



AMELIA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT

FINANCIAL REPORT

Year Ended September 30, 2014

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

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Year Ended September 30, 2014

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*Amelia Walk Community Development District*

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

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Amelia Walk Community Development District* (the "District"), as of and for the year ended September 30, 2014 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**

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this include 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 statement in order to design procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the *Amelia Walk Community Development District*, as of September 30, 2014, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued a report dated June 11, 2015, on our consideration of the *Amelia Walk Community Development District's*, internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDiernit Davis & Company, LLC*

Orlando, Florida  
June 11, 2015

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *Amelia Walk Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2014. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

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

### Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2014 by \$6,393,772, a decrease in the deficit of \$118,490 in comparison with the prior year.
- At September 30, 2014, the District's governmental funds reported a combined fund balance of (\$141,977), a decrease of \$586,230 in comparison with the prior year.

### Overview of the Financial Statements

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

### Government-Wide Financial Statements

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

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

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

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

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Fund Financial Statements

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

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

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

The District maintains two individual governmental funds. 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, all of which 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.

### Notes to Financial Statements

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

### Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$(6,393,772) at September 30, 2014. The following analysis focuses on the net position of the District's governmental activities.

**MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

**Government-Wide Financial Analysis (Continued):**

Amelia Walk Community Development District  
Statement of Net Position

	<b>September 30, 2014</b>	<b>September 30, 2013</b>
Assets, excluding capital assets	\$ 882,354	\$ 647,695
Capital Assets, net of depreciation	<u>2,945,258</u>	<u>3,035,481</u>
Total assets	<u>3,827,612</u>	<u>3,683,176</u>
Liabilities, excluding long-term liabilities	621,384	425,438
Long-term Liabilities	<u>9,600,000</u>	<u>9,770,000</u>
Total liabilities	<u>10,221,384</u>	<u>10,195,438</u>
Net Position:		
Net investment in capital assets	(6,789,742)	(6,734,519)
Restricted for debt service	62,160	62,160
Unrestricted	<u>333,810</u>	<u>160,097</u>
Total net position	<u>\$ (6,393,772)</u>	<u>\$ (6,512,262)</u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2014 and 2013.

Changes in Net Position  
Year ended September 30,

	<b>2014</b>	<b>2013</b>
Revenues:		
Program revenues	\$ 1,142,906	\$ 1,185,152
General revenues	<u>1,295</u>	<u>16,820</u>
Total revenues	<u>1,144,201</u>	<u>1,201,972</u>
Expenses:		
General government	143,419	144,466
Maintenance and operations	386,331	310,348
Interest on long-term debt	<u>495,961</u>	<u>538,611</u>
Total expenses	<u>1,025,711</u>	<u>993,425</u>
Change in net position	<u>118,490</u>	<u>208,547</u>
Net position - beginning, previously stated	(6,512,262)	(6,267,180)
Restatement of net position	<u>-</u>	<u>(453,629)</u>
Net position - beginning of year, as restated	<u>(6,512,262)</u>	<u>(6,720,809)</u>
Net position - ending	<u>\$ (6,393,772)</u>	<u>\$ (6,512,262)</u>

## MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

### Government-Wide Financial Analysis (Continued):

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2014 was \$1,025,711. The majority of these costs are comprised of interest on long-term debt.

### Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2014, the District's governmental funds reported combined ending fund balances of (\$141,977). Of this total, \$23,112 is non-spendable and \$(165,089) is unassigned.

In the table below we have presented the cost of the functions/programs as a percentage of total governmental funds for the fiscal year ended September 30:

	2014		2013	
General Government	\$ 143,419	13%	\$ 144,466	14%
Maintenance and Operations	296,108	26%	220,126	21%
Principal and Interest on Long-term Debt	702,790	61%	701,590	65%
	<u>\$ 1,142,317</u>	<u>100%</u>	<u>\$ 1,066,182</u>	<u>100%</u>

As noted above, principal and interest on long-term debt comprise the majority of expenditures of total governmental funds for the current fiscal year.

### General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There was one amendment to the September 30, 2014 general fund budget. The legal level of budgetary control is at the fund level.

