

**PBR Community  
Development District**

**FINANCIAL STATEMENTS**

**September 30, 2017**



**CRI** CARR  
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CPAs and Advisors

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September 30, 2017**

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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Supervisors  
PBR Community Development District  
West Melbourne, Florida

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of PBR Community Development District (hereinafter referred to as "District"), as of and for the 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.

### **Auditors' 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 auditors' 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 and each major fund of the District as of September 30, 2017, and the respective changes in financial position 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 and budgetary comparison information, as listed in the table of contents, 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.

## **Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2018, 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 and 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.

*Carr, Riggs & Ingram, L.L.C.*

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida  
June 27, 2018



## **Management's Discussion And Analysis**

## PBR Community Development District Management's Discussion and Analysis

Our discussion and analysis of the PBR Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's financial statements, which begin on page 8.

### FINANCIAL HIGHLIGHTS

- At September 30, 2017, the liabilities of the District exceed its assets by approximately \$673,500 (deficit).
- During the fiscal year ended September 30, 2017, the District incurred approximately \$654,000 of interest expenditures and repaid principal of \$195,000.

### USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 – 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

#### ***Reporting the District as a Whole***

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

## PBR Community Development District Management's Discussion and Analysis

### **Reporting the District's Most Significant Funds**

Our analysis of the District's major funds begins on page 5. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

### **THE DISTRICT AS A WHOLE**

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	<b>2017</b>	<b>2016</b>	<b>Change</b>
<b>Assets</b>			
Current and other assets	\$ 880,183	\$ 639,919	\$ 240,264
Capital assets, net	18,446,935	18,691,476	(244,541)
<b>Total assets</b>	<b>\$ 19,327,118</b>	<b>\$ 19,331,395</b>	<b>\$ (4,277)</b>
<b>Liabilities</b>			
Current liabilities	\$ 502,014	\$ 363,565	\$ 138,449
Other liabilities	19,498,579	19,708,579	(210,000)
<b>Total liabilities</b>	<b>20,000,593</b>	<b>20,072,144</b>	<b>(71,551)</b>
<b>Deferred Inflows of Resources</b>			
Deferred revenue	-	4,533	(4,533)
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>4,533</b>	<b>(4,533)</b>
<b>Net position</b>			
Net investment in capital assets	(983,173)	(886,788)	(96,385)
Restricted for:			
Debt service	300,491	133,190	167,301
Unrestricted	9,207	8,316	891
<b>Total net position (deficit)</b>	<b>(673,475)</b>	<b>(745,282)</b>	<b>71,807</b>
<b>Total liabilities, deferred inflows of resources and net position</b>	<b>\$ 19,327,118</b>	<b>\$ 19,331,395</b>	<b>\$ (4,277)</b>

For more detailed information, see the accompanying Statement of Net Position.

## PBR Community Development District Management's Discussion and Analysis

During fiscal year ended September 30, 2017, total assets and deferred inflows of resources did not materially change from prior year, while total liabilities decreased by approximately \$71,500. The decrease in liabilities is primarily due to the repayment of outstanding long-term bond principal.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>Year ended September 30,</i>	<b>2017</b>	<b>2016</b>	<b>Change</b>
<b>Revenues:</b>			
Program revenues:			
Charges for services	\$ 1,138,815	\$ 1,115,363	\$ 23,452
Total revenues	1,138,815	1,115,363	23,452
<b>Expenses:</b>			
General government	291,218	293,605	(2,387)
Interest	775,790	644,164	131,626
Bond issue costs	-	101,355	(101,355)
Total expenses	1,067,008	1,039,124	27,884
Change in net position	71,807	76,239	(4,432)
Net position (deficit), beginning	(745,282)	(821,521)	76,239
Net position (deficit), ending	\$ (673,475)	\$ (745,282)	\$ 71,807

For more detailed information, see the accompanying Statement of Activities.

During fiscal year ended September 30, 2017, total revenues and expenses increased by approximately \$23,000 and \$28,000 from prior year, respectively. The increase in revenues is due to the timing of receipt of user fee revenue in the current year. Expenses increased primarily due to an increase interest payments made in the current year, which is partially offset by the decrease in bond issuance costs related to the issuance of the Series 2016 Bonds in the prior year.

### THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported a combined fund balance of approximately \$803,600, which is an increase from last year's balance that totaled \$630,835. Significant transactions are discussed below.

- During the year ended September 30, 2017, the District incurred approximately \$654,000 of interest expenditures and repaid principal of \$195,000.

The overall increase in fund balance for the year ended September 30, 2017 totaled \$172,760.

## PBR Community Development District Management's Discussion and Analysis

### CAPITAL ASSET AND DEBT ADMINISTRATION

#### **Capital Assets**

At September 30, 2017, the District had approximately \$18.4 million invested in capital assets (net of accumulated depreciation). This amount represents a decrease of approximately \$245,000 from the fiscal year 2016 total.

A listing of capital assets by major category for the current and prior year follows:

<i>September 30,</i>	<b>2017</b>	<b>2016</b>	<b>Change</b>
Land and land improvements	\$ 13,800,656	\$ 13,800,656	\$ -
Infrastructure- other	6,113,525	6,113,525	-
Total, prior to depreciation	19,914,181	19,914,181	-
Accumulated depreciation	(1,467,246)	(1,222,705)	(244,541)
<b>Net capital assets</b>	<b>\$ 18,446,935</b>	<b>\$ 18,691,476</b>	<b>\$ (244,541)</b>

More information about the District's capital assets is presented in Note 3 to the financial statements.

#### **Debt**

At September 30, 2017, the District had approximately \$19.7 million of long-term debt outstanding. This amount represents a decrease of \$195,000 from the fiscal year 2016 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	<b>2017</b>	<b>2016</b>	<b>Change</b>
Series 2016A	\$ 11,665,000	\$ 11,820,000	\$ (155,000)
Series 2016B	5,010,000	5,050,000	(40,000)
Deferred Obligation	3,033,579	3,033,579	-
	<b>\$ 19,708,579</b>	<b>\$ 19,903,579</b>	<b>\$ (195,000)</b>

More information about the District's long-term debt is presented in Note 4 to the financial statements.

# **PBR Community Development District Management's Discussion and Analysis**

## **GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS**

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 23.

The District experienced an unfavorable variance in revenues as compared to the budget in the amount of \$37,282 but a favorable variance in expenditures of \$38,173. The variance in expenditures occurred primarily due to anticipated budgeted operating expenditures that were not incurred during the year. Revenues varied in a similar manner because the Developer currently funds the District generally to the extent it makes expenditures.

## **FUTURE FINANCIAL FACTORS**

PBR Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. User fee rates for fiscal year 2018 were established to provide for the operations of the District as well as the necessary debt service requirements.

## **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the PBR Community Development District's management company, Fishkind & Associates, Inc., at 12051 Corporate Blvd., Orlando, Florida 32817.



## **Basic Financial Statements**

**PBR Community Development District  
Statement of Net Position**

<i>September 30,</i>	<b>2017</b>
	<b>Governmental Activities</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 700,992
Accounts receivable	171,769
Prepaid expenses	7,422
Capital assets:	
Not being depreciated	13,800,656
Depreciable, net	4,646,279
Total assets	19,327,118
<b>Liabilities</b>	
Accounts payable	5,923
Accrued interest payable	286,091
Non-current liabilities:	
Due in less than one year	210,000
Due in more than one year	19,498,579
Total liabilities	20,000,593
<b>Net position</b>	
Net investment in capital assets	(983,173)
Restricted for:	
Debt service	300,491
Unrestricted	9,207
Total net position (deficit)	\$ (673,475)

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

**PBR Community Development District  
Statement of Activities**

*Year ended September 30,*

**2017**

Functions/Programs	Expenses	<u>Program Revenues</u>	Operating Grants and Contributions	Governmental Activities	<u>Net (Expense) Revenue and Changes in Net Position</u>
Primary government:					
Governmental activities:					
General government	\$ (291,218)	\$ 47,568	\$ -	\$ -	\$ (243,650)
Interest	(775,790)	1,091,247	-	-	315,457
Total governmental activities	\$ (1,067,008)	\$ 1,138,815	\$ -	-	71,807
Change in net position					71,807
Net position (deficit) - beginning of year					(745,282)
Net position (deficit) - end of year					\$ (673,475)

