

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2020**

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Ave Maria Stewardship Community District  
Collier County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of Ave Maria Stewardship Community District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely 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 effectiveness of the District's 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.

June 25, 2021

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Ave Maria Stewardship Community District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,549,183.
- The change in the District's total net position in comparison with the prior fiscal year was (\$345,881), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$7,776,877, an increase of \$1,139,340 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and Developer contributions (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District include general government and maintenance operations. The business-type activities of the District include master irrigation operations.

#### 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 two fund categories: governmental funds and proprietary funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

The District maintains three individual governmental 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, debt service fund and capital projects fund. The general, debt service and capital projects funds are considered to be major funds.

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

### Proprietary Fund

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

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

### Notes to the Financial Statements

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

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

	NET POSITION					
	SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 8,746,255	\$ 6,999,976	\$ 429,360	\$ 427,270	\$ 9,175,615	\$ 7,427,246
Capital assets, net of depreciation	62,231,145	61,761,915	1,439,398	1,529,361	63,670,543	63,291,276
Deferred outflows of resources	772,710	816,448	-	-	772,710	816,448
Total assets and deferred outflows	71,750,110	69,578,339	1,868,758	1,956,631	73,618,868	71,534,970
Current liabilities	2,352,938	1,668,737	96,276	287,380	2,449,214	1,956,117
Long-term liabilities	68,620,471	66,683,789	-	-	68,620,471	66,683,789
Total liabilities	70,973,409	68,352,526	96,276	287,380	71,069,685	68,639,906
Net position						
Net investment in capital assets	(3,846,752)	(3,001,082)	1,439,398	1,529,361	(2,407,354)	(1,471,721)
Restricted	4,249,951	3,818,600	-	-	4,249,951	3,818,600
Unrestricted	373,502	408,295	333,084	139,890	706,586	548,185
Total net position	\$ 776,701	\$ 1,225,813	\$ 1,772,482	\$ 1,669,251	\$ 2,549,183	\$ 2,895,064

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

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to costs and depreciation in excess of operating revenues.

### Governmental activities

As noted below and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$7,670,072. The costs of the District's activities were primarily funded by program revenues. Program revenues comprised primarily of Developer contributions and assessments. The majority of the decrease in expenses was due to decreased bond issuance costs as well as decreased interest as expected over time as the Bond principal balance is lowered due to schedule payments being made.

### Business-type activities

Business-type activities reflect the operations of the irrigation services within the District. The cost of operations is covered primarily by charges to customers. In addition, program revenues include Developer contributions for the current fiscal year. The increase in revenues and expenses is primarily due to an increase in irrigation usage in the current year.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

	CHANGES IN NET POSITION					
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues						
Charges for services	\$ 4,106,238	\$ 3,509,037	\$ 1,012,758	\$ 782,539	\$ 5,118,996	\$ 4,291,576
Operating grants and contributions	3,102,814	3,739,294	377,701	477,601	3,480,515	4,216,895
Capital grants and contributions	3,088	22,168	-	-	3,088	22,168
General revenues						
Investment and other revenues	8,820	370,551	-	-	8,820	370,551
Total revenues	7,220,960	7,641,050	1,390,459	1,260,140	8,611,419	8,901,190
Expenses:						
General government	302,304	282,001	-	-	302,304	282,001
Maintenance and operations	3,798,925	3,782,915	-	-	3,798,925	3,782,915
Master irrigation utility	-	-	1,287,228	1,261,948	1,287,228	1,261,948
Bond issuance costs	201,725	983,381	-	-	201,725	983,381
Interest	3,367,118	3,968,847	-	-	3,367,118	3,968,847
Total expenses	7,670,072	9,017,144	1,287,228	1,261,948	8,957,300	10,279,092
Change in net position	(449,112)	(1,376,094)	103,231	(1,808)	(345,881)	(1,377,902)
Net position - beginning	1,225,813	2,601,907	1,669,251	1,671,059	2,895,064	4,272,966
Net position - ending	\$ 776,701	\$ 1,225,813	\$ 1,772,482	\$ 1,669,251	\$ 2,549,183	\$ 2,895,064

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to increase revenues by \$199,250 and increase appropriations by \$361,614. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2020, the District had \$82,501,073 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$20,269,928 has been taken, which resulted in a net book value of \$62,231,145. The District's business-type activities reported net capital assets of \$1,439,398. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2020, the District had \$69,260,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.



## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general and enterprise operations of the District will increase.

