

**Griffin Lakes
Community Development District
ANNUAL FINANCIAL REPORT
September 30, 2020**

Griffin Lakes Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Griffin Lakes Community Development District
Broward County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Griffin Lakes Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the Districts, 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 an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting 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 opinion.

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To the Board of Supervisors
Griffin Lakes Community Development District

Opinion

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 Griffin Lakes Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity 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 Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated May 4, 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 and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Griffin Lakes Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 4, 2021

**Griffin Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

Management's discussion and analysis of Griffin Lakes Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; net investment in capital assets, restricted, and unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major governmental funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Griffin Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings, land, roads, bridges, and traffic signals are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(1,418,231) (net position). Unrestricted net position for Governmental Activities was \$(786,743) and restricted net position totaled \$27,545. Net investment in capital assets was \$(659,033).
- ◆ Governmental activities revenues totaled \$457,005 while governmental activities expenses totaled \$460,965.

**Griffin Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 125,439	\$ 119,384
Restricted assets	61,156	305,035
Capital assets	1,123,707	1,175,870
Total Assets	1,310,302	1,600,289
 Deferred Outflows of Resources	 227,741	 189,600
 Current liabilities	 206,274	 230,595
Non-current liabilities	2,750,000	2,973,565
Total Liabilities	2,956,274	3,204,160
 Net position - net investment in capital assets	 (659,033)	 (834,611)
Net position - restricted	27,545	73,945
Net position - unrestricted	(786,743)	(653,605)
Total Net Position	\$ (1,418,231)	\$ (1,414,271)

The decrease in restricted assets is related to the funds used for the bond refunding in the current year.

The decrease in capital assets is due to depreciation in the current year.

The increase in deferred outflows of resources is related to the bond refunding in the current year.

The decrease in non-current liabilities is related to the bond refunding in the current year.

**Griffin Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position		
	Governmental Activities	
	2020	2019
<u>Governmental Revenues</u>		
Charges for services	\$ 453,927	\$ 451,636
Investment earnings	3,078	4,126
Total Revenues	<u>457,005</u>	<u>455,762</u>
 <u>Expenses</u>		
General government	68,689	61,729
Physical environment	104,155	119,728
Interest and other charges	288,121	197,701
Total Expenses	<u>460,965</u>	<u>379,158</u>
 Change in Net Position	(3,960)	76,604
 Net Position - Beginning of Year	<u>(1,414,271)</u>	<u>(1,490,875)</u>
 Net Position - End of Year	<u>\$ (1,418,231)</u>	<u>\$ (1,414,271)</u>

The decrease in physical environment is related to the decrease in landscape maintenance and mulch costs in the current year.

The increase in interest and other charges is related to the bond refunding in the current year.

**Griffin Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

<u>Description</u>	Governmental Activities	
	2020	2019
Land and improvements	\$ 384,000	\$ 384,000
Infrastructure	1,626,481	1,626,481
Accumulated depreciation	(886,774)	(834,611)
Total Capital Assets (Net)	<u>\$ 1,123,707</u>	<u>\$ 1,175,870</u>

Depreciation was \$52,163 in the current year.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less engineering services and contingency costs than were anticipated.

The September 30, 2020 budget was amended for increased landscaping and website costs.

Debt Management

In August 2008, the District issued \$4,440,000 Series 2008 Special Assessment Refunding Bonds. These bonds were issued to defease and ultimately pay and redeem the outstanding 2002 bonds. The Series 2008 Bonds were refunded and redeemed in the current year.

In August 2020, the District issued \$2,945,000 Series 2020 Special Assessment Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2008 Special Assessment Refunding Bonds. The balance outstanding at September 30, 2020 was \$2,945,000.

Economic Factors and Next Year's Budget

Griffin Lakes Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

**Griffin Lakes Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Griffin Lakes Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Griffin Lakes Community Development District, Inframark Infrastructure Management Services, Inc., 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

Griffin Lakes Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 125,437
Due from other governments	2
Total Current Assets	125,439
Non-Current Assets	
Restricted assets:	
Cash and investments	61,156
Capital assets, not being depreciated:	
Land and improvements	384,000
Capital assets, being depreciated:	
Infrastructure	1,626,481
Less: accumulated depreciation	(886,774)
Total Non-Current Assets	1,184,863
Total Assets	1,310,302
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	227,741
 LIABILITIES	
Current liabilities	
Accounts payable and accrued expenses	4,417
Bonds payable	195,000
Accrued interest	6,857
Total Current Liabilities	206,274
Non-Current Liabilities	
Bonds payable, net	2,750,000
Total Liabilities	2,956,274
 NET POSITION	
Net investment in capital assets	(659,033)
Restricted for debt service	27,545
Unrestricted	(786,743)
Total Net Position	\$ (1,418,231)

See accompanying notes to financial statements.