### Capital Asset and Debt Administration

**Capital Assets** - At September 30, 2014, the District had \$2,945,258 invested in infrastructure, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

**Capital Debt** - At September 30, 2014, the District had \$9,735,000 in bonds outstanding, including \$135,000 in matured bonds payable. More detailed information about the District's capital debt is presented in the notes to the financial statements.

### Requests for Information

If you have questions about this report or need additional financial information, contact the *Amelia Walk Community Development District's* Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

## **FINANCIAL STATEMENTS**

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF NET POSITION**

September 30, 2014

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash	\$ 111,079
Investments	12,220
Assessments receivable	588,269
Prepaid costs	23,112
Restricted assets:	
Temporarily restricted investments	147,674
Capital assets:	
Capital assets not being depreciated	881,686
Capital assets being depreciated, net	<u>2,063,572</u>
Total assets	<u>3,827,612</u>
<b>Liabilities:</b>	
Accounts payable and accrued expenses	39,714
Accrued interest payable	185,167
Matured interest payable	261,503
Matured bonds payable	135,000
Noncurrent liabilities:	
Due within one year	175,000
Due in more than one year	<u>9,425,000</u>
Total liabilities	<u>10,221,384</u>
<b>Net Position:</b>	
Net investment in capital assets	(6,789,742)
Restricted for debt service	62,160
Unrestricted	<u>333,810</u>
Net position	<u>\$ (6,393,772)</u>

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**STATEMENT OF ACTIVITIES**

Year Ended September 30, 2014

<b><u>Functions/Programs</u></b>	<b><u>Expenses</u></b>	<b><u>Program Revenue</u></b>		<b>Net (Expense)</b>
		<b><u>Charges for Services</u></b>	<b><u>Operating Grants and Contributions</u></b>	<b>Revenue and Changes in Net Position</b>
				<b><u>Governmental Activities</u></b>
Governmental activities:				
General government	\$ 143,419	\$ 115,504	\$ -	\$ (27,915)
Maintenance and operations	386,331	311,136	-	(75,195)
Interest on long-term debt	495,961	716,257	9	220,305
Total governmental activities	<u>\$ 1,025,711</u>	<u>\$ 1,142,897</u>	<u>\$ 9</u>	<u>117,195</u>
General Revenues:				
Investment and miscellaneous income				5
Miscellaneous				<u>1,290</u>
Total general revenues				<u>1,295</u>
Change in net assets				118,490
Net Position - beginning				<u>(6,512,262)</u>
Net Position - ending				<u>\$ (6,393,772)</u>

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**

September 30, 2014

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>			
Cash	\$ 111,079	\$ -	\$ 111,079
Investments	12,220	147,674	159,894
Assessments receivable	64	588,205	588,269
Prepaid costs	23,112	-	23,112
Total assets	<u>\$ 146,475</u>	<u>\$ 735,879</u>	<u>\$ 882,354</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances:</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 39,714	\$ -	\$ 39,714
Matured interest payable	-	261,503	261,503
Matured bonds payable	-	135,000	135,000
Total liabilities	<u>39,714</u>	<u>396,503</u>	<u>436,217</u>
Deferred Inflows of Resources:			
Unavailable revenue	<u>-</u>	<u>588,114</u>	<u>588,114</u>
Fund Balances:			
Nonspendable	23,112	-	23,112
Unassigned	83,649	(248,738)	(165,089)
Total fund balances	<u>106,761</u>	<u>(248,738)</u>	<u>(141,977)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 146,475</u>	<u>\$ 735,879</u>	

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

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 2,945,258

Other long-term assets are not available to pay current period expenditures and, therefore, are deferred in the funds. 588,114

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

Accrued interest payable	(185,167)	
Bonds payable	<u>(9,600,000)</u>	<u>(9,785,167)</u>

**Net Position of Governmental Activities** \$ (6,393,772)

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2014

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>			
Special assessments	\$ 426,640	\$ 128,143	\$ 554,783
Investment income	5	9	14
Miscellaneous	1,290	-	1,290
Total revenues	<u>427,935</u>	<u>128,152</u>	<u>556,087</u>
<b>Expenditures:</b>			
Current:			
General government	143,419	-	143,419
Maintenance and operations	296,108	-	296,108
Debt service:			
Interest	-	532,790	532,790
Principal	-	170,000	170,000
Total expenditures	<u>439,527</u>	<u>702,790</u>	<u>1,142,317</u>
Net change in fund balances	(11,592)	(574,638)	(586,230)
<b>Fund Balances - beginning of year</b>	<u>118,353</u>	<u>325,900</u>	<u>444,253</u>
<b>Fund Balances - end of year</b>	<u>\$ 106,761</u>	<u>\$ (248,738)</u>	<u>\$ (141,977)</u>