Subsequent to fiscal year end, the District issued \$11,340,000 of Series 2021 Capital Improvement Revenue Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 through May 1, 2051 and fixed interest rates ranging from 2.60% to 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Subsequent to fiscal year end, the Board is in the process of refinancing its outstanding Series 2016 BAN; however, the terms of the refinancing have not yet been established.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Ave Maria Stewardship Community District's management services at Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash	\$ 478,218	\$ 129,142	\$ 607,360
Assessments receivable	18,972	300,218	319,190
Due from Developer	1,406,859	-	1,406,859
Restricted assets:			
Investments	6,842,206	-	6,842,206
Capital assets:			
Nondepreciable	40,268,908	-	40,268,908
Depreciable, net	21,962,237	1,439,398	23,401,635
Total assets	<u>70,977,400</u>	<u>1,868,758</u>	<u>72,846,158</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred charge on refunding (debit)	772,710	-	772,710
Total deferred outflows of resources	<u>772,710</u>	<u>-</u>	<u>772,710</u>
<b>LIABILITIES</b>			
Accounts payable	333,324	96,276	429,600
Contracts and retainage payable	576,000	-	576,000
Due to Developer	60,054	-	60,054
Accrued interest payable	1,383,560	-	1,383,560
Non-current liabilities:			
Due within one year	1,580,000	-	1,580,000
Due in more than one year	67,040,471	-	67,040,471
Total liabilities	<u>70,973,409</u>	<u>96,276</u>	<u>71,069,685</u>
<b>NET POSITION</b>			
Net investment in capital assets	(3,846,752)	1,439,398	(2,407,354)
Restricted for debt service	4,249,951	-	4,249,951
Unrestricted	373,502	333,084	706,586
Total net position	<u>\$ 776,701</u>	<u>\$ 1,772,482</u>	<u>\$ 2,549,183</u>

See notes to the financial statements

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position		Total
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	
Primary government:							
Governmental activities:							
General government	\$ 302,304	\$ 302,304	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance and operations	3,798,925	750,925	1,313,971	3,088	(1,730,941)	-	(1,730,941)
Bond issuance costs	201,725	-	-	-	(201,725)	-	(201,725)
Interest on long-term debt	3,367,118	3,053,009	1,788,843	-	1,474,734	-	1,474,734
Total governmental activities	7,670,072	4,106,238	3,102,814	3,088	(457,932)	-	(457,932)
Business-type activities							
Master irrigation utility	1,287,228	1,012,758	377,701	-	-	103,231	103,231
Total business-type activities	1,287,228	1,012,758	377,701	-	-	103,231	103,231
General revenues:							
Unrestricted investment earnings					739	-	739
Miscellaneous					8,081	-	8,081
Total general revenues					8,820	-	8,820
Change in net position					(449,112)	103,231	(345,881)
Net position - beginning					1,225,813	1,669,251	2,895,064
Net position - ending					\$ 776,701	\$ 1,772,482	\$ 2,549,183

See notes to the financial statements

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 478,218	\$ -	\$ -	\$ 478,218
Investments	-	4,496,342	2,345,864	6,842,206
Assessments receivable	18,972	-	-	18,972
Due from Developer	269,690	1,137,169	-	1,406,859
Total assets	<u>\$ 766,880</u>	<u>\$ 5,633,511</u>	<u>\$ 2,345,864</u>	<u>\$ 8,746,255</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 333,324	\$ -	\$ -	\$ 333,324
Contracts and retainage payable	-	-	576,000	576,000
Due to Developer	60,054	-	-	60,054
Total liabilities	<u>393,378</u>	<u>-</u>	<u>576,000</u>	<u>969,378</u>
Fund balances:				
Restricted for:				
Debt service	-	5,633,511	-	5,633,511
Capital projects	-	-	1,769,864	1,769,864
Unassigned	373,502	-	-	373,502
Total fund balances	<u>373,502</u>	<u>5,633,511</u>	<u>1,769,864</u>	<u>7,776,877</u>
Total liabilities and fund balances	<u>\$ 766,880</u>	<u>\$ 5,633,511</u>	<u>\$ 2,345,864</u>	<u>\$ 8,746,255</u>

See notes to the financial statements

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

Fund balance - governmental funds \$ 7,776,877

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

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

Cost of capital assets	82,501,073	
Accumulated depreciation	<u>(20,269,928)</u>	62,231,145

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.

