

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT**

**LAKWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT 1
LAKWOOD RANCH, FLORIDA**

SEPTEMBER 30, 2016

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT**

**LAKWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT 1
LAKWOOD RANCH, FLORIDA**

SEPTEMBER 30, 2016

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INDEPENDENT AUDITORS' REPORT

Board of Supervisors
Lakewood Ranch Community Development District 1
Lakewood Ranch, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the general fund of the Lakewood Ranch Community Development District 1 (the District), as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

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

Certified Public Accountants

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MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

Board of Supervisors
Lakewood Ranch Community Development District 1
Lakewood Ranch, Florida

INDEPENDENT AUDITORS' REPORT
(Concluded)

Report on the Financial Statements (Concluded)

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 the general fund of the District, as of September 30, 2016, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2017, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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.

Purvis, Gray and Company, LLP

January 31, 2017
Sarasota, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Lakewood Ranch Community Development District 1 (the District), our discussion and analysis of the District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2016. Please read it in conjunction with the District's independent auditors' report, basic financial statements, accompanying notes, and required supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position of \$2,610,814.
- The District's net position decreased by \$24,136 for the year.
- At September 30, 2016, the District's general fund reported an ending fund balance of \$1,582,165, an increase of \$11,263 for the year.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-wide Financial Statements

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

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

The *statement of activities* presents information showing how the District's net position changed during the year. All changes in net position are reported in a manner similar to the approach used by a private sector business in that revenues are recognized when earned and expenses are reported when incurred.

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 the following functions: general government (Town Hall, maintenance facility, and other administration), maintenance and operations, security, and special projects.

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 only governmental funds. There are no business-type or fiduciary funds.

MANAGEMENT’S DISCUSSION AND ANALYSIS
(Continued)

OVERVIEW OF FINANCIAL STATEMENTS (Concluded)

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

The District maintains one governmental fund for external reporting. Information for that fund is presented separately in the general fund balance sheet and the general fund statement of revenues, expenditures, and changes in fund balances. The general fund is considered a major fund.

The District adopts an annual budget for the general fund. In the required supplementary information section, a budgetary comparison schedule has been provided for the general fund.

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

Key components of the District’s net position as of September 30 of each year are reflected in the following table:

	<u>2016</u>	<u>2015</u>
Assets, Excluding Capital Assets	\$ 1,683,133	\$ 1,674,590
Capital Assets, Net of Depreciation	<u>1,028,649</u>	<u>1,064,048</u>
Total Assets	<u>2,711,782</u>	<u>2,738,638</u>
Liabilities	<u>100,968</u>	<u>103,688</u>
Total Liabilities	<u>100,968</u>	<u>103,688</u>
Net Position:		
Net Investment in Capital Assets	1,028,649	1,064,048
Restricted for Infrastructure Improvements	302,086	302,086
Unrestricted	<u>1,280,079</u>	<u>1,268,816</u>
Total Net Position	<u>\$ 2,610,814</u>	<u>\$ 2,634,950</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS
(Continued)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Concluded)

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

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

The District's net position decreased during the year by \$24,136. The decrease reflects the extent to which the costs of operations, including depreciation, exceeded program and general revenues.

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

	<u>2016</u>	<u>2015</u>
Revenues		
Program Revenues:		
Charges for Services	\$ 1,780,059	\$ 1,788,590
General Revenues	<u>29,273</u>	<u>21,559</u>
Total Revenues	<u>1,809,332</u>	<u>1,810,149</u>
Expenses		
General Government:		
Town Hall	100,857	83,459
Maintenance Facility	59,503	65,316
Other Administration	678,080	636,408
Maintenance and Operations	995,028	837,547
Security	<u>0</u>	<u>52,863</u>
Total Expenses	<u>1,833,468</u>	<u>1,675,593</u>
Change in Net Position	(24,136)	134,556
Net Position, Beginning of Year	<u>2,634,950</u>	<u>2,500,394</u>
Net Position, End of Year	<u>\$ 2,610,814</u>	<u>\$ 2,634,950</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2016, was \$1,833,468. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are the annual assessments. Program revenues decreased \$8,531 from 2015 to 2016. Expenses increased \$157,875 for a variety of different reasons.

FINANCIAL ANALYSIS OF THE GENERAL FUND

The District uses fund accounting to ensure and demonstrate compliance with finance-related legal and contractual requirements. The District's general fund includes all activities of the District. There are no other funds.