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2014

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

Net change in fund balances - total governmental funds (page 10)	\$	(586,230)
Depreciation on capital assets is not recognized in the governmental fund statement; however, it is reported as an expense in the statement of activities.		(90,223)
Governmental funds do not present revenues that are not available to pay current obligations. In contrast, such revenues are reported in the Statement of Activities when earned.		588,114
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		170,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in accrued interest	<u>\$</u>	<u>36,829</u>
Change in Net Position of Governmental Activities (page 8)		<u><u>\$</u></u>
		<u>118,490</u>

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

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

Year Ended September 30, 2014

	<b>Budgeted Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>Revenues:</b>				
Special Assessments	\$ 422,875	\$ 422,875	\$ 426,640	\$ 3,765
Investment income	-	-	5	5
Miscellaneous	500	1,790	1,290	(500)
Total revenues	423,375	424,665	427,935	3,270
<b>Expenditures:</b>				
Current:				
General government	115,137	115,137	143,419	(28,282)
Maintenance and operations	308,238	341,591	296,108	45,483
Total expenditures	423,375	456,728	439,527	17,201
<b>Excess (Deficit) of Revenues Over Expenditures</b>	-	(32,063)	(11,592)	20,471
Net change in fund balance	-	(32,063)	(11,592)	20,471
Fund Balance - beginning	118,353	118,353	118,353	-
Fund Balance - ending	\$ 118,353	\$ 86,290	\$ 106,761	\$ 20,471

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

**NOTES TO FINANCIAL STATEMENTS**

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS**

Year Ended September 30, 2014

**Note 1 - Summary of Significant Accounting Policies:**

**Reporting Entity**

The *Amelia Walk Community Development District*, (the "District") was established by Nassau County Ordinance 2005-81 enacted on December 22, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. At present, the Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2014, some of the Board of Supervisors were affiliated with GreenPointe Holdings, LLC, affiliated company of AW Venture II, LLC, the owner of phase 2 - 5 property. The District is economically dependent on the Developer.

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

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

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

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

**Government-Wide and Fund Financial Statements**

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

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

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

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

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

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

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

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

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

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

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

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

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

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

Investments of the District are reported at fair value. The District's has elected to proceed under the Alternative Investment Guidelines in accordance with Section 218.415, Florida Statutes.

**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.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

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

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

**Capital Assets** - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational Facilities	30
Equipment	5

**Long Term Obligations** - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

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

**Deferred Outflows/Inflows of Resources** - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2014.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

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

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

**Deferred Outflows/Inflows of Resources (Continued)** - In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that arises only under a modified accrual basis of accounting, which qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue from assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

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

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

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

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

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

**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 2 - Stewardship, Compliance and Accountability:**

**Budgetary Information**

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

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

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

**Deficit Fund Balance**

The Debt Service Fund has a deficit fund balance at September 30, 2014.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 3 - Deposits and Investments:**

**Deposits**

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

**Investments**

Investments are stated at fair value, which is the amount for which an investment could be exchanged in a current transaction between willing parties, other than in a forced liquidation sale. Fair value is based on quoted market prices. Changes in the fair value of investments are recognized as revenue and included in investment revenue. Investment revenue is recognized as earned and is recorded in the respective fund related to the investment activity.