772,710

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

Accrued interest payable	(1,383,560)	
Bonds payable	<u>(68,620,471)</u>	<u>(70,004,031)</u>

Net position of governmental activities		<u>\$ 776,701</u>
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See notes to the financial statements

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 1,053,229	\$ 3,053,009	\$ -	\$ 4,106,238
Developer contributions	1,313,971	1,762,133	-	3,076,104
Interest income	739	26,710	3,088	30,537
Miscellaneous	8,081	-	-	8,081
Total revenues	<u>2,376,020</u>	<u>4,841,852</u>	<u>3,088</u>	<u>7,220,960</u>
<b>EXPENDITURES</b>				
Current:				
General government	302,304	-	-	302,304
Maintenance and operations	2,108,509	-	-	2,108,509
Debt service:				
Principal	-	1,535,000	-	1,535,000
Interest	-	3,214,436	-	3,214,436
Bond issuance costs	-	-	201,725	201,725
Capital outlay	-	-	2,159,646	2,159,646
Total expenditures	<u>2,410,813</u>	<u>4,749,436</u>	<u>2,361,371</u>	<u>9,521,620</u>
Excess (deficiency) of revenues over (under) expenditures	(34,793)	92,416	(2,358,283)	(2,300,660)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	-	(3,405)	3,405	-
Bond proceeds	-	419,602	3,020,398	3,440,000
Total other financing sources (uses)	<u>-</u>	<u>416,197</u>	<u>3,023,803</u>	<u>3,440,000</u>
Net change in fund balances	(34,793)	508,613	665,520	1,139,340
Fund balances - beginning	<u>408,295</u>	<u>5,124,898</u>	<u>1,104,344</u>	<u>6,637,537</u>
Fund balances - ending	<u>\$ 373,502</u>	<u>\$ 5,633,511</u>	<u>\$ 1,769,864</u>	<u>\$ 7,776,877</u>

See notes to the financial statements

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ 1,139,340
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	2,159,646
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(1,690,416)
Governmental funds report bond proceeds when debt is first issued, whereas these proceeds are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(3,440,000)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,535,000
Governmental funds report the effect of, discounts and deferred amounts on refunding when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	
Amortization on original issue discount	(31,682)
Amortization on deferred amount on refunding	(43,738)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>(77,262)</u>
Change in net position of governmental activities	<u>\$ (449,112)</u>

See notes to the financial statements

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF NET POSITION - PROPRIETARY FUND  
SEPTEMBER 30, 2020**

	<u>Business-type Activities - Master Irrigation Utility</u>
<b>ASSETS</b>	
Current assets:	
Cash	\$ 129,142
Accounts receivables	<u>300,218</u>
Total current assets	<u>429,360</u>
Noncurrent assets:	
Capital assets:	
Master Irrigation System Improvements	2,249,065
Less accumulated depreciation	<u>(809,667)</u>
Total capital assets, net	<u>1,439,398</u>
Total noncurrent assets	<u>1,439,398</u>
Total assets	<u>1,868,758</u>
<b>LIABILITIES</b>	
Current liabilities:	
Accounts payable	<u>96,276</u>
Total current liabilities	<u>96,276</u>
Total liabilities	<u>96,276</u>
<b>NET POSITION</b>	
Invested in capital assets	1,439,398
Unrestricted	<u>333,084</u>
Total net position	<u>\$ 1,772,482</u>

See notes to the financial statements



**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
FUND NET POSITION - PROPRIETARY FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	<u>Business-type Activities - Master Irrigation Utility</u>
<b>OPERATING REVENUES</b>	
Charges for sales and services:	
Charges for irrigation services	\$ 881,300
Other	131,458
Total operating revenues	<u>1,012,758</u>
<b>OPERATING EXPENSES</b>	
Irrigation	306,865
Administrative and operations	890,400
Depreciation	89,963
Total operating expense	<u>1,287,228</u>
Operating income (loss)	<u>(274,470)</u>
<b>NON OPERATING REVENUES (EXPENSES)</b>	
Developer contribution	<u>377,701</u>
Total non operating revenue (expenses)	<u>377,701</u>
Net income	103,231
Total net position- beginning	<u>1,669,251</u>
Total net position - ending	<u>\$ 1,772,482</u>

