

***Northern Riverwalk  
Community Development District***

***May 2, 2018***

# Northern Riverwalk Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

April 25, 2018

**Board of Supervisors  
Northern Riverwalk  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Northern Riverwalk Community Development District** will be held on **May 2, 2018 at 11:00 a.m. at the offices of Allied Capital and Development of South Florida, LLC, 115 Front Street, Suite 300, Jupiter, FL 33477.** Following is a copy of the advance agenda:

1. Oath of Office for Mr. Nicholas Mastroianni II
2. Roll Call
3. Approval of the Minutes of the November 29, 2017 Meeting
4. Consideration of **Resolution #2018-05** Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing
5. Acceptance of Audit for Fiscal Year Ending September 30, 2017
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
7. Financial Reports
  - A. Summary of Invoices
  - B. Combined Balance Sheet
8. Supervisors Requests and Audience Comments
9. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.northernriverwalkcdd.com>*

**MINUTES OF MEETING  
NORTHERN RIVERWALK  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Northern Riverwalk Community Development District was held on Wednesday, November 29, 2017 at 11:00 a.m. at the offices of Allied Capital and Development of South Florida, LLC, 115 Front Street, Suite #300, Jupiter, Florida.

Present and constituting a quorum were:

John Oliver	Vice Chairman
Sandy Albanese	Assistant Secretary
Mark Giresi	Assistant Secretary

Also present were:

Rich Hans	District Manager
William Capko	District Counsel
Mike Williams	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Oath of Office for Newly Elected  
Supervisors Elected at Landowners  
Election - Seat #1, Seat #2 and Seat #5**

Mr. Hans: The first thing we need to do is get the oath of the newly elected Supervisors, which is John Oliver, and Sandy and we'll get Nick when he's here next time. So if you would just raise your right hands, state your name for the record, and then swear or affirm at the end, so "I".

Mr. Oliver: "John Oliver."

Ms. Albanese: "Sandy Albanese."

Mr. Hans: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Northern Riverwalk Community Development District and recipient of public funds on behalf of the District, do hereby solemnly

swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Northern Riverwalk Community Development District, Palm Beach County, Florida.

Mr. Oliver: "I do."

Ms. Albanese: "I do."

Mr. Hans: Alright, and I'll notarize these.

Mr. Oliver: And I put my financials in on time this year.

Mr. Hans: Alright, that's good. So that takes care of our oath of offices.

**SECOND ORDER OF BUSINESS      Roll Call**

Mr. Hans called the meeting to order and called the roll.

**THIRD ORDER OF BUSINESS      Organizational Matters**

**A. Consideration of Resolution #2018-01 Canvassing and Certifying Results of Landowners Election**

Mr. Hans: Moving on to organizational matters. We have resolution #2018-01, canvassing and certifying the results of the landowners election which is in your packet. It shows that Nick Mastroianni II received 8 votes, John Oliver received 8 votes, and Sandy Albanese received 7 votes. So Nick and John will serve 4 year terms and Sandy has a 2 year term, so a motion approving that resolution would be in order.

On MOTION by Mr. Giresi seconded by Mr. Oliver with all in favor, Resolution #2018-01 canvassing and certifying results of the Landowners Election was approved.
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**B. Consideration of Resolution #2018-02 Electing Officers**

Mr. Hans: Then whenever we do have an election of our Board we have to look at the officers, so we have an election of officers, and if we want to keep our slate the same, which is Nick Mastroianni II as chairman, John Oliver as vice chairman, Sandy

Albanese, Nick Mastroianni III and Mark Giresi as assistant secretaries, myself, Rich Hans as secretary and Patti Powers as treasurer, we can make changes or if you want to keep the slate the same that's up to the Board.

Mr. Oliver: No, we'll keep it that way.

Mr. Hans: Ok, so the same slate, and that was a motion by John.

On MOTION by Mr. Oliver seconded by Mr. Giresi with all in favor, Resolution #2018-02 electing officers, keeping the same slate as read into the record by Rich Hans was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
September 6, 2017 Meeting**

Mr. Hans: Then we have our minutes from our September 6th meeting. If anyone has comments or corrections on those we'll take them, and if not a motion approving those would be in order.