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

**PBR Community Development District  
Balance Sheet – Governmental Funds**

September 30,

2017

	General	Debt Service	Total Governmental Funds
<b>Assets</b>			
Cash and cash equivalents	\$ 7,708	\$ 693,284	\$ 700,992
Accounts receivable	-	171,769	171,769
Prepaid expenditures	7,422	-	7,422
<b>Total assets</b>	<b>\$ 15,130</b>	<b>\$ 865,053</b>	<b>\$ 880,183</b>
<b>Liabilities and Fund Balance</b>			
<b>Liabilities</b>			
Accounts payable	\$ 5,923	\$ -	\$ 5,923
<b>Total liabilities</b>	<b>5,923</b>	<b>-</b>	<b>5,923</b>
<b>Deferred Inflows of Resources</b>			
Deferred revenue	-	70,665	70,665
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>70,665</b>	<b>70,665</b>
<b>Fund balances</b>			
Nonspendable	7,422	-	7,422
Restricted for debt service	-	794,388	794,388
Unassigned	1,785	-	1,785
<b>Total fund balances</b>	<b>9,207</b>	<b>794,388</b>	<b>803,595</b>
<b>Total liabilities and fund balances</b>	<b>\$ 15,130</b>	<b>\$ 865,053</b>	<b>\$ 880,183</b>

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

**PBR Community Development District**  
**Reconciliation of the Balance Sheet of Governmental Funds to the Statement of**  
**Net Position**

<i>September 30,</i>	<b>2017</b>
Total fund balances, governmental funds	\$ 803,595
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level statements.	18,446,935
Receivables are reported as deferred inflows of resources in the fund level statements.	70,665
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level statements.	(19,994,670)
Total net position (deficit) - governmental activities	\$ (673,475)

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

**PBR Community Development District  
Statement of Revenues, Expenditures and Changes in Fund Balances –  
Governmental Funds**

<i>Year ended September 30,</i>	<b>2017</b>		
	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>Revenues</b>			
Developer contributions	\$ 47,568	\$ -	\$ 47,568
User fee revenue	-	1,020,582	1,020,582
<b>Total revenues</b>	<b>47,568</b>	<b>1,020,582</b>	<b>1,068,150</b>
<b>Expenditures</b>			
Current:			
General government	42,144	-	42,144
Maintenance and operations	4,533	-	4,533
Debt service:			
Principal	-	195,000	195,000
Interest	-	653,713	653,713
<b>Total expenditures</b>	<b>46,677</b>	<b>848,713</b>	<b>895,390</b>
Excess of revenues over expenditures	891	171,869	172,760
Fund balances, beginning of year	8,316	622,519	630,835
Fund balances, end of year	\$ 9,207	\$ 794,388	\$ 803,595

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

**PBR Community Development District  
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund  
Balances of Governmental Funds to the Statement of Activities**

<i>Year ended September 30,</i>	<b>2017</b>
Net change in fund balances - governmental funds	\$ 172,760
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.	(244,541)
Deferred revenue is recognized on the fund financial statements but is reported as revenue in the Statement of Activities.	70,665
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net	195,000
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial	(122,077)
Change in net position of governmental activities	\$ 71,807

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

## PBR Community Development District Notes to Financial Statements

### NOTE 1: NATURE OF ORGANIZATION

The PBR Community Development District (the "District") was established on October 26, 2007 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of West Melbourne Ordinance 2007-35. The Act provides, among other things, the power to manage basic services for community development, to borrow money and issue bonds, and to levy 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 a Board of Supervisors (the "Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. Certain Board members are affiliated with West Melbourne Town Center, LLC (the "Developer").

The Board has the final 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.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the criteria identified, no potential component units were found.

### NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

#### ***Government-wide and Fund Financial Statements***

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

## PBR Community Development District Notes to Financial Statements

### NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2017, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

#### ***Measurement Focus, Basis of Accounting and Basis of 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 the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other 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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Developer contributions, user fee revenue, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

## PBR Community Development District Notes to Financial Statements

### NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

For the year ended September 30, 2017, the District does not report any proprietary funds.