See notes to the financial statements

**AVE MARIA STEWARDHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF CASH FLOWS - PROPRIETARY FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Business-type Activities - Master Irrigation Utility
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers and users	\$ 1,028,990
Payments to suppliers of goods and services	<u>(1,388,369)</u>
Net cash provided (used) by operating activities	<u>(359,379)</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>	
Developer contribution	<u>377,701</u>
Net cash provided (used) by noncapital financing activities	<u>377,701</u>
Net increase (decrease) in cash and cash equivalents	18,322
Cash and cash equivalents - October 1	<u>110,820</u>
Cash and cash equivalents - September 30	<u>\$ 129,142</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	
Operating income (loss)	\$ (274,470)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	89,963
(Increase)/Decrease in:	
Accounts receivable	16,232
Increase/(Decrease) in:	
Accounts payable	<u>(191,104)</u>
Total adjustments	<u>(84,909)</u>
Net cash provided (used) by operating activities	<u>\$ (359,379)</u>

See notes to the financial statements

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

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

Ave Maria Stewardship Community District ("District") was created by the Florida Legislature (Chapter 2004-461) on April 23, 2004 and became effective on June 17, 2004, pursuant to Chapter 189, Florida Statutes.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 2004-461 and other appropriate Florida Statutes. As of September 30, 2020, one of the Board members was affiliated with Ave Maria Development, LLLP ("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.

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

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

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

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

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

### **Assessments**

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

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

The District reports the following major proprietary fund:

### **Master Irrigation Utility Fund**

The master irrigation utility fund is used to account for operations that are to be financed and operated in a manner similar to private business enterprises. The costs of providing services to customers are to be recovered primarily through user charges.

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

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

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

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

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

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

#### **Restricted Assets**

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

#### **Deposits and Investments**

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

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

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

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

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **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 and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at 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.

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

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

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>
Roadway Improvements	25
Master Irrigation System	25
Equipment	10
Mitigation and Restoration	25
Stormwater Management	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.

### Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with refunding, \$43,738 was recognized as a component of interest expense in the current fiscal year.

### Unearned Revenue

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

### Long-Term Obligations

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

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

### Deferred Outflows/Inflows of Resources

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.

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.

### Fund Equity/Net Position

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

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

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

#### Fund Equity/Net Position

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

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

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

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

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

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

The District's investments were held as follows at September 30, 2020:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligation Fund Class Y	\$ 2,602,928	S&P AAAm	Weighted average of the fund portfolio: 44 days
First American Treasury Obligations Fund Class Y	1,015,577	S&P AAAm	Weighted average of the fund portfolio: 24 days
US Bank Mmkt	3,223,701	Not available	Not available
Total Investments	<u>\$ 6,842,206</u>		

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

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

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

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

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools are measured at amortized cost.



## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 18,622,245	\$ -	\$ -	\$ 18,622,245
Construction in progress-Crosswalks	239,047	-	-	239,047
Construction in progress	19,247,970	2,159,646	-	21,407,616
Total capital assets, not being depreciated	38,109,262	2,159,646	-	40,268,908
Capital assets, being depreciated				
Roadway Improvements	41,652,306	-	-	41,652,306
Equipment	18,833	-	-	18,833
Mitigation and Restoration	119,108	-	-	119,108
Drainage/Stormwater Management System	441,918	-	-	441,918
Total capital assets, being depreciated	42,232,165	-	-	42,232,165
Less accumulated depreciation for:				
Roadway Improvements	18,327,012	1,666,092	-	19,993,104
Equipment	5,649	1,883	-	7,532
Mitigation and Restoration	52,404	4,764	-	57,168
Drainage/Stormwater Management System	194,447	17,677	-	212,124
Total accumulated depreciation	18,579,512	1,690,416	-	20,269,928
Total capital assets, being depreciated, net	23,652,653	(1,690,416)	-	21,962,237
Governmental activities capital assets	\$ 61,761,915	\$ 469,230	\$ -	\$ 62,231,145
<u>Business-type activities</u>				
Capital assets, being depreciated				
Master Irrigation System Improvements	\$ 2,249,065	\$ -	\$ -	\$ 2,249,065
Total capital assets, being depreciated	2,249,065	-	-	2,249,065
Less accumulated depreciation for:				
Master Irrigation System Improvements	719,704	89,963	-	809,667
Total accumulated depreciation	719,704	89,963	-	809,667
Total capital assets, being depreciated, net	1,529,361	(89,963)	-	1,439,398
Business-type activities capital assets	\$ 1,529,361	\$ (89,963)	\$ -	\$ 1,439,398

The Maple Ridge Project consists of master roadway, irrigation, stormwater/drainage and landscaping improvements related to three neighborhoods within the District referred to as Maple Ridge Development (“Maple Ridge”). The total cost of the Maple Ridge project has been estimated at approximately \$38,560,000.

In the current fiscal year, the District paid the Developer a total of \$1,579,642 in order to acquire improvements valued for same amount.