On MOTION by Mr. Oliver seconded by Ms. Albanese with all in favor, the Minutes of the September 6, 2017 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution  
#2018-03 Bond Note Resolution**

- A. Term Sheet
- B. Trust Indenture
- C. Interest Swap Agreement

Mr. Hans: Then we have resolution #2018-03, it's our bond note resolution which was prepared by our bond counsel, Mike. If anyone has any questions on the resolution we can take those but, it basically authorizes the \$22 million dollars.

Mr. Oliver: I'll make a motion.

Mr. Hans: Do you want go into any detail on that for the record?

Mr. Williams: No, I think everybody knows the final items and things, it approves the trust indenture which John and Rich know about, so unless anybody has any questions, it's pretty straight forward.

Mr. Oliver: No.

Mr. Williams: Ok.

On MOTION by Mr. Oliver seconded by Mr. Giresi with all in favor, Resolution #2018-03 the Bond Note Resolution was approved.

**SIXTH ORDER OF BUSINESS**

**Approval of Assessment Methodology Report**

Mr. Hans: Then we have an assessment methodology report which was distributed and I have a loose copy here. Basically it's very similar to what we've used for the Series 2013, and 2016 refunding and now the 2017 refunding. It allocates the \$22 million dollars to the parcels in the same method as we've done in the prior year. There's a Series 2017 note sizing in table 3, and a couple of these items may be swapped a little bit from the revenue account to the redemption or vice versa, but the net amount of the bonds of \$22 million dollars and the allocation is not going to change. So if we could just approve that in this form and any modifications needed of that table would be in order.

Mr. Williams: So for your benefit, when we're closing out the old swap today we'll make \$690,000 and that will all be either applied to closing costs and then the balance put in to the reserve accounts.

On MOTION by Mr. Oliver seconded by Mr. Giresi with all in favor, accepting the Assessment Methodology Report was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution #2018-04 Final Assessment Resolution**

Mr. Hans: Then resolution #2018-04 which is not in your packet but distributed and prepared by District counsel and that's Bill. Basically this is just showing the final terms and conditions of the bond.

Mr. Capko: Yes, and reflecting the final number for the assessments.

Mr. Hans: So if there are any questions or discussions we can take those, and if not, a motion approving resolution #2018-04 would be in order.

On MOTION by Mr. Oliver seconded by Ms. Albanese with all in favor, Resolution #2018-04 the final assessment resolution was approved.

**EIGHTH ORDER OF BUSINESS                      Acceptance                      of                      Engineer's  
Certificate**

Mr. Hans: Then there's just an acceptance of the engineer's certificate which is in your packet, and it's more of an informational item which is needed for the bond issue just to confirm that everything that was put in the ground is actually there and it's part of the estimated costs that were eligible costs, so just a motion accepting that would be in order.

On MOTION by Mr. Oliver seconded by Mr. Giresi with all in favor, accepting the Engineer's Certificate was approved.

**NINTH ORDER OF BUSINESS                      Approval of Engagement Letter  
with Hilltop Securities, Inc. to  
serve as Swap Advisor**

Mr. Hans: Then we have the engagement letter, and this is a ratification, and there's a signed copy that's floating around but it's with Hilltop Securities, Inc. to serve as the swap advisor, so a motion accepting that would be in order.

On MOTION by Mr. Oliver seconded by Ms. Albanese with all in favor, ratifying the engagement letter with Hilltop Securities, Inc. to serve as swap advisor was approved.

**TENTH ORDER OF BUSINESS**

**Ratification of Engagement Letter  
with Grau & Associates to  
perform the Audit for Fiscal Year  
Ending September 30, 2017**

Mr. Hans: Then for our auditors, we have ratification of Grau's engagement letter to start the audit which is already underway, so this is just a ratification.

On MOTION by Mr. Giresi seconded by Mr. Oliver with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2017 was approved.