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

FINANCIAL ANALYSIS OF THE GENERAL FUND (Concluded)

The focus of the District's *general fund* 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 the District's net resources available for spending at the end of the year.

At the end of the current fiscal year, unassigned fund balance of the general fund was \$289,946 and total fund balance was \$1,582,165. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 16.1% of total general fund expenditures while the total fund balance represents 88.0% of the same amount.

GENERAL FUND BUDGETARY COMPARISON

An operating budget was adopted and maintained by 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. A budgetary comparison schedule is shown in the required supplementary information section of the report.

Both the original and final budget required a carry forward surplus of \$287,770 to balance. The original appropriations budget was \$1,998,800, and there were no budget amendments during the year. Actual results *added* \$11,263 to fund balance. Revenues were \$98,302 better than budget and expenditures were \$200,731 under budget. The favorable variances in both revenues and expenditures occurred for a variety of reasons.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The District's investment in capital assets at September 30, 2016, totaled \$1,028,649 (net of accumulated depreciation). Capital assets include land, infrastructure (drainage system), other improvements, and equipment. Current year additions were \$6,390 and depreciation was \$41,789. More detailed information about the District's capital assets is presented in Note 5 to the financial statements.

Long-term Debt

There was no new debt issued during the year. The District retired its bonds outstanding on the final maturity date of May 1, 2014, and no longer has any long-term debt.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The 2017 general fund budget uses carry over surplus of \$268,000 and restricted infrastructure reserves of \$22,310, to balance, and includes a 4.1% increase in the O&M assessment rate.

The street lighting LED project initially scheduled for 2016 was deferred until 2017. The District does not anticipate significant changes in its operations for 2017.

MANAGEMENT'S DISCUSSION AND ANALYSIS
(Concluded)

REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakewood Ranch Community Development District 1's Finance Department at Town Hall, 8175 Lakewood Ranch Blvd., Lakewood Ranch, Florida, 34202.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
STATEMENT OF NET POSITION
SEPTEMBER 30, 2016
LAKWOOD RANCH, FLORIDA

	Governmental Activities
Assets	
Cash	\$ 129,170
Investments	1,524,486
Due from Other Governments	25,866
Other Receivables	50
Prepaid Items	3,561
Capital Assets:	
Depreciable Assets, Net	239,352
Nondepreciable	789,297
Total Assets	2,711,782
 Liabilities	
Accounts Payable	6,608
Accrued Expenses	29,327
Due to Other Governments	64,033
Deposits	1,000
Total Liabilities	100,968
 Net Position	
Net Investment in Capital Assets	1,028,649
Restricted for Infrastructure Improvements	302,086
Unrestricted	1,280,079
Total Net Position	\$ 2,610,814

See accompanying notes.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
STATEMENT OF ACTIVITIES
SEPTEMBER 30, 2016
LAKWOOD RANCH, FLORIDA

<u>Function/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:			
Town Hall	\$ 100,857	\$ 93,631	\$ (7,226)
Maintenance Facility	59,503	63,192	3,689
Other Administration	678,080	600,592	(77,488)
Maintenance and Operations	995,028	912,102	(82,926)
Special Projects	0	110,542	110,542
Total Governmental Activities	<u>\$ 1,833,468</u>	<u>\$ 1,780,059</u>	<u>(53,409)</u>
General Revenues			
			11,462
			17,811
Total General Revenues			<u>29,273</u>
Change in Net Position			(24,136)
Net Position, Beginning of Year			<u>2,634,950</u>
Net Position, End of Year			<u>\$ 2,610,814</u>

See accompanying notes.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
BALANCE SHEET - GENERAL FUND
SEPTEMBER 30, 2016
LAKWOOD RANCH, FLORIDA

	General
Assets	
Cash	\$ 129,170
Investments	1,524,486
Due from Other Governments	25,866
Other Receivables	50
Prepaid Items	3,561
Total Assets	1,683,133
 Liabilities and Fund Balance	
Liabilities	
Accounts Payable	6,608
Accrued Expenses	29,327
Due to Other Governments	64,033
Deposits	1,000
Total Liabilities	100,968
 Fund Balance	
Nonspendable:	
Prepaid Items	3,561
Restricted for:	
Infrastructure Improvements	302,086
Assigned for:	
General Reserve	362,262
Infrastructure Reserve	355,000
Special Projects	100,000
Subsequent Year's Expenditures	169,310
Unassigned	289,946
Total Fund Balance	1,582,165
 Total Liabilities and Fund Balance	\$ 1,683,133

See accompanying notes.

**LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
RECONCILIATION OF THE BALANCE SHEET - GENERAL FUND
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2016
LAKWOOD RANCH, FLORIDA**

Fund Balance - General Fund	\$ 1,582,165
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**Amounts Reported for Governmental Activities in the Statement
of Net Position are Different Because:**

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes these assets, net of accumulated depreciation.

Capital Assets - Original Cost	\$ 4,304,298	
(Accumulated Depreciation)	(3,275,649)	1,028,649

Net Position of Governmental Activities	\$ <u>2,610,814</u>
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See accompanying notes.

**LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE - GENERAL FUND
SEPTEMBER 30, 2016
LAKWOOD RANCH, FLORIDA**

	General
Revenues	
Assessments	\$ 1,780,059
Interest	11,462
Other Revenues	17,811
Total Revenues	1,809,332
Expenditures	
Current:	
General Government:	
Town Hall	100,857
Maintenance Facility	59,503
Other Administration	678,080
Maintenance and Operations	959,629
(Total Expenditures)	(1,798,069)
Net Change in Fund Balance	11,263
Fund Balance, Beginning of Year	1,570,902
Fund Balance, End of Year	\$ 1,582,165

See accompanying notes.

**LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE OF GENERAL FUND TO THE
STATEMENT OF ACTIVITIES
SEPTEMBER 30, 2016
LAKWOOD RANCH, FLORIDA**

Net Change in Fund Balance - General Fund	\$	11,263
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**Amounts Reported for Governmental Activities in the Statement of
Activities are Different Because:**

Government funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.		6,390
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Depreciation on capital assets is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities.		(41,789)
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Change in Net Position of Governmental Activities	\$	<u>(24,136)</u>
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See accompanying notes.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA

Note 1 - Nature of Organization and Reporting Entity

Lakewood Ranch Community Development District 1 (the District) is one of five community development districts in the Lakewood Ranch community in the southeast corner of Manatee County, Florida. The District was created on February 24, 1994, pursuant to the *Uniform Community Development District Act of 1980*, as amended (the Act), otherwise known as Chapter 190, *Florida Statutes*, and by Manatee County Ordinance 94-07. The Act delineates the powers and duties of community development districts, including among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance, and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the Board), which is composed of five members. The Supervisors are elected on an at-large basis by registered voters within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to the Act.

The Board has the final responsibility for:

- Assessing and Levying Assessments
- Approving Budgets
- Acquiring, Operating, and Maintaining Systems, Facilities, and Basic Infrastructures
- Controlling the Use of Funds Generated by the District
- Financing Improvements

Under applicable governmental accounting, the financial reporting entity consists of:

- a) The primary government (i.e., the District).
- b) Organizations for which the primary government is considered to be financially accountable.
- c) Other organizations for which the nature and significance of their relationship with the primary government are such that, if excluded, the financial statements of the primary government would be considered incomplete or misleading.

These financial statements include only the balances and transactions of the District. There are no component units.

Note 2 - Summary of Significant Accounting Policies

These financial statements are prepared in conformity with U.S. generally accepted accounting principles applicable to governmental entities, as established by the Governmental Accounting Standards Board (GASB). Following is a summary of the significant accounting policies:

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Continued)

Note 2 - Summary of Significant Accounting Policies *(Continued)*

A. Government-wide and Fund Financial Statements

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government.

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

B. 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. Contributions and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both *measurable* and *available*. Revenues are available when they are collected 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. Inter-District billings are susceptible to accrual, but assessments and other revenues generally are not. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service principal and interest are recorded in the period when payment is due. The District has no long-term debt.

Fund Accounting

The financial transactions of the District are recorded in individual funds. Each fund is accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows, liabilities, deferred inflows, fund equity, revenues and expenditures, or expenses, as appropriate. Government 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.

GASB Statement No. 34 sets forth minimum criteria (percentage of the assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of either fund category or the governmental and enterprise combined), for the determination of major funds. In addition, funds may be considered major for qualitative reasons.

The District reports the following major governmental fund:

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Continued)

Note 2 - Summary of Significant Accounting Policies (Continued)

B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Concluded)

Fund Accounting (Concluded)

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

The District has no nonmajor funds.