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

## **NOTE 6 – LONG TERM LIABILITIES**

### **Capital Improvement Revenue Refunding Bonds Series 2012**

On June 7, 2012, the District issued \$29,100,000 of Capital Improvement Revenue Refunding Bonds, Series 2012. The Series 2012 Bonds were applied together with other legally available funds to refund the Series 2006BAB (Bond Anticipation Bonds, Series 2006). The Series 2012 Bonds are due on May 1, 2042 with fixed interest rates of 6.70%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2012. Principal on the Series 2012 Bonds is paid serially and commenced on May 1, 2013.

The Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements of the Bond Indenture as of September 30, 2020.

Contemporaneously with the issuance of the 2012 Bonds, the District, the Developer and the Trustee entered into a Debt Service Reserve Fund Deficiency Agreement whereby the Developer agreed to restore the reserve account in the event that there is a deficiency in the reserve account. The Deficiency Agreement further provides that in the event payments are made by the Developer, it shall be reimbursed to the Developer from any sources legally available to the District so long as the 2012 Bonds are outstanding and the Developer is not delinquent in the payment of the Series 2012 Assessments.

### **Capital Improvement Revenue Bonds Series 2015**

In March 2015, the District issued \$2,530,000 of Capital Improvement Revenue Bonds, Series 2015. The Bonds are due May 1, 2045 with a fixed interest rate of 5.000% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2015. Principal is due annually on May 1, commencing May 1, 2016.

The Bonds are subject to redemption at the option of the District prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements of the Bond Indenture as of September 30, 2020.

### **Capital Improvement Revenue Bonds Series 2016**

On November 02, 2016, the District issued \$3,390,000 of Capital Improvement Revenue Bonds, Series 2016 due on May 1, 2047 with a fixed interest rate of 5.250%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2047.

The Bonds are subject to redemption at the option of the District prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

## **NOTE 6 – LONG TERM LIABILITIES (Continued)**

### **Capital Improvement Revenue Bonds Series 2016 (Continued)**

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements of the Bond Indenture as of September 30, 2020.

### **Bond Anticipation Notes Series 2016**

On November 02, 2016, the District the District issued \$11,085,000 of Bond Anticipation Notes due in May 1, 2021 with a fixed interest rate of 4.625%. The Notes were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Notes is to be paid in one lump sum on May 1, 2021.

The Notes are subject to redemption at the option of the District prior to maturity as outlined in the Note Indenture. The Notes are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Note Indenture.

The Note Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Note Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements of the Note Indenture as of September 30, 2020.

### **Capital Improvement Revenue Bonds Series 2018**

On June 1, 2019, the District the District issued \$4,000,000 of Capital Improvement Revenue Bonds, Series 2019 due on May 1, 2049 with a fixed interest rate of 4.90% to 5.375% The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Bonds are subject to redemption at the option of the District prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements of the Bond Indenture as of September 30, 2020.

### **Capital Improvement Revenue Refunding Bonds Series 2019**

In June 2020, the District issued \$20,310,000 of Capital Improvement Revenue Refunding Bonds, Series 2019. The Bonds are due May 1, 2038 with interest rate ranging from 2% to 3%. The Bonds were issued to refund the Series 2006A Bonds. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2019. Principal is due annually on May 1, commencing May 1, 2020.

The Bonds are subject to redemption at the option of the District prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements of the Bond Indenture as of September 30, 2020.

## NOTE 6 – LONG TERM LIABILITIES (Continued)

### Capital Improvement Revenue Bonds Series 2020

In July 2020, the District issued \$3,440,000 of Series 2020 Capital Improvement Revenue Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2023 through May 1, 2052 and fixed interest rates ranging from 3.80% to 4.45%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2020. Principal is due annually on May 1, commencing May 1, 2023.

The Bonds are subject to redemption at the option of the District prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the procedures to be followed in the collection of pledged revenues and the application of the revenues to the various restricted accounts. The District is in compliance with the requirements of the Bond Indenture as of September 30, 2020.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2012	\$ 26,300,000	\$ -	\$ (500,000)	\$ 25,800,000	\$ 535,000
Series 2015	2,370,000	-	(45,000)	2,325,000	45,000
Less: Original issue discount	(419,285)	-	18,498	(400,787)	-
Series 2016 Bonds	3,290,000	-	(55,000)	3,235,000	55,000
Series 2016 BAN	11,085,000	-	-	11,085,000	-
Less: Original issue discount	(14,333)	-	512	(13,821)	-
Series 2018	4,000,000	-	(60,000)	3,940,000	60,000
Series 2019	20,310,000	-	(875,000)	19,435,000	885,000
Less: Original issue discount	(237,593)	-	12,672	(224,921)	-
Series 2020	-	3,440,000	-	3,440,000	-
Total	\$ 66,683,789	\$ 3,440,000	\$ (1,503,318)	\$ 68,620,471	\$ 1,580,000