**ELEVENTH ORDER OF BUSINESS    Staff Reports**

Mr. Hans: Under staff reports, Mr. Capko anything?

**A. Attorney**

Mr. Capko: Nothing additional.

**B. Engineer**

Mr. Hans: We have no engineer today for any report today.

**C. Manager**

Mr. Hans: Under manager, nothing additional.

**TWELVTH ORDER OF BUSINESS    Financial Reports**

**A. Summary of Invoices**

**B. Combined Balance Sheet**

Mr. Hans: Then we have our financial reports, there's a summary of invoices and our combined balance sheet. If anyone has any questions or discussions we can take those, and if not, a motion accepting those would be in order.

On MOTION by Mr. Oliver seconded by Ms. Albanese with all in favor, the summary of invoices and the combined balance sheet were approved.



**THIRTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments**

Mr. Hans: Next item is Supervisors requests, anything from our Supervisors today?

Mr. Oliver: No.

Mr. Hans: We have no audience here for any comments.

**FOURTEENTH ORDER OF BUSINESS Adjournment**

Mr. Hans: Then we'll move on to our last item, and unless there's something that we need to get approvals on or anything we're all good, and so a motion to adjourn would be in order.

On MOTION by Mr. Oliver seconded by Ms. Albanese with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**RESOLUTION 2018-05**

**A RESOLUTION OF THE NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2019; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes; and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT:**

1. The proposed budget for Fiscal Year 2019 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_  
Hour: \_\_\_\_\_  
Place: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

*Proposed Budget  
Fiscal Year 2019*

*Northern Riverwalk Community  
Development District*

*May 2, 2018*



# Northern Riverwalk

General Fund

Community Development District

FY2019

<u>Description</u>	<u>Adopted Budget FY2018</u>	<u>Actual Thru 3/31/2018</u>	<u>Projected Next 6 Months</u>	<u>Projected thru 9/30/2018</u>	<u>Proposed Budget FY2019</u>
<b>Revenues</b>					
Maintenance Assessments	\$106,304	\$0	\$111,958	\$111,958	\$106,304
Misc. Income	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$106,304</b>	<b>\$0</b>	<b>\$111,958</b>	<b>\$111,958</b>	<b>\$106,304</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Engineering	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Assessment Roll	\$2,530	\$2,630	\$0	\$2,630	\$2,700
Attorney	\$30,000	\$5,820	\$8,148	\$13,968	\$30,000
Annual Audit	\$5,000	\$4,200	\$0	\$4,200	\$5,000
Trustee Fees	\$4,200	\$4,717	\$0	\$4,717	\$4,300
Management Fees	\$40,000	\$20,000	\$20,000	\$40,000	\$40,000
Telephone	\$100	\$29	\$41	\$70	\$100
Postage	\$250	\$64	\$90	\$154	\$250
Printing & Binding	\$750	\$229	\$321	\$550	\$750
Insurance	\$6,003	\$5,750	\$0	\$5,750	\$6,325
Legal Advertising	\$5,000	\$753	\$1,054	\$1,807	\$2,000
Other Current Charges	\$750	\$324	\$454	\$778	\$750
Website Admin	\$500	\$250	\$250	\$500	\$500
Office Supplies	\$150	\$40	\$8	\$48	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Contingencies	\$250	\$0	\$250	\$250	\$250
<b>TOTAL ADMIN</b>	<b>\$100,658</b>	<b>\$44,981</b>	<b>\$35,615</b>	<b>\$80,596</b>	<b>\$98,250</b>
<i>Field</i>					
Drainage System R & R	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Contingencies	\$3,646	\$0	\$5,000	\$5,000	\$6,054
<b>TOTAL FIELD</b>	<b>\$5,646</b>	<b>\$0</b>	<b>\$7,000</b>	<b>\$7,000</b>	<b>\$8,054</b>
<b>TOTAL EXPENDITURES</b>	<b>\$106,304</b>	<b>\$44,981</b>	<b>\$42,615</b>	<b>\$87,596</b>	<b>\$106,304</b>
<b>Assigned Fund Balance</b>	<b>\$0</b>	<b>(\$44,981)</b>	<b>\$69,344</b>	<b>\$24,363</b>	<b>\$0</b>

# Northern Riverwalk

## Community Development District

### GENERAL FUND BUDGET

#### REVENUES:

##### Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

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#### EXPENDITURES:

##### Administrative:

##### Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with **Thomas Engineering** for these services.