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. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

#### ***Cash, Deposits and Investments***

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others direct obligations of the U.S. Treasury; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

#### ***Capital Assets***

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District 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 and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market value at the date of donation.

## PBR Community Development District Notes to Financial Statements

### NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the estimated useful lives. Estimated useful lives for financial reporting purposes are as follows:

Assets	Years
Infrastructure	25

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

#### ***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 or effective interest method. Bonds payable are reported net of premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the 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***

In addition to assets, the statement of financial position includes 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 does not have any of this type of item at September 30, 2017.

In addition to liabilities, the statement of financial position or balance sheet – governmental funds 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 has one item, deferred revenue, which qualifies for this treatment at September 30, 2017.

## PBR Community Development District Notes to Financial Statements

### NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### ***Fund Equity***

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

#### ***Budgets***

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

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. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

**PBR Community Development District  
Notes to Financial Statements**

**NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

***Estimates***

The preparation of financial statements in accordance with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**NOTE 3: CAPITAL ASSETS**

The following is a summary of changes in the capital assets for the year ended September 30, 2017:

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
<b>Governmental Activities:</b>				
<i>Capital assets not being depreciated</i>				
Land and land improvements	\$ 13,800,656	\$ -	\$ -	\$ 13,800,656
Total capital assets, not being depreciated	13,800,656	-	-	13,800,656
<i>Capital assets being depreciated</i>				
Infrastructure	6,113,525	-	-	6,113,525
Total capital assets, being depreciated	6,113,525	-	-	6,113,525
<i>Less accumulated depreciation</i>				
Infrastructure	(1,222,705)	(244,541)	-	(1,467,246)
Total accumulated depreciation	(1,222,705)	(244,541)	-	(1,467,246)
Total capital assets, being depreciated, net	4,890,820	(244,541)	-	4,646,279
Governmental activities capital assets, net	\$ 18,691,476	\$(244,541)	\$ -	\$ 18,446,935

Depreciation expense of \$244,541 was allocated to general government on the accompanying Statement of Activities.

The total projected cost of the infrastructure improvements was previously estimated at \$35.3 million. The land and improvements and infrastructure were acquired from the Developer. Certain improvements have been conveyed to others for maintenance.

**PBR Community Development District  
Notes to Financial Statements**

**NOTE 4: LONG-TERM LIABILITIES**

***Deferred Obligation***

Certain costs advanced by the Developer for capital improvements exceeded the original principal amount of the Series 2010 Note. The difference is evidenced by a non-interest bearing Deferred Obligation of \$8,084,273, payable from excess user fee revenues as they are available.

In 2016, the District issued \$5,050,000 of Capital Improvement Bond, Series 2016B to partially refinance the outstanding balance on the Deferred Obligation.

***Bonds Payable***

In July 2016, the District issued \$11,820,000 of Capital Improvement Bonds, Series 2016A and \$5,050,000 of Capital Improvement Bonds, Series 2016B each with interest rates of 5.00%. These bonds were issued to finance the remaining outstanding balance of the Series 2010 Note. Interest is paid semiannually on each May 1 and November 1. Principal payments on the \$11,820,000 Term Bonds are made serially commencing on May 1, 2017 through May 1, 2048. Principal payments on the \$5,050,000 Term Bonds are made serially commencing on May 1, 2017 through May 1, 2056.

Long-term liability activity for the year ended September 30, 2017, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<i>Governmental Activities</i>				
Bonds Payable:				
Series 2016A	\$ 11,820,000	\$ -	\$ (155,000)	\$ 11,665,000
Series 2016B	5,050,000	-	(40,000)	5,010,000
Deferred Obligation	3,033,579	-	-	3,033,579
	\$ 19,903,579	\$ -	\$ (195,000)	\$ 19,708,579

