>-</u>	<u>21,191,108</u>
Governmental activities capital assets, net	<u>\$ 39,969,570</u>	<u>\$ (776,134)</u>	<u>\$ -</u>	<u>\$ 39,193,436</u>

Depreciation expense for 2018 was charged to maintenance and operations.

The infrastructure intended to serve the District has been estimated as a total cost of approximately \$53,282,000. A portion of the project costs was financed with the proceeds from the issuance of Bonds. Phase I of the project is essentially complete and Phase II will be funded by the Developer and conveyed to the District. Upon completion, infrastructure will be conveyed to other entities, for ownership and maintenance responsibilities, in the future.

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 5 - Long-Term Liabilities:

Capital Improvement Revenue Bonds, Series 2005

On June 16, 2005, the District issued \$33,405,000 of Capital Improvement Revenue Bonds Series 2005, consisting of \$12,405,000 Term Bonds Series 2005A due on May 1, 2036 with a fixed interest rate of 5.4% and \$21,000,000 Term Bonds Series 2005B due on May 1, 2010 with a fixed interest rate of 4.875%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of certain property within the District. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2005A Bonds is due annually commencing May 1, 2006 through May 1, 2036. The Series 2005B Bonds matured on May 1, 2010. As discussed below, the Bonds were restructured in a prior fiscal year, and a portion of the Series 2005 Bonds was exchanged for the Series 2011A-1 and Series 2011A-2 Bonds. The District's payment obligations for the unexchanged Series 2005 Bonds are now subordinate to the District's payment obligations related to the Series 2011 Bonds. Total principal and interest remaining on the Series 2005 Bonds as of September 30, 2018 is \$26,240,723.

Capital Improvement Revenue Bonds, Series 2006

On February 9, 2006, the District issued \$20,260,000 of Capital Improvement Revenue Bonds, Series 2006 with a fixed interest rate of 5.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of certain property within the District. Interest is due semiannually on each May 1 and November 1. The Series 2006 Bonds matured on February 1, 2011. As discussed below, the Bonds were restructured in a prior fiscal year, and a portion of the Series 2006 Bonds was exchanged for the Series 2011A-1 and Series 2011A-2 Bonds. The District's payment obligations for the unexchanged Series 2006 Bonds are now subordinate to the District's payment obligations related to the Series 2011 Bonds. Total principal and interest remaining on the Series 2006 Bonds as of September 30, 2018 is \$9,785,623.

Capital Improvement Revenue Bonds, Series 2011

Due to market conditions affecting the absorption of the project, the assessment securing the Series 2005 and Series 2006 Bonds were delinquent. As a result, certain scheduled debt service payments due, including matured Series 2005B Bonds and Series 2006 Bonds, were not paid. In October 2011, the District entered a restructuring agreement with the Developer (see Note 6). In November 2011, pursuant to the restructuring agreement, the District issued \$4,040,000 of Capital Improvement Revenue Bonds, Series 2011A-1 and \$15,184,032 in initial principal of Series 2011A-2 Capital Improvement Revenue Bonds, Series 2011A-2. The Series 2011A-1 Bonds are due on May 1, 2036 with a fixed interest rate of 5.4%. 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, 2012 through May 1, 2036. The series 2011A-2 Bonds are initially convertible capital appreciation Bonds with a fixed interest rate of 5.4% and an expected maturity date of May 1, 2036. The maximum accreted value of the Series 2011A-2 Bonds at the maturity date is expected to be \$55,945,000.

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 5 - Long-Term Liabilities (Continued):

Capital Improvement Revenue Bonds, Series 2011 (Continued)

The Series 2011A-2 Bonds will accrete interest until the conversion date. The Series 2011A-2 Bonds will convert to current interest the first May 1 or November 1 following the mandatory conversion date, when end user assessments plus amounts on deposits in the prepayment account equals the accreted value of the Bonds. The Bonds are also subject to optional conversion at the option of a majority of the Bondholders if certain events occur as outlined in the Bond Indenture.

The Series 2011A-1 Bonds are subject to redemption at the option of the District, at a redemption price as set forth in the Bond Indenture on or after May 1, 2015. The Series 2011A-2 Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture. This occurred during prior fiscal years, the District collected assessments from lot closings and prepaid \$4,992,881 of the Series 2011A-2 Bonds.

During 2018, the Series 2011A-2 Bonds were converted from capital appreciation bonds to current interest bonds. At the date of conversion, the District prepaid \$2,533,150 of Series 2011A-2 Bonds, and converted the remaining balance to \$6,300,000 of current interest bonds. As a result of this transaction, the District recognized a \$1,533,296 gain on the cancellation of 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. The requirement has been met at September 30, 2018.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed 1) to collect special assessments in annual installments adequate to provide payment of debt service and 2) to meet the reserve requirements. Payment of the principal and interest on the Bonds is secured by a pledge of and first lien upon the pledged special assessment revenue. The District is in compliance with requirements of the Bond Indenture.

Total principal and interest remaining on the Series 2011 Bonds as of September 30, 2018 is \$15,282,075. For the year ended September 30, 2018, interest and principal paid was \$3,301,669. Total special assessment revenue pledged was \$863,985 in the current year.