##### Assessment Roll

The Palm Beach County Property Appraiser charges the District to utilize the County's Tax Roll for their assessments.

##### Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc. The District has contracted with **Lewis, Longman and Walker, PA.** for these services.

##### Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

##### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with **Governmental Management Services – South Florida, LLC.** These services are further outlined in Exhibit "A" of the Management Agreement.

##### Telephone

Telephone and fax machine

# Northern Riverwalk

## Community Development District

### **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

### **Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with **Preferred Governmental Insurance Trust**. PGIT specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

### **Other Current Charges**

Bank charges and any other miscellaneous expenses that incurred during the year.

### **Website Compliance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

### **Office Supplies**

Miscellaneous office supplies.

### **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

### **Capital Outlay**

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

### **Field:**

### **Drainage System R & R**

The district will reserve funds for the renewal and replacement of components of the drainage system. It is estimated that no renewal or replacement funds will need to be expended in the first 10 years of the system operating.

# Northern Riverwalk

Community Development District

Debt Service

FY2019

Description	Adopted Budget FY2018	Actual Thru 3/31/2018	Projected Next 6 Months	Projected thru 9/30/2018	Proposed Budget FY2019
<b>Revenues</b>					
Assessments	\$1,465,365	\$0	\$1,543,311	\$1,543,311	\$1,320,696
Interest Income	\$0	\$0	\$10	\$10	\$0
Carry Forward Surplus	\$720,706	\$0	\$0	\$0	\$405,779
<b>Total Revenues</b>	<b>\$2,186,071</b>	<b>\$0</b>	<b>\$1,543,321</b>	<b>\$1,543,321</b>	<b>\$1,726,475</b>
<b>Expenditures</b>					
<b>Series 2016 Refunding BAN</b>					
Interest - 11/1	\$472,267	\$0	\$0	\$0	\$0
Interest - 5/1	\$464,567	\$69,863	\$0	\$69,863	\$0
Principal Expense	\$540,000	\$22,000,000	\$0	\$22,000,000	\$0
<b>Series 2017 Refunding BAN</b>					
Interest - 11/1	\$0	\$0	\$0	\$0	\$375,889
Interest - 5/1	\$0	\$0	\$318,330	\$318,330	\$369,760
Principal - 5/1	\$0	\$0	\$540,000	\$540,000	\$540,000
<b>Total Expenditures</b>	<b>\$1,476,833</b>	<b>\$22,069,863</b>	<b>\$858,330</b>	<b>\$22,928,193</b>	<b>\$1,285,649</b>
<b>Other Sources/(Uses)</b>					
Gain on Swap	\$0	\$145,552	\$0	\$145,552	\$0
Refunding Proceeds	\$0	\$21,655,300	\$0	\$21,655,300	\$0
Interfund Transfer In	\$0	\$321,798	\$0	\$321,798	\$0
Other Debt Service Costs	\$0	(\$15,212)	\$0	(\$15,212)	\$0
Interfund Transfer Out	\$0	(\$316,787)	\$0	(\$316,787)	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$21,790,651</b>	<b>\$0</b>	<b>\$21,790,651</b>	<b>\$0</b>
<b>Assigned Fund Balance</b>	<b>\$709,238</b>	<b>(\$279,212)</b>	<b>\$684,991</b>	<b>\$405,779</b>	<b>\$440,826</b>

11/1/19 Interest

\$366,080

**Northern Riverwalk**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Series 2017, Special Assessment Tax-Exempt Refunding Bank Loan**  
**Amortization Schedule**