C. Financial Statement Balances

Cash and Investments

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and money market funds with original maturities of three months or less from the date of acquisition. The District also holds assets that are defined as investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance of GASB Statement No. 79, which allows under certain criteria, these investments to be recorded at amortized cost.

Cash on the balance sheet and the statement of net position includes cash on hand and demand deposits in qualified public depositories.

The District has adopted a written investment policy, which complies with the requirements of Section 218.415, *Florida Statutes*. The District may invest any surplus public funds in the following:

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

Debt covenants may provide other options for the investment of debt proceeds and related accounts.

The separate funds do not pool their cash or investments. Interest income is reported in the fund where the related cash or investments are reported.

Receivables/Due from Other Governments

All receivables are reported at their gross value, and where appropriate are reduced by the estimated portion that is expected to be uncollectible. There are no estimated uncollectible amounts at September 30, 2016.

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.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Continued)

Note 2 - Summary of Significant Accounting Policies (Continued)

C. Financial Statement Balances (Continued)

Capital Assets

Capital assets include land, land improvements, buildings, and equipment, plus infrastructure assets (e.g. streets, sidewalks, culverts, curbs and gutters, drainage systems, lighting systems, roads and bridges), and are reported as assets in the governmental activities column of the statement of net position. In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is reported in the statement of activities, but not in the governmental fund financial statements.

Capital assets are defined in the District’s policy as tangible assets with a cost of at least \$5,000 and an estimated useful life of five years or more. Capital assets are recorded at historical cost if purchased or constructed, and estimated fair value if donated.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Major projects are reported as construction in progress until completed and placed in service.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Other Improvements	10 to 25
Infrastructure - Drainage	25
Equipment	7 to 10

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

Deferred Outflows and Inflows of Resources

In addition to assets, the statement of net 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 (expenditure) until then. In addition to liabilities, the statement of net 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.

Long-term Obligations

In the government-wide financial statements, the principal amount outstanding on long-term debt is reported as a liability in the governmental activities column of the statement of net position. The liability is increased by unamortized premiums, and reduced by unamortized discounts. Premiums and discounts, if applicable, are amortized over the debt term using the straight-line method.

In the fund financial statements, debt proceeds are reported as other financing sources in the year of issuance, increased or decreased by original issue premiums or discounts, where applicable. Principal and interest are reported as expenditures, when due. The District has no long-term obligations.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Continued)

Note 2 - Summary of Significant Accounting Policies (Concluded)

C. Financial Statement Balances (Concluded)

Net Position/Fund Balance

In the government-wide financial statements, equity is referred to as *net position*, and is classified as a) net investment in capital assets, b) restricted, or c) unrestricted. Restricted net position represents net assets constrained by the District's debt covenants or other contractual requirements.

In the fund financial statements, equity is referred to as fund balance, and is reported according to the following classifications:

- *Non-spendable*—Amounts that are: (a) not in spendable form, or (b) legally or contractually required to be maintained intact.
- *Restricted*—Amounts that are constrained for specific purposes either: (a) externally by creditors, grantors, contributors, or laws or regulations of other governments, or (b) by law through constitutional provisions or enabling legislation.
- *Committed*—Amounts that can be used only for specific purposes pursuant to constraints imposed by a formal action (resolution) of the District's Board. These committed amounts may not be used for any other purpose unless the Board removes or changes the specified use by taking the same type of formal action (resolution) that imposed the constraint originally.
- *Assigned*—Amounts that are constrained by less-than-formal action of the Board, or by an individual or body to whom the Board has delegated this responsibility. The Board has not delegated this responsibility.
- *Unassigned*—This classification is used for: (a) negative unrestricted fund balance in any fund, or (b) fund balances within the general fund that are not restricted, committed, or assigned for those specific purposes.

Flow Assumption—When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted as needed. Within the unrestricted categories when various classifications of fund balances are available for a specific expenditure, the District first uses committed fund balance, followed by assigned, and then unassigned.