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 1,580,000	\$ 3,351,440	\$ 4,931,440
2022	1,645,000	3,064,071	4,709,071
2023	12,850,000	2,742,705	15,592,705
2024	1,840,000	2,672,320	4,512,320
2025	1,920,000	2,598,098	4,518,098
2026-2030	10,905,000	11,713,206	22,618,206
2031-2035	13,730,000	8,964,241	22,694,241
2036-2040	14,745,000	5,256,185	20,001,185
2041-2045	7,425,000	1,586,324	9,011,324
2046-2049	2,230,000	369,276	2,599,276
2050-2052	390,000	26,255	416,255
Total	\$ 69,260,000	\$ 42,344,121	\$ 111,604,121

## **NOTE 7 – DEVELOPER TRANSACTIONS**

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$1,313,971 which includes a receivable of \$269,690 as of September 30, 2020. The Developer has also agreed to fund the debt service on the Bonds which is not paid through special or prepaid assessments. During the current fiscal year, the Developer provided \$1,762,133 to the Debt Service Fund which includes a receivable of \$1,137,169 as of September 30, 2020. Finally, the Developer contributed \$377,701 to the Master Irrigation Fund which includes a receivable of \$114,370 as of September 30, 2020.

## **NOTE 8 – CONCENTRATION**

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

## **NOTE 9 – INTERLOCAL AGREEMENT**

In a prior year, the District and Collier County entered into an interlocal agreement related to the future development of the lands within and contiguous to the District that secures the traffic capacity for developing the community of Ave Maria. Collier County and the Developer had previously entered into a Developer Agreement related to the development of the Ave Maria community that states the Developer will donate \$7.8 million in certain right of way and storm water improvements, provide the design and permitting related to certain road ways required for the project, and pay approximately \$60 million in road impact fees for construction of roadways. The Developer Agreement is not an obligation of the District.

## **NOTE 10 – MANAGEMENT COMPANY**

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

## **NOTE 11 – RISK MANAGEMENT**

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

## **NOTE 12 – SUBSEQUENT EVENTS**

### **Series 2021 Bonds**

Subsequent to fiscal year end, the District issued \$11,340,000 of Series 2021 Capital Improvement Revenue Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 through May 1, 2051 and fixed interest rates ranging from 2.60% to 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budget Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 849,060	\$ 1,026,006	\$ 1,053,229	\$ 27,223
Developer contributions	1,300,488	1,313,971	1,313,971	-
Interest	-	739	739	-
Miscellaneous	-	8,082	8,081	(1)
Total revenues	2,149,548	2,348,798	2,376,020	27,222
<b>EXPENDITURES</b>				
Current:				
General government	281,048	309,487	302,304	7,183
Maintenance and operations	1,868,500	2,201,675	2,108,509	93,166
Total expenditures	2,149,548	2,511,162	2,410,813	100,349
Excess (deficiency) of revenues over (under) expenditures	-	(162,364)	(34,793)	127,571
<b>OTHER FINANCING SOURCES</b>				
Use of Fund Balance	-	162,364	-	(162,364)
Total other financing sources (uses)	-	162,364	-	(162,364)
Net change in fund balances	\$ -	\$ -	(34,793)	\$ (34,793)
Fund balance - beginning			408,295	
Fund balance - ending			\$ 373,502	

See notes to required supplementary information

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
COLLIER COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2020 was amended to increase revenues by \$199,250 and increase appropriations by \$361,614. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



**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  
Ave Maria Stewardship Community District  
Collier County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund of Ave Maria Stewardship Community District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 25, 2021.

**Internal Control Over Financial Reporting**

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

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

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

**Compliance and Other Matters**

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



**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.

June 25, 2021



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

To the Board of Supervisors  
Ave Maria Stewardship Community District  
Collier County, Florida

We have examined Ave Maria Stewardship Community District, Collier County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

June 25, 2021



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

To the Board of Supervisors  
Ave Maria Stewardship Community District  
Collier County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Ave Maria Stewardship Community District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 25, 2021.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2021, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

June 25, 2021

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

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

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.