<u>DATE</u>	<u>PRINCIPAL BALANCE</u>	<u>RATE</u>	<u>INTEREST</u>	<u>PRINCIPAL</u>	<u>TOTAL</u>
1-May-18	\$ 22,000,000	3.427%	\$ 318,330.22	\$ 540,000.00	
1-Nov-18	\$ 21,460,000	3.427%	\$ 375,888.59	\$ -	\$ 1,234,218.81
1-May-19	\$ 21,460,000	3.427%	\$ 369,759.97	\$ 560,000.00	
1-Nov-19	\$ 20,900,000	3.427%	\$ 366,079.76	\$ -	\$ 1,295,839.73
1-May-20	\$ 20,900,000	3.427%	\$ 362,100.63	\$ 585,000.00	
1-Nov-20	\$ 20,315,000	3.427%	\$ 355,833.03	\$ -	\$ 1,302,933.66
1-May-21	\$ 20,315,000	3.427%	\$ 350,031.40	\$ 610,000.00	
1-Nov-21	\$ 19,705,000	3.427%	\$ 345,148.40	\$ -	\$ 1,305,179.80
1-May-22	\$ 19,705,000	3.427%	\$ 339,520.98	\$ 640,000.00	
1-Nov-22	\$ 19,065,000	3.427%	\$ 333,938.30	\$ -	\$ 1,313,459.28
1-May-23	\$ 19,065,000	3.427%	\$ 328,493.66	\$ 670,000.00	
1-Nov-23	\$ 18,395,000	3.427%	\$ 322,202.73	\$ -	\$ 1,320,696.39
1-May-24	\$ 18,395,000	3.427%	\$ 318,700.53	\$ 690,000.00	
1-Nov-24	\$ 17,705,000	3.427%	\$ 310,116.85	\$ -	\$ 1,318,817.38
1-May-25	\$ 17,705,000	3.427%	\$ 305,060.59	\$ 715,000.00	
1-Nov-25	\$ 16,990,000	3.427%	\$ 297,593.06	\$ -	\$ 1,317,653.65
1-May-26	\$ 16,990,000	3.427%	\$ 292,741.00	\$ 16,990,000.00	\$ 17,282,741.00
		<u>Total</u>	<u>\$ 5,691,539.70</u>	<u>\$ 22,000,000.00</u>	<u>\$ 27,691,539.70</u>



**NORTHERN RIVERWALK  
COMMUNITY DEVELOPMENT DISTRICT  
TOWN OF JUPITER, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2017**

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT  
TOWN OF JUPITER, FLORIDA**

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**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Northern Riverwalk Community Development District  
Town of Jupiter, Florida

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Northern Riverwalk Community Development District, Town of Jupiter, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

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

**Auditor's Responsibility**

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

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

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

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2017, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated January 29, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is 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.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated January 29, 2018, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.



January 29, 2018

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Northern Riverwalk Community Development District, Town of Jupiter, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of \$(6,693,708).
- The change in the District's total net position in comparison with the prior fiscal year was (\$259,546), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2017, the District's governmental funds reported combined ending fund balances of \$656,607, an increase of \$530,488 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### 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.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and 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 balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. 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 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, liabilities exceeded assets at the close of the most recent fiscal year.

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

NET POSITION		
SEPTEMBER 30,		
	2017	2016
Current and other assets	\$ 679,356	\$ 819,644
Capital assets, net of depreciation	15,024,152	15,439,719
Total assets	15,703,508	16,259,363
Current liabilities	937,216	693,525
Long-term liabilities	21,460,000	22,000,000
Total liabilities	22,397,216	22,693,525
Net position		
Net investment in capital assets	(6,975,848)	(6,550,549)
Restricted	226,543	100,000
Unrestricted	55,597	16,387
Total net position	\$ (6,693,708)	\$ (6,434,162)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