Griffin Lakes Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenue and Changes in Net Position Governmental Activities</u>
Governmental activities			
General government	\$ (68,689)	\$ 69,546	\$ 857
Physical environment	(104,155)	52,641	(51,514)
Interest and other charges	(288,121)	331,740	43,619
Total Governmental Activities	<u>\$ (460,965)</u>	<u>\$ 453,927</u>	<u>(7,038)</u>
General revenues:			
Investment earnings			<u>3,078</u>
			(3,960)
			<u>(1,414,271)</u>
			<u>\$ (1,418,231)</u>

See accompanying notes to financial statements.

**Griffin Lakes Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020**

ASSETS	General	2020 Debt Service	Total Governmental Funds
Cash and equivalents	\$ 125,437	\$ -	\$ 125,437
Due from other governments	2	-	2
Restricted assets:			
Cash and investments, at fair value	-	61,156	61,156
Total Assets	\$ 125,439	\$ 61,156	\$ 186,595
 LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable and accrued expenses	\$ 4,417	\$ -	\$ 4,417
Fund Balances			
Restricted - debt service	-	61,156	61,156
Assigned - first quarter operations	30,134	-	30,134
Unassigned	90,888	-	90,888
Total Fund Balance	121,022	61,156	182,178
 Total Liabilities and Fund Balances	 \$ 125,439	 \$ 61,156	 \$ 186,595

See accompanying notes to financial statements.

**Griffin Lakes Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020**

Total Governmental Fund Balances	\$	182,178
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets not being depreciated, land, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		384,000
Capital assets being depreciated, infrastructure, \$1,626,481, net of accumulated depreciation \$(886,774), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		739,707
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported at the fund level.		(2,945,000)
Deferred outflows of resources are not current financial resources and therefore, are not reported at the fund statement level.		227,741
Accrued interest expense for general long-term debt is not a current financial use and therefore, is not reported at the fund statement level.		<u>(6,857)</u>
Net Position of Governmental Activities	<u>\$</u>	<u>(1,418,231)</u>

See accompanying notes to financial statements.

Griffin Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	<u>General</u>	<u>2008 Debt Service</u>	<u>2020 Debt Service</u>	<u>Total Governmental Funds</u>
Revenues				
Special assessments	\$ 122,187	\$ 331,740	\$ -	\$ 453,927
Investment earnings	1,067	2,011	-	3,078
Total Revenues	<u>123,254</u>	<u>333,751</u>	<u>-</u>	<u>457,005</u>
Expenditures				
Current				
General government	68,689	-	-	68,689
Physical environment	51,992	-	-	51,992
Debt service				
Principal	-	3,140,000	-	3,140,000
Interest	-	166,709	-	166,709
Other	-	58,246	157,675	215,921
Total Expenditures	<u>120,681</u>	<u>3,364,955</u>	<u>157,675</u>	<u>3,643,311</u>
Revenues over/(under) expenditures	<u>2,573</u>	<u>(3,031,204)</u>	<u>(157,675)</u>	<u>(3,186,306)</u>
Other financing Sources/(Uses)				
Issuance of long-term debt	-	2,751,840	193,160	2,945,000
Transfers in	-	118,341	144,012	262,353
Transfers out	-	(144,012)	(118,341)	(262,353)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>2,726,169</u>	<u>218,831</u>	<u>2,945,000</u>
Net change in fund balances	<u>2,573</u>	<u>(305,035)</u>	<u>61,156</u>	<u>(241,306)</u>
Fund Balances - October 1, 2019	<u>118,449</u>	<u>305,035</u>	<u>-</u>	<u>423,484</u>
Fund Balances - September 30, 2020	<u>\$ 121,022</u>	<u>\$ -</u>	<u>\$ 61,156</u>	<u>\$ 182,178</u>

See accompanying notes to financial statements.