The District's investment policy is governed by State Statutes and the District Trust Indenture. This policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized investments are:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued)**

Investments made by the District at September 30, 2014 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation Fund, Class Y	\$ 147,085	AAAm	39 Days
First American Government Obligation Fund, Class Z	12,220	AAAm	14 Days
U.S. Bank Managed Money Market	589	Not rated	N/A
Total	<u>\$ 159,894</u>		

**Credit Risk:**

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

**Custodial Credit Risk:**

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2014, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2014, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 3 - Deposits and Investments (Continued):**

**Investments (Continued)**

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**Note 4 - Capital Assets:**

Capital asset activity for the year ended September 30, 2014 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
<b>Governmental Activities:</b>				
Capital Assets, not being depreciated:				
Land and land improvements	\$ 881,686	\$ -	\$ -	\$ 881,686
Total capital assets, not being depreciated	<u>881,686</u>	<u>-</u>	<u>-</u>	<u>881,686</u>
Capital Assets Being Depreciated:				
Equipment	6,232	-	-	6,232
Infrastructure-Recreational facilities	2,669,290	-	-	2,669,290
Total capital assets, being depreciated	<u>2,675,522</u>	<u>-</u>	<u>-</u>	<u>2,675,522</u>
Less Accumulated Depreciation for:				
Equipment	(2,700)	(1,246)	-	(3,946)
Infrastructure-recreational facilities	(519,027)	(88,977)	-	(608,004)
Total accumulated depreciation	<u>(521,727)</u>	<u>(90,223)</u>	<u>-</u>	<u>(611,950)</u>
Total capital assets being depreciated, net	<u>2,153,795</u>	<u>(90,223)</u>	<u>-</u>	<u>2,063,572</u>
Governmental activities capital assets, net	<u>\$ 3,035,481</u>	<u>\$ (90,223)</u>	<u>\$ -</u>	<u>\$ 2,945,258</u>

Depreciation expense for 2014 in the amount of \$90,223 was charged to maintenance and operations. District improvements are complete.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 5 - Long-Term Liabilities:**

On June 16, 2006, the District issued \$9,785,000 of Special Assessment Bonds, Series 2006A and \$10,145,000 Series 2006B. The Series 2006A Bonds are due on May 1, 2037 with a fixed interest rate of 5.5%; the Series 2006B Bonds are due May 1, 2014 with a fixed interest rate of 5.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1 for both Series 2006A and 2006B Bonds. During a previous fiscal year, the Series 2006A Bonds were Trifurcated into three (3) separate Bond Series (see below).

In February 2012, the Developer paid \$1,283,158 in delinquent 2009, 2010, and 2011 assessments. These funds were utilized to fund past due principal and interest for 2010 and 2011. The remaining funds of \$735,000 were used as a special redemption of the Series 2006A Bonds. As a result, the District vacated a foreclosure judgment against the previous Developer, Danville Land Investments, LLC.

On March 26, 2012, the Series 2006A Bonds were Trifurcated into three (3) separate Bond Series. As a result of the Trifurcation, the outstanding Series 2006A Bonds with a principal balance of \$8,565,000 exchanged for; \$1,675,000 in principal amount of the District's Series 2012A-1, \$1,535,000 in principal amount of the District's Series 2012A-2, and \$5,355,000 in principal amount of the District's Series 2012A-3 (collectively, the "Series 2012 Bonds"). The Series 2012 Bonds are due May 1, 2037 with a fixed interest rate of 5.5%.

The Series 2006B Bonds remain outstanding and are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. In previous years, the District amended the Series 2006 Bond Indenture. The amendment changed the 2006B Debt Service Reserve Requirements as it was agreed that the requirements set forth in the original indenture were disadvantageous to the District insofar as the interest cost on the Bonds which funded the Series 2006B Debt Service Reserve Account exceeded the investment earnings on the funds therein. Hence, the amendment to the Indenture provided for the release of the Series 2006B Reserve Account and for the redemption of the Series 2006B Bonds from the unexpended proceeds held under the Indenture and from the amount released from the Series 2006B Debt Service Reserve Account. Additionally, the Indenture was amended to provide for more frequent redemption of the Series 2006B Bonds from prepayments of special assessments in order to reduce interest accruing on the Series 2006B Bonds. Lastly, the Indenture was amended to allow for any unexpended proceeds of the Bonds held under the Indenture to be applied to redeem the outstanding Series 2006B Bonds (See Note 9 – Subsequent Events).