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

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2017	2016
Revenues:		
Program revenues		
Charges for services	\$ 1,138,794	\$ 811,281
Operating grants and contributions	-	822,194
General revenues	137	72
Total revenues	<u>1,138,931</u>	<u>1,633,547</u>
Expenses:		
General government	85,401	96,985
Maintenance and operations	415,567	415,567
Interest	897,509	957,858
Note issuance costs	-	634,700
Total expenses	<u>1,398,477</u>	<u>2,105,110</u>
Change in net position	(259,546)	(471,563)
Net position - beginning	(6,434,162)	(5,962,599)
Net position - ending	<u>\$ (6,693,708)</u>	<u>\$ (6,434,162)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2017 was \$1,398,477. The costs of the District's activities were primarily paid by program revenues. Program revenues of the District are comprised primarily of assessments for the current fiscal year while in the prior fiscal year, program revenues were comprised entirely of assessments and developer contributions. In total, expenses, including depreciation, decreased from the prior fiscal year. The majority of the decrease is due to bond issuance costs incurred in the prior fiscal year that were not incurred in the current fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2017, the District had \$16,550,888 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,526,736 has been taken, which resulted in a net book value of \$15,024,152. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2017, the District had \$22,000,000 in Notes outstanding for its governmental activities. More detailed information about the District's debt is presented in the notes to the financial statements.

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

Subsequent to fiscal year end, the District issued \$22,000,000 of the Series 2017 Refunding Note in order to refund the outstanding Series 2016 Note.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Northern Riverwalk Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida 33351.



**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**  
**TOWN OF JUPITER, FLORIDA**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2017**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 65,694
Assessments receivable	6,902
Prepaid items	5,750
Restricted assets:	
Investments	601,010
Capital assets:	
Depreciable, net	15,024,152
Total assets	15,703,508
 <b>LIABILITIES</b>	
Accounts payable	2,550
Due to Developer	20,199
Accrued interest payable	374,467
Non-current liabilities:	
Due within one year	540,000
Due in more than one year	21,460,000
Total liabilities	22,397,216
 <b>NET POSITION</b>	
Net investment in capital assets	(6,975,848)
Restricted for debt service	226,543
Unrestricted	55,597
Total net position	\$ (6,693,708)

See notes to the financial statements

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**  
**TOWN OF JUPITER, FLORIDA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u> <u>Charges</u> <u>for</u> <u>Services</u>	<u>Net (Expense)</u> <u>Revenue and</u> <u>Changes in Net</u> <u>Position</u>  <u>Governmental</u> <u>Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 85,401	\$ 85,401	\$ -
Maintenance and operations	415,567	39,184	(376,383)
Interest on long-term debt	897,509	1,014,209	116,700
Total governmental activities	1,398,477	1,138,794	(259,683)
General revenues:			
Unrestricted investment earnings			137
Total general revenues			137
Change in net position			(259,546)
Net position - beginning			(6,434,162)
Net position - ending			\$ (6,693,708)

See notes to the financial statements

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**  
**TOWN OF JUPITER, FLORIDA**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**SEPTEMBER 30, 2017**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 65,694	\$ -	\$ 65,694
Investments	-	601,010	601,010
Assessments receivable	6,902	-	6,902
Prepaid items	5,750	-	5,750
Total assets	<u>\$ 78,346</u>	<u>\$ 601,010</u>	<u>\$ 679,356</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 2,550	\$ -	\$ 2,550
Due to Developer	20,199	-	20,199
Total liabilities	<u>22,749</u>	<u>-</u>	<u>22,749</u>
Fund balances:			
Nonspendable:			
Prepays	5,750	-	5,750
Restricted for:			
Debt service	-	601,010	601,010
Unassigned, reported in:			
General fund	49,847	-	49,847
Total fund balances	<u>55,597</u>	<u>601,010</u>	<u>656,607</u>
Total liabilities and fund balances	<u>\$ 78,346</u>	<u>\$ 601,010</u>	<u>\$ 679,356</u>

See notes to the financial statements

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**  
**TOWN OF JUPITER, FLORIDA**  
**RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2017**

Fund balance - governmental funds

Amounts reported for governmental activities in the statement of net position are different because:		\$ 656,607
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.		
Cost of capital assets, net		15,024,152
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(374,467)	
Note payable	(22,000,000)	(22,374,467)
Net position of governmental activities		<u>\$ (6,693,708)</u>