D. 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 amounts reported and disclosed in the accompanying financial statements and notes. Actual results could differ from those estimates.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Continued)

Note 3 - Budgetary Information

An annual budget is prepared and adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District has adopted a budget policy consistent with *Florida Statute* 190.008. The District follows these procedures in establishing and adopting the budgets:

- a) Starting in January of each year, budget proposals are accepted for the upcoming year, and a series of budget workshops are held with District representatives, staff, and the public. The assessment amounts for the upcoming year are proposed.
- b) A budget summary is ready by June, and a formal public hearing is conducted in August to obtain comments.
- c) The Board adopts the final original budget in August for the fiscal year beginning October 1. The budget is adopted by resolution.
- d) Budget amendments, if any, are approved by the Board during the year.

Neither the statute nor the District's budget policy specifies the legal level of budgetary authority. There were no budget amendments in 2016.

Note 4 - Deposits and Investments

Deposits

The District's bank deposits are held in qualified public depositories (QPDs) pursuant to Chapter 280, *Florida Statutes*. Under this Chapter, each QPD is required to pledge collateral to the State Treasurer against the public deposits. In the event of default by a QPD, all claims for public deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the QPD in default and, if necessary, assessments against other QPDs of the same type as the depositor in default.

Investments

The District holds assets that are defined as investments. The District's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79.

The District holds investments in a qualified external investment pool that measures all of its investments at amortized cost. The following investments are recorded at amortized cost at September 30, 2016:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Local Government Surplus Funds			Weighted Average of the
Trust Fund (Florida PRIME)	\$ 1,524,486	AAAm	Fund Portfolio: 50 Days
Total Investments	<u>\$ 1,524,486</u>		

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Continued)

Note 4 - Deposits and Investments (Concluded)

Investments (Concluded)

Florida PRIME is a local government investment pool administered by the Florida State Board of Administration (SBA) and managed by professional money managers. Florida PRIME invests exclusively in short-term, high-quality fixed income securities rated in the highest short-term rating category by one or more nationally recognized statistical rating agencies, or securities of comparable quality. The District's investment in this pool is through shares owned in the fund and not the underlying investments. Florida PRIME is considered a stable value investment pool. The account balances approximate fair value, and balances are available for immediate withdrawal. The weighted average maturity of Florida PRIME at September 30, 2016, is 50 days. Florida PRIME has a Standard & Poor's rating of AAAM. The pool was not exposed to foreign currency risk during the year.

Custodial Credit Risk—For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. Safekeeping considerations are satisfied through the avoidance of physical or book entry forms.

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

Concentration Risk—The District places no limit on the amount the District may invest in any one issuer or investment vehicle, but the policy stresses “avoidance of concentration” as an investment objective.

Interest Rate Risk—Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District manages interest rate risk by minimizing the weighted average maturities of its investments. The policy sets a maximum maturity at five years unless matched to specific cash flows.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Continued)

Note 5 - Capital Assets

Capital asset activity for the fiscal year ended September 30, 2016, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental Activities				
Capital Assets, Not Being Depreciated:				
Land	\$ 789,297	\$ 0	\$ 0	\$ 789,297
Total Capital Assets Not Being Depreciated	<u>789,297</u>	<u>0</u>	<u>0</u>	<u>789,297</u>
Capital Assets Being Depreciated:				
Other Improvements	2,798,101	0	0	2,798,101
Infrastructure - Drainage	632,938	6,390	0	639,328
Equipment	<u>77,572</u>	<u>0</u>	<u>0</u>	<u>77,572</u>
Total Capital Assets Being Depreciated	<u>3,508,611</u>	<u>6,390</u>	<u>0</u>	<u>3,515,001</u>
Less Accumulated Depreciation for:				
Other Improvements	(2,705,853)	(11,303)	0	(2,717,156)
Infrastructure - Drainage	(466,052)	(25,445)	0	(491,497)
Equipment	<u>(61,955)</u>	<u>(5,041)</u>	<u>0</u>	<u>(66,996)</u>
Total Accumulated Depreciation	<u>(3,233,860)</u>	<u>(41,789)</u>	<u>0</u>	<u>(3,275,649)</u>
Total Capital Assets Being Depreciated, Net	<u>274,751</u>	<u>(35,399)</u>	<u>0</u>	<u>239,352</u>
Governmental Activities Capital Assets, Net	<u>\$ 1,064,048</u>	<u>\$ (35,399)</u>	<u>\$ 0</u>	<u>\$ 1,028,649</u>

Depreciation expense of \$41,789 was allocated to the maintenance and operations function in the statement of activities.