The Bond Indentures require that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. This requirement has been met at September 30, 2014.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 5 - Long-Term Liabilities (Continued):**

The Bond Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Payment of principal and interest on the Series 2006B and Series 2012 Bonds are secured by a pledge of and a first lien upon the pledged special assessment revenue. However, for the Series 2012 Bonds, each Series (2012A-1, 2012A-2 and 2012A-3) are secured only by assessments on developable land within each assessment area. The District is in compliance with the requirements of the Bond Indenture for the Series 2012 Bonds. A shortfall in the collection of special assessments for the Series 2006B Bonds has caused there to be insufficient funds available to pay the debt service interest payments due November 1, 2013 and May 1, 2014 (See Note 9 – Subsequent Events).

The Series 2006B Bonds were scheduled to mature during the fiscal year of September 30, 2014, however, the landowner requested that the District re-issue the Series 2006B Bonds in order to extend the maturity date. The District approved Resolution 2014-03 in March 2014 extending the maturity date of the Series 2006B Bonds to May 1, 2018. As a result, for the year ended September 30, 2014, no principal was due. Interest of \$79,040 was due but not paid and no special assessment revenue was received. The interest due of \$79,040 was recorded as matured interest payable at September 30, 2014. Total principal and interest remaining on the Series 2006B Bonds at September 30, 2014 is \$1,915,200, including matured interest payable of \$79,040 (See Note 9 – Subsequent Events).

Total principal and interest remaining on the Series 2012 Bonds at September 30, 2014 is \$14,775,263, including matured bonds and interest payable of \$317,463. For the year ended September 30, 2014, \$623,750 of principal and interest was due and total special assessment revenue pledged was \$128,143. Due to a shortfall of debt assessment revenue, the principal of \$30,000 and interest of \$40,563, for the Series 2012A-2, and the principal of \$105,000 and interest of \$141,900, for the Series 2012A-3 were included in matured bonds and interest payable at September 30, 2014 (See Note 9 – Subsequent Events).

Long-term debt activity for the year ended September 30, 2014 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Bonds Payable:					
Series 2006B	\$ 1,520,000	-	-	\$ 1,520,000	\$ -
Series 2012	8,250,000	-	(170,000)	8,080,000	175,000
Governmental activity long-term liabilities	<u>\$ 9,770,000</u>	<u>\$ -</u>	<u>\$ (170,000)</u>	<u>\$ 9,600,000</u>	<u>\$ 175,000</u>

The long-term debt activity schedule includes a principal reduction of \$135,000 that was due but was not paid. This amount was reclassified into matured bonds payable.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 5 - Long-Term Liabilities (Continued):**

At September 30, 2014, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2015	\$ 175,000	\$ 523,440
2016	190,000	513,815
2017	200,000	503,365
2018	1,735,000	492,365
2019	225,000	401,500
2020 - 2024	1,330,000	1,807,575
2025 - 2029	1,745,000	1,398,650
2030 - 2034	2,290,000	861,575
2035 - 2037	1,710,000	191,675
	<u>\$ 9,600,000</u>	<u>\$ 6,693,960</u>

**Note 6 - Related Party Transaction:**

Assessments from Developer

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

Concentrations

A significant portion 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 7 - Management Company:**

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

**Note 8 - Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**

Year Ended September 30, 2014

**Note 9 - Subsequent Events:**

In May 2015, the District collected delinquent assessments from the developer of \$588,114 and paid matured interest payable of \$261,503 and matured bonds payable of \$135,000 at September 30, 2014. In addition, the District paid, through a special bond call, \$1,470,000 of Series 2006B Bonds.

**COMPLIANCE SECTION**

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

To the Board of Supervisors  
*Amelia Walk Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Amelia Walk Community Development District* (the "District") as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 11, 2015.

Internal Control Over Financial Reporting

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

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

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

**MCDIRMIT DAVIS & COMPANY, LLC**

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803  
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

## 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, 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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. See Appendix A.

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

*McDiernit Davis & Company, LLC*

Orlando, Florida  
June 11, 2015

**MANAGEMENT COMMENTS**

Board of Supervisors  
*Amelia Walk Community Development District*

**Report on the Financial Statements**

We have audited the financial statements of the *Amelia Walk Community Development District*, (the “District”) as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated June 11, 2015.

**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.

**Other Reports**

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor’s Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 11, 2015, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report, except as noted below.