See notes to the financial statements

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**  
**TOWN OF JUPITER, FLORIDA**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 124,585	\$ 1,014,209	\$ -	\$ 1,138,794
Interest income	26	95	16	137
Total revenues	<u>124,611</u>	<u>1,014,304</u>	<u>16</u>	<u>1,138,931</u>
<b>EXPENDITURES</b>				
Current:				
General government	85,401	-	-	85,401
Debt service:				
Interest	-	523,042	-	523,042
Total expenditures	<u>85,401</u>	<u>523,042</u>	<u>-</u>	<u>608,443</u>
Excess (deficiency) of revenues over (under) expenditures	39,210	491,262	16	530,488
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers in (out)	-	9,748	(9,748)	-
Total other financing sources (uses)	<u>-</u>	<u>9,748</u>	<u>(9,748)</u>	<u>-</u>
Net change in fund balances	39,210	501,010	(9,732)	530,488
Fund balances - beginning	<u>16,387</u>	<u>100,000</u>	<u>9,732</u>	<u>126,119</u>
Fund balances - ending	<u>\$ 55,597</u>	<u>\$ 601,010</u>	<u>\$ -</u>	<u>\$ 656,607</u>

See notes to the financial statements

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**  
**TOWN OF JUPITER, FLORIDA**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

Net change in fund balances - total governmental funds	\$ 530,488
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(415,567)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the fund financial statements.	<u>(374,467)</u>
Change in net position of governmental activities	<u>\$ (259,546)</u>

See notes to the financial statement

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT  
TOWN OF JUPITER, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

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

The Northern Riverwalk Community Development District (the "District") was created on May 19, 2009 by Ordinance 1-09 of the Town of Jupiter, Florida, 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, 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 purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2017, all of the board members were affiliated with Jupiter Waterways, LLC ("Developer"). In addition, the Developer owns a majority of the land within the District; therefore, the District is economically dependent on the Developer.

The Board has the final responsibility for:

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

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

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

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

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

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

### Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

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

The District reports the following major governmental funds:

### General Fund

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

### Debt Service Fund

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

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The fund was closed out during the current fiscal year.

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

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



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

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

**Restricted Assets**

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

**Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

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

**Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

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

Assets	Years
Infrastructure - Riverwalk	30
Stormwater management	30
Roads, sidewalks, street lighting	40
Irrigation and other infrastructure	15

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.

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

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

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

#### Fund Equity/Net Position

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

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

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

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

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

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

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

#### **Fund Equity/Net Position (Continued)**

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

### **Other Disclosures**

#### **Use of Estimates**

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

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

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

**Investments**

The District's investments were held as follows at September 30, 2017:

	Maturities	Amortized Cost	Credit Risk
Business Money Market Account at Fifth Third Bank	N/A	\$ 601,010	S&P AAAm
Total investments		<u>\$ 601,010</u>	

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

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

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

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

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – INTERFUND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2017 were as follows:

Fund	Transfer in	Transfer Out
General fund	\$ -	\$ -
Debt service	9,748	-
Capital projects	-	9,748
Total	<u>\$ 9,748</u>	<u>\$ 9,748</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were made in order to close out the capital projects fund in accordance with the note indenture.

**NOTE 6 – CAPITAL ASSETS**

Capital assets activity for the fiscal year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - Riverwalk	\$ 11,847,961	\$ -	\$ -	\$ 11,847,961
Stormwater management	1,387,030	-	-	1,387,030
Roads, sidewalks, street lighting	2,595,293	-	-	2,595,293
Irrigation and other infrastructure	720,604	-	-	720,604
Total capital assets, being depreciated	16,550,888	-	-	16,550,888
Less accumulated depreciation for:				
Infrastructure - Riverwalk	872,433	296,199	-	1,168,632
Stormwater management	69,352	34,676	-	104,028
Roads, sidewalks, street lighting	97,324	48,662	-	145,986
Irrigation and other infrastructure	72,060	36,030	-	108,090
Total accumulated depreciation	1,111,169	415,567	-	1,526,736
Total capital assets being depreciated, net	15,439,719	(415,567)	-	15,024,152
Governmental activities capital assets, net	\$ 15,439,719	\$ (415,567)	\$ -	\$ 15,024,152

Depreciation has been charged to maintenance and operations.