**PBR Community Development District  
Notes to Financial Statements**

**NOTE 4: LONG-TERM LIABILITIES (Continued)**

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

<i>Year Ending September 30,</i>	<b>Principal</b>	<b>Interest</b>	<b>Service</b>
2018	\$ 210,000	\$ 833,750	\$ 1,043,750
2019	220,000	823,250	1,043,250
2020	230,000	812,250	1,042,250
2021	240,000	800,750	1,040,750
2022	255,000	788,750	1,043,750
2023-2027	1,470,000	3,740,500	5,210,500
2028-2032	1,875,000	3,334,000	5,209,000
2033-2037	2,400,000	2,815,250	5,215,250
2038-2042	3,055,000	2,152,750	5,207,750
2043-2047	4,625,000	1,343,750	5,968,750
2048-2052	1,050,000	423,750	1,473,750
2053-2056	1,045,000	134,000	1,179,000
	<b>\$ 16,675,000</b>	<b>\$ 18,002,750</b>	<b>\$ 34,677,750</b>

**NOTE 5: 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 maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years.

**NOTE 6: MANAGEMENT COMPANY**

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



## **PBR Community Development District Notes to Financial Statements**

### **NOTE 7: RELATED PARTY TRANSACTIONS**

The Developer contributed \$47,568 during the year for operations and maintenance costs in connection with an agreement to fund certain expenditures as they are incurred. As detailed in Note 4, the District has a remaining Deferred Obligation payable to the Developer in the amount of \$3,033,579.

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, West Melbourne Town Center, LLC, the loss of which could have a material adverse effect on the District's operations.



**Required Supplemental Information  
(Other Than MD&A)**

**PBR Community Development District  
Budget to Actual Comparison Schedule – General Fund**

*Year ended September 30,*

**2017**

	<b>Original and Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget</b>
<b>Revenues</b>			
Developer contributions	\$ 84,850	\$ 47,568	\$ (37,282)
<b>Total revenues</b>	<b>84,850</b>	<b>47,568</b>	<b>(37,282)</b>
<b>Expenditures</b>			
General government	84,850	42,144	42,706
Maintenance and operations	-	4,533	(4,533)
<b>Total expenditures</b>	<b>84,850</b>	<b>46,677</b>	<b>38,173</b>
Excess of revenues over expenditures	\$ -	\$ 891	\$ 891

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

To the Board of Supervisors  
PBR Community Development District  
West Melbourne, 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 and each major fund of PBR Community Development District (hereinafter referred to as the "District"), as of and for the 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 report thereon dated June 27, 2018.

**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 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify a deficiency in internal control, described on the following page as IC2017-01, which we consider to be a material weakness.

## IC2017-01: Financial Statement Closing Procedures

- Condition: As part of our audit procedures, we identified approximately \$70,000 of user fee amounts receivable that were not recorded on the District's financial statements. The user fee amounts were for September 2017 and were collected by the District subsequent to year-end.
- Criteria: Internal controls should be in place to provide reasonable assurance that all accounting transactions, including those items that do not directly impact cash, are properly recorded as part of the financial statement close process.
- Cause: The District's staff apparently overlooked certain noncash related items when preparing its annual financial report.
- Effect: The District's user fee revenues and accounts receivable were understated by approximately \$70,000, which represented one month of user fee activity.
- Recommendation: We recommend the District review its financial statement closing procedures to ensure all noncash items are properly recorded.
- Management response: The District will take steps to implement the aforementioned recommendation.

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

## Purpose of this Report

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

*Carr, Riggs & Ingram, L.L.C.*

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida  
June 27, 2018



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## MANAGEMENT LETTER

To the Board of Supervisors  
PBR Community Development District  
West Melbourne, Florida

### Report on the Financial Statements

We have audited the financial statements of PBR Community Development District ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated June 27, 2018.

### Auditors' 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 Florida Auditor General.

### Other Reports

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' 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 report, which are dated June 27, 2018, 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. Item IC2016-01 in the previous financial report has not been corrected and a similar finding was reported in the current year as IC2017-01.

### Official Title and Legal Authority

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

## **Financial Condition**

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.

## **Annual Financial Report**

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

## **Other 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 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.

*Carr, Riggs & Ingram, L.L.C.*

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida  
June 27, 2018



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## INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors  
PBR Community Development District  
West Melbourne, Florida

We have examined PBR Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2017. 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. Those standards require that we plan and performed the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. 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 judgement, 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 year ended September 30, 2017.

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

*Carr, Riggs & Ingram, L.L.C.*

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida  
June 27, 2018