Griffin Lakes Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds	\$ (241,306)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is depreciation in the current period.	(52,163)
Governmental funds report bond discounts as expenditures. However, in the Statement of Activities, the cost of those assets are allocated based on an effective interest rate as amortization expense. This is the amount of amortization of bond discount in the current period.	(617)
The deferred outflow of resources for the refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not at the fund level. This is the amount of current year interest.	(19,288)
The issuance of new long-term debt is reflected as an other financing source at the fund level, however, it increases long-term liabilities at the government-wide level.	(2,945,000)
The cost of the retirement of debt in excess of the amount outstanding on the retired bonds is recognized as other debt service costs at the fund level. These costs are recognized as a deferred outflow of resources, deferred amount on refunding, and amortized over the life of the bonds at the government-wide level.	51,611
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	3,140,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This the change in accrued interest in the current period.	<u>62,803</u>
Change in Net Position of Governmental Activities	<u><u>\$ (3,960)</u></u>

See accompanying notes to financial statements.

**Griffin Lakes Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND**

For the Year Ended September 30, 2020

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 120,135	\$ 120,135	\$ 122,187	\$ 2,052
Investment earnings	400	400	1,067	667
Total Revenues	<u>120,535</u>	<u>120,535</u>	<u>123,254</u>	<u>2,719</u>
Expenditures				
Current				
General government	67,579	72,579	68,689	3,890
Physical environment	52,956	67,956	51,992	15,964
Total Expenditures	<u>120,535</u>	<u>140,535</u>	<u>120,681</u>	<u>19,854</u>
Net changes in fund balance	<u>-</u>	<u>(20,000)</u>	<u>2,573</u>	<u>22,573</u>
Fund Balances - October 1, 2019	<u>128,103</u>	<u>118,449</u>	<u>118,449</u>	<u>-</u>
Fund Balances - September 30, 2020	<u><u>\$ 128,103</u></u>	<u><u>\$ 98,449</u></u>	<u><u>\$ 121,022</u></u>	<u><u>\$ 22,573</u></u>

See accompanying notes to financial statements.

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on May 28, 2002, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by ordinance of the Board of County Commissioners of Broward County, as a Community Development District. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Griffin Lakes Community Development District. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Griffin Lakes Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards, the financial reporting entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- ◆ Government-wide financial statements
- ◆ Fund financial statements
- ◆ Notes to financial statements

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, reported as charges for services and interest.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financial source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period. Revenues are considered to be available when they are collected within the current period or soon 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.

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financial sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

Debt Service Funds 2008 – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bond series is secured by a pledge of all available special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

Debt Service Funds 2020 – Accounts for debt service requirements to retire the special assessment bonds which were used to refund the Series 2008 Bonds. The bond series is secured by a pledge of all available special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, due to developer and accrued compensated absences be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20-50 years
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d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$182,178, differs from “net position” of governmental activities, \$(1,418,231), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land and land improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and land improvements	\$	384,000
Infrastructure		1,626,481
Accumulated depreciation		<u>(886,774)</u>
Total		<u>\$ 1,123,707</u>

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ <u>(2,945,000)</u>
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Deferred outflow of resources

Deferred outflows of resources applicable to the District's governmental activities are not current financial resources and therefore, are not reported at the fund level:

Deferred amount on refunding	\$ <u>227,741</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(6,857)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(241,306), differs from the "change in net position" for governmental activities, \$(3,960), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated on the following page.

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ <u>(52,163)</u>
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Long-term debt transactions

Long-term debt activity is reported as an expenditure or as an other financing source/(use) at the fund level and, thus, have the effect of reducing fund balance because current financial resources have been used. At the government wide level, these activities are reflected in long-term liabilities.

Debt principal payments	\$ 3,140,000
Issuance of new long-term debt	(2,945,000)
Bond discount amortization	<u>(617)</u>
Total	<u>\$ 194,383</u>

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

Net decrease in accrued interest payable	\$ 62,803
Net increase in deferred amount on refunding	51,611
Amortization of deferred amount on refunding	<u>(19,288)</u>
Total	<u>\$ 95,126</u>

**Griffin Lakes Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2020**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance and carrying value were \$125,437. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U.S. Bank Commercial Paper	N/A	\$ 61,156

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

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

Based on the criteria in the preceding paragraph, the investment in U.S. Bank Commercial Paper is a Level 1 asset.