<b>Tabulation of Uncorrected Audit Findings</b>		
<b>Current Year Finding #</b>	<b>2012-13 FY Finding #</b>	<b>2011-2012 FY Finding #</b>
12-01	12-01	12-01

**Official Title and Legal Authority**

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

## **Financial Condition**

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires that we report the results of our determination as to whether or not the *Amelia Walk Community Development District* has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the *Amelia Walk Community Development District* met one of the conditions described in Section 218.503(1), Florida Statutes. These conditions are described in Appendix B.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the *Amelia Walk Community Development District* 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. Deteriorating financial conditions were noted, as indicated above under Section 10.554(1)(i)5.a.

## **Annual Financial Report**

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for the *Amelia Walk Community Development District* for the fiscal year ended September 30, 2014, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2014. In connection with our audit, we determined that these two reports were in agreement.

## **Other Matters**

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

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

## **Purpose of this Letter**

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

*McDiernit Davis & Company, LLC*

Orlando, Florida  
June 11, 2015

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX A - COMPLIANCE VIOLATIONS OF LAWS, REGULATIONS  
AND CONTRACTUAL PROVISIONS**

Year Ended September 30, 2014

**12-01 - Failure to Make Bond Debt Service Payments When Due**

Criteria

The Special Assessment Bonds Series 2006B, Series 2012A-2 and Series 2012A-3 require annual principal and semiannual interest payments.

Condition

At September 30, 2014, there is \$261,503 of interest and \$135,000 of principal which is due, but not paid.

Cause

The Landowner has not paid current debt service assessments owed to the District.

Effect

At September 30, 2014, the District is not in compliance with the requirements of the Bond Indenture.

Recommendation

We recommend the District utilize all legal remedies available to collect delinquent assessments and bring debt service payments current. In May 2015, the District collected delinquent assessments and was able to pay all matured interest and matured bonds payable that was outstanding at September 30, 2014.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

**APPENDIX B - CONDITIONS OF FINANCIAL EMERGENCY**

Year Ended September 30, 2014

**12-01 - Failure to Make Debt Service Payments When Due**

The District did not pay the principal and interest due on the Series 2006B, Series 2012A-2 and Series 2012A-3 Bonds due to lack of funds; therefore the District meets Section 218.503(1)(a) as a financial emergency condition.

In May 2015, the District collected delinquent assessments and was able to pay all matured interest and matured bonds payable that was outstanding at September 30, 2014.

# Amelia Walk

## Community Development District

475 West Town Place, Suite 114 - St. Augustine, Florida 32092 - Phone: (904) 940-5850 - Fax: (904) 940-5899

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June 12, 2015

McDermitt Davis & Company, LLC  
605 E. Robinson Street, Suite 635  
Orlando, FL 32801-2040

Dear Mr. McDermitt,

Below is the response to your management comment for the Fiscal Year 2014 audit for Amelia Walk Community Development District.

### ML-12-01-Failure to Make Bond Debt Service Payments When Due

Criteria: The Special Assessment Bonds Series 2006B, Series 2012A-2 and Series 2012A-3 require annual principal and semiannual interest payments.

Condition: At September 30, 2014, there is \$261,503 of interest and \$135,000 of principal which is due, but not paid.

Cause: The Landowner has not paid current debt assessments owed to the District.

Effect: At September 30, 2014 the District is not in compliance with the requirements of the Bond Indenture.

Recommendation: We recommend the District utilize all legal remedies available to collect delinquent assessments and bring debt service payments current. In May 2015, the District collected delinquent assessments and was able to pay all matured interest and matured bonds payable that was outstanding at September 30, 2014.

Management Response: In accordance with the auditor's recommendation, the District has been using all legal remedies available to collect past due delinquent assessments. Subsequent to the fiscal year end, the District was able to collect all of the past due delinquent assessments and all of the past due debt service payments.

Please let me know if you have any questions . Thank you.

Sincerely,



Dave DeNagy  
Assistant Treasurer

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

Board of Supervisors  
*Amelia Walk Community Development District*

We have examined *Amelia Walk Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2014. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, *Amelia Walk Community Development District* complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2014.

*MCDIRMIT DAVIS & COMPANY, LLC*

Orlando, Florida  
June 11, 2015