Note 6 - Related Party Transactions

Related Parties

The District is one of five community development districts in the community of Lakewood Ranch, Florida. The other Districts are Lakewood Ranch Community Development Districts 2, 4, 5, and 6 (including District 1, "the Districts"). The Districts are the public entities responsible for providing operation and maintenance of various elements of infrastructure and landscaping within Lakewood Ranch. The Lakewood Ranch Inter-District Authority (the Authority) is a separate public entity created by the Districts, which provides administrative, financial, and operations and maintenance services to the Districts, under terms of an Amended Interlocal Agreement among the parties. A representative from each District sits on the five-member Board of the Authority.

On November 15, 2012, the Districts and Authority entered into an Interlocal Agreement, which replaced prior Interlocal Agreements, identified the Authority as the District Manager for the Districts, and clarified the relationship and financial agreements among the entities, as they related to the following transactions.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Continued)

Note 6 - Related Party Transactions (Continued)

Shared Expenses

As District Manager, the Authority provides certain administrative, financial, and operation and maintenance services to the Districts. The costs of these services are borne by the Authority, and then allocated and reimbursed by the Districts on a monthly basis. Total shared expenses for 2016 were \$2,437,102 of which the District's share of \$568,773 is included under "other administration" in the expenditure section of the financial statements. The District's share of September's expenses totaling \$63,981 is reported as "due to other governments" at September 30, 2016.

Town Hall and Maintenance Facility Lease

The Lakewood Ranch Town Hall (Town Hall) was constructed and financed by District 2 in 2003; the facility and related liability (the 2003 Notes) are reported on District 2's statement of net position. In addition, in 2013, District 2 issued \$3,250,000 of Special Revenue Improvement and Refunding Notes (the 2012 Notes) to finance the construction of a shared maintenance facility, and to retire the remaining principal balance of the 2003 Notes in the approximate outstanding amount of \$634,000.

The land on which the maintenance facility has been constructed was acquired by the Authority in 2013 for \$126,114, and is being leased to District 2 under terms of a ground lease (the Ground Lease) between the parties dated November 15, 2012. The Ground Lease is for 25 years beginning on the effective date, unless terminated earlier by agreement of the parties. There is no annual lease payment; consideration lies in the mutual promises contained in the Ground Lease.

The lease payments for both Town Hall and the maintenance facility are covered under the terms of an Amended Non-Exclusive Lease Agreement and Operating Agreement dated November 15, 2012, among the Districts and the Authority (the Lease). The original term of the Lease is thirteen years ending on November 15, 2025. The Lease will be extended automatically for additional five-year terms; however, any lessee may give notice at least one year prior to the expiration of its desire not to extend. The facilities will be conveyed to the Authority once the applicable debt service is satisfied.

Rent payments by the Districts to District 2 are equal to their allocable share of District 2's related debt service costs, based on equivalent dwelling units (EDU) (see below). Rent received by District 2 in 2016 totaled \$83,549 for Town Hall and \$160,681 for the maintenance facility, of which the District's share was \$30,939 and \$59,503, respectively.

Monthly "rent" payments are also required by each District to the Authority for their allocable share of the costs (including insurance costs) to operate and maintain the two facilities, as determined in the annual budget of the Authority. Rent received by the Authority in 2016 totaled \$295,661, of which the District's allocable share was \$69,918 the Lakewood Ranch Town Center Owners Association, Inc. (TCOA), the successor entity to CDD 3, shares in this allocation. Total rent to District 2 and the Authority was therefore \$160,360, which is included under "Town Hall" and "Maintenance Facility" in the expenditure section of the financial statements.

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
NOTES TO THE FINANCIAL STATEMENTS
LAKWOOD RANCH, FLORIDA
(Concluded)

Note 6 - Related Party Transactions (Concluded)

Town Hall and Maintenance Facility Lease (Concluded)

The 2016 equivalent dwelling units (EDU) for allocation purposes, were as follows:

District 2 Rent Payments			Authority Rent Payments		
	EDU	Percent		EDU	Percent
District 1	1,819	27.05%	District 1	1,819	23.65%
District 2	1,813	26.96%	District 2	1,813	23.57%
District 4	1,688	25.10%	TCOA	967	12.57%
District 5	962	14.30%	District 4	1,688	21.94%
District 6	443	6.59%	District 5	962	12.51%
Totals	6,725	100.00%	District 6	443	5.76%
			Totals	7,692	100.00%