Interest Rate Risk

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

Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investment in U.S. Bank Commercial Paper is rated A-1+ by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investment in U.S. Bank Commercial Paper is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – CAPITAL ASSETS

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

<u>Governmental Activities:</u>	<u>Balance October 1, 2019</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2020</u>
Capital assets, not depreciated:				
Land	\$ 384,000	\$ -	\$ -	\$ 384,000
Capital assets, being depreciated:				
Infrastructure	1,626,481	-	-	1,626,481
Less accumulated depreciation for:				
Infrastructure	(834,611)	(52,163)	-	(886,774)
Total Capital Assets Depreciated, Net	<u>791,870</u>	<u>(52,163)</u>	<u>-</u>	<u>739,707</u>
Capital Assets, Net	<u>\$ 1,175,870</u>	<u>\$ (52,163)</u>	<u>\$ -</u>	<u>\$ 1,123,707</u>

Depreciation of \$52,163 was charged to physical environment.

**Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2020:

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$	3,140,000
Issuance of long-term debt		2,945,000
Principal payments		<u>(3,140,000)</u>
Long-term debt at September 30, 2020	\$	<u>2,945,000</u>

Special Assessment Refunding Bonds

Long-term debt is comprised of the following:

\$2,945,000 Special Assessment Refunding Bonds, Series 2020 due in annual principal installments, beginning May 1, 2021. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2020, at a rate of 2.54% with a maturity date of May 1, 2033. Current portion is \$195,000.

\$ 2,945,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 195,000	\$ 50,492	\$ 245,492
2022	200,000	69,850	269,850
2023	205,000	64,770	269,770
2024	210,000	59,563	269,563
2025	215,000	54,229	269,229
2026-2030	1,155,000	186,690	1,341,690
2031-2033	<u>765,000</u>	<u>39,116</u>	<u>804,116</u>
Totals	<u>\$ 2,945,000</u>	<u>\$ 524,710</u>	<u>\$ 3,469,710</u>

**Griffin Lakes Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE E – LONG-TERM DEBT (CONTINUED)

In August 2020, the District issued \$2,945,000 of Series 2020 Special Assessment Refunding Bonds, which retired the Series 2008 Special Assessment Refunding Bonds. The current refunding of the Series 2008 Special Assessment Refunding Bonds resulted in a deferred amount on refunding of \$229,249. As a result of this transaction, the District decreases its aggregate debt payment by \$478,889 over the next 13 years and realized an economic gain of approximately \$371,121.

Summary of Significant Resolution Terms and Covenants

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

The Series 2020 Bonds are subject to redemption at the option of the District, in part, in a principal amount not exceeding 10% of the principal amount of the Series 2020 Bonds outstanding as of January 1 during such calendar year, at a redemption price equal to the principal amount of the such portion to be redeemed, plus accrued interest. The Series 2020 Bonds are subject to mandatory redemption prior to maturity in the manner determined by the Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The 2020 Reserve Account is funded from the proceeds of the Series 2020 Bonds in an amount equal to ten percent of the maximum annual debt service requirement of the 2020 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Special Assessment Refunding Bonds, Series 2020	\$ 26,754	\$ 26,754

NOTE F – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage during the last three years.

**Griffin Lakes Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2020**

NOTE G – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2020, consisted of the following:

Transfers In	Transfers Out		Total
	2008 Debt Service Fund	2020 Debt Service Fund	
2008 Debt Service Fund	\$ -	\$ 118,341	\$ 118,341
2020 Debt Service Fund	144,012	-	144,012
Total	\$ 144,012	\$ 118,341	\$ 262,353

Transfers between the 2008 Debt Service Fund and the 2020 Debt Service Fund are the result of the bond refunding.



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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
Griffin Lakes Community Development District
Broward 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 Griffin Lakes Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated May 4, 2021.

Internal Control Over Financial Reporting

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

To the Board of Supervisors
Griffin Lakes Community Development District
Broward County, Florida

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Griffin Lakes Community Development District's financial statements are free of 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 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.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 4, 2021



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

To the Board of Supervisors
Griffin Lakes Community Development District
Broward County, Florida

Report on the Financial Statements

We have audited the financial statements of the Griffin Lakes Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated May 4, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals 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 May 4, 2021, 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 financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

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

To the Board of Supervisors
Griffin Lakes Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Griffin Lakes Community Development District. It is management's responsibility to monitor the Griffin Lakes Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

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

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 4, 2021



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Griffin Lakes Community Development District
Broward County, Florida

We have examined Griffin Lakes Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Griffin Lakes Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Griffin Lakes Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Griffin Lakes Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Griffin Lakes Community Development District's compliance with the specified requirements.

In our opinion, Griffin Lakes Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 4, 2021