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 5 - Long-Term Liabilities (Continued):

Bond Exchange and Restructuring

To cure certain payment defaults under the Series 2005 and Series 2006 Bonds, the Series 2011 Bonds were issued in exchange for \$5,400,000, \$7,310,000 and \$6,515,000 of the Capital Improvement Revenue Bonds, Series 2005A, Series 2005B and Series 2006, respectively. The unexchanged Bonds totaling \$6,355,000, \$8,615,000 and \$7,675,000 for the Series 2005A, Series 2005B and Series 2006 Bonds, respectively, remain outstanding. The District's payment obligations with respect to the unexchanged Bonds will be 1) subordinate to the payment obligations with respect to the Series 2011 Bonds, and 2) the rights and remedies of the holders of the unexchanged Bonds will be modified so that a) no default under the prior Bond Indentures with respect to the unexchanged Bonds shall constitute a default with respect to the Series 2011 Bonds, and b) upon the occurrence and continuation of an event of default with respect to the unexchanged Bonds, the trustee or owner of the unexchanged Bonds are only entitled to enforce remedies available under Florida Law and under prior Bond Indentures that do not or will not adversely affect the owners of the Series 2011 Bonds.

In connection with the issuance of the Series 2011 Bonds in exchange for a portion of the Series 2005A, Series 2005B and Series 2006 Bonds, the obligation to pay certain delinquent accrued interest amounts was released by the Bondholders in a prior fiscal year. In addition, certain matured principal and interest payments were no longer considered due and payable. The reserve requirement for the Series 2005A, Series 2005B and Series 2006 Bonds was also eliminated. The unexchanged Bonds are to be paid from remaining lot sale proceeds/true up payments received pursuant to the restructuring agreement after payments on the Series 2011 Bonds. As such, there are no scheduled payments due on the unexchanged Series 2005 and Series 2006 Bonds. Unpaid interest on the Series 2005 and Series 2006 Bonds of \$6,881,406 is included in interest payable on the government-wide financial statements. For purposes of the maturity schedule below, the unexchanged principal balances on the Series 2005A, Series 2005B and Series 2006 Bonds are shown as due on May 1, 2036, the final date associated with the Series 2011 Bonds.

In conjunction with the restructuring of the Bonds, a restructuring expense and a remedial expense account were established. No expenditures recorded in the current year.

Long-term debt activity for the year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Series 2005	\$ 14,970,000	\$ -	\$ -	\$ 14,970,000	\$ -
Series 2006	7,675,000	-	-	7,675,000	-
Series 2011A-1	3,470,000	-	(110,000)	3,360,000	115,000
Series 2011A-2	10,131,929	546,098	(4,378,027)	6,300,000	155,000
Governmental activity long-term liabilities	<u>\$ 36,246,929</u>	<u>\$ 546,098</u>	<u>\$ (4,488,027)</u>	<u>\$ 32,305,000</u>	<u>\$ 270,000</u>

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 5 - Long-Term Liabilities (Continued):

At September 30, 2018, the scheduled debt service requirements on the bonds payable, excluding matured amounts, were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2019	\$ 270,000	\$ 422,415
2020	350,000	507,060
2021	365,000	488,160
2022	390,000	468,450
2023	410,000	447,390
2024 - 2028	2,410,000	1,879,470
2029 - 2033	3,140,000	1,153,980
2034 - 2037	24,970,000	13,636,498
	<u>\$ 32,305,000</u>	<u>\$ 19,003,423</u>

Note 6 - Restructuring Agreement:

As discussed in Note 5, in October 2011, the District entered a Restructuring Agreement with the Trustees, the Developer and Wells Fargo Bank, who holds a mortgage on the property securing the Bonds and is providing financing to the Developer for certain improvements. Under the agreement, which cured the defaults in certain payments on the Series 2005 and Series 2006 Bonds, the original Series 2005 and Series 2006 Bonds and related assessments were restructured to allow for continued development of the project. Under the restructuring plan, certain Bondholders agreed to surrender a portion of the Series 2005 and Series 2006 Bonds in exchange for Series 2011 Bonds. Under the agreement, the assessments securing the Bonds were restructured resulting in the write-off of certain past due amounts. In addition, at each closing of a residential unit between the Developer and an unrelated third party, a flat or adjusted true-up payment is to be remitted to the District. At the end of the annual assessment period, the Developer agreed to pay an annual shortfall amount representing the difference between the aggregate amounts of these payments and \$500,000. The Developer provided a two-year development plan to the Bondholders for the project for review and approval with updates to be provided to the Trustee. In addition, the District entered an Acquisition and Completion Agreement with the Developer whereby the Developer will fund and/or construct certain improvements within the District and convey them to the District.

PASEO COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 7 - Developer Transactions:

The Developer owns a portion of land within the District; therefore, assessment revenue in the general and debt service funds included the assessments levied on those lots owned by the Developer.

Note 8 - Management Company:

The District has contracted with a management company to perform management services, which include financial and accounting services as well as clubhouse management services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

Note 9 - 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. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

Note 10 - Subsequent Events:

In November 2018, the District issued \$9,625,000 Capital Improvement Revenue and Refunding Bonds, Series 2018 to refund the Series 2011A-1 and Series 2011A-2 Bonds.

COMPLIANCE SECTION

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
Paseo Community Development District

We have audited, 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, the financial statements of the governmental activities, and each major fund of the *Paseo Community Development District* (the "District") as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 28, 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 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 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 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 and contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

McDiernit Davis & Company, LLC

Orlando, Florida
June 28, 2019

MANAGEMENT COMMENTS

Board of Supervisors
Paseo Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Paseo Community Development District*, (the “District”) as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 28, 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 Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor’s Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 28, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's 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.

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

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

McDiernit Davis & Company, LLC

Orlando, Florida
June 28, 2019

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Paseo Community Development District

We have examined Paseo Community Development District’s (the “District”) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2018. Management is responsible for the District’s compliance with those requirements. Our responsibility is to express an opinion on the District’s compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District’s compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

MCDIRMIT DAVIS & COMPANY, LLC

Orlando, Florida
June 28, 2019