The future debt service requirements on District 2's 2012 Notes (and the District's share based on the 2016 EDU allocation), is as follows:

Year	Principal	Interest	Total	District 1 27.05%
2017	\$ 320,000	\$ 51,097	\$ 371,097	\$ 100,382
2018	330,000	44,598	374,598	101,329
2019	215,000	37,908	252,908	68,412
2020	220,000	32,877	252,877	68,403
2021	225,000	27,729	252,729	68,364
2022-2025	960,000	56,979	1,016,979	275,094
Total	\$ 2,270,000	\$ 251,188	\$ 2,521,188	\$ 681,984

Contractor Land Lease

Other revenues collected by District 2 under a contractor land lease and due back to the District totaled \$6,215 for 2016. This amount is receivable (Due from Other Governments) at year-end.

Note 7 - Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

REQUIRED SUPPLEMENTARY INFORMATION

LAKWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2016

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>		<u>Favorable (Unfavorable)</u>
Revenues				
Assessments	\$ 1,707,130	\$ 1,707,130	\$ 1,780,059	\$ 72,929
Interest	1,400	1,400	11,462	10,062
Other Revenues	2,500	2,500	17,811	15,311
Total Revenues	<u>1,711,030</u>	<u>1,711,030</u>	<u>1,809,332</u>	<u>98,302</u>
Expenditures				
Current:				
General Government:				
Town Hall	102,430	102,430	100,857	1,573
Maintenance Facility	69,240	69,240	59,503	9,737
Other Administration	657,540	657,540	678,080	(20,540)
Maintenance and Operations	998,590	998,590	959,629	38,961
Special Projects	121,000	121,000	0	121,000
Reserves	50,000	50,000	0	50,000
(Total Expenditures)	<u>(1,998,800)</u>	<u>(1,998,800)</u>	<u>(1,798,069)</u>	<u>200,731</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(287,770)</u>	<u>(287,770)</u>	<u>11,263</u>	<u>299,033</u>
Other Financing Sources				
Carry Forward Surplus	287,770	287,770	0	(287,770)
Total Other Financing Sources	<u>287,770</u>	<u>287,770</u>	<u>0</u>	<u>(287,770)</u>
Net Change in Fund Balance	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 11,263</u>	<u>\$ 11,263</u>

OTHER INFORMATION

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

Board of Supervisors
Lakewood Ranch Community Development District 1
Lakewood Ranch, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and general fund of the Lakewood Ranch Community Development District 1 (the District), as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 31, 2017.

Internal Control over Financial Reporting

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

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

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

Certified Public Accountants

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Board of Supervisors
Lakewood Ranch Community Development District 1
Lakewood Ranch, Florida

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

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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.

Durvis, Gray and Company, LLP

January 31, 2017
Sarasota, Florida

**INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE
WITH FLORIDA STATUTE SECTION 218.415 - INVESTMENTS OF PUBLIC FUNDS**

Board of Supervisors
Lakewood Ranch Community Development District 1
Lakewood Ranch, Florida

We have examined the Lakewood Ranch Community Development District 1's (the District) compliance with Section 218.415, *Florida Statutes* during the fiscal year ended September 30, 2016. 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, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2016.

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

Purvis, Gray and Company, LLP

January 31, 2017
Sarasota, Florida

Certified Public Accountants

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MANAGEMENT LETTER

Board of Supervisors
Lakewood Ranch Community Development District 1
Lakewood Ranch, Florida

Report on the Financial Statements

We have audited the financial statements of the Lakewood Ranch Community Development District 1 (the District), as of and for the fiscal year ended September 30, 2016, and have issued our report thereon dated January 31, 2017.

Auditors' Responsibility

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

Other Reports

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on Compliance with Section 218.415, *Florida Statutes*. Disclosures in those reports, which are dated January 31, 2017, 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 significant findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. See Note 1 of the District's September 30, 2016 financial statements, for this information. There are no component units related to the District.

Certified Public Accountants

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Board of Supervisors
Lakewood Ranch Community Development District 1
Lakewood Ranch, Florida

MANAGEMENT LETTER
(Concluded)

Financial Condition

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

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Annual Financial Report

Sections 10.554(1)(i)5.b. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2016, 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, 2016. 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, the Board of Supervisors of the District, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Durvis, Gray and Company, LLP

January 31, 2017
Sarasota, Florida