**NOTE 7 – LONG-TERM LIABILITIES**

**Taxable Refunding Note, Series 2016**

On September 29, 2016, the District issued \$22,000,000 of Special Assessment Taxable Refunding Note, Series 2016, due on January 28, 2023 with a variable interest rate of the one month LIBPR plus 270 basis points. The Note was issued for the purpose of currently refunding the Series 2013 Note. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018 through the final maturity on January 28, 2023. See Note 12 for details regarding a refunding of this Note subsequent to fiscal year end.

The Note is subject to redemption at the option of the District prior to its maturity. The Note is subject to extraordinary mandatory redemption prior to its selected maturity in the manner determined by the Note Registrar if certain events occurred as outlined in the Loan Agreement.

The Loan Agreement established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the loan issuance costs and the procedures to be followed by the District on assessments to property owners. The loan is also secured by tax increment revenues from the Town of Jupiter, Florida Community Redevelopment Agency (CRA) in accordance with the Economic Development Incentive Agreement. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2017.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2017 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Taxable refunding note	\$ 22,000,000	\$ -	\$ -	\$ 22,000,000	\$ 540,000
Total	\$ 22,000,000	\$ -	\$ -	\$ 22,000,000	\$ 540,000

**NOTE 7 – LONG-TERM LIABILITIES (Continued)**

**Long-term Debt Activity (Continued)**

At September 30, 2017, the scheduled debt service requirements on the Note was as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2018	\$ 540,000	\$ 936,833	\$ 1,476,833
2019	560,000	913,838	1,473,838
2020	585,000	892,430	1,477,430
2021	610,000	865,080	1,475,080
2022	640,000	839,105	1,479,105
2023	19,065,000	604,996	19,669,996
Total	<u>\$ 22,000,000</u>	<u>\$ 5,052,282</u>	<u>\$ 27,052,282</u>

**NOTE 8 – DEVELOPER TRANSACTIONS**

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

In previous years, the District was funded solely by the Developer. In the prior fiscal year, the District began receiving on-roll assessment revenue, and no longer required the Developer to fund the operations of the District. Prior to the collection of on-roll assessment revenue, the District received funds from the Developer in the amount of \$20,199 which has been recorded as a liability owed to the Developer as of September 30, 2017.

**NOTE 9 – CONCENTRATION**

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 10 – MANAGEMENT AGREEMENT**

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

**NOTE 11 – RISK MANAGEMENT**

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

**NOTE 12 – SUBSEQUENT EVENTS**

**Bond Issuance**

Subsequent to fiscal year end, the District issued \$22,000,000 of the Series 2017 Refunding Note in order to refund the outstanding Series 2016 Note.

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT**  
**TOWN OF JUPITER, FLORIDA**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Budgeted Amounts Adopted & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Maintenance assessments	\$ 106,304	\$ 124,585	\$ 18,281
Interest income	-	26	26
Total revenues	106,304	124,611	18,307
<b>EXPENDITURES</b>			
Current:			
General government	93,560	85,401	8,159
Maintenance	12,744	-	12,744
Total expenditures	106,304	85,401	20,903
Excess (deficiency) of revenues over (under) expenditures	\$ -	39,210	\$ 39,210
Fund balances - beginning		16,387	
Fund balances - ending		\$ 55,597	

See notes to required supplementary information

**NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT  
TOWN OF JUPITER, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2017.





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**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  
Northern Riverwalk Community Development District  
Town of Jupiter, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Northern Riverwalk Community Development District, Town of Jupiter, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 29, 2018.

**Internal Control Over Financial Reporting**

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

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

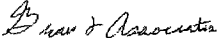
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not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

**Compliance and Other Matters**

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

**Purpose of this Report**

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

*By*  & Associates

January 29, 2018



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CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

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

To the Board of Supervisors  
Northern Riverwalk Community Development District  
Town of Jupiter, Florida

We have examined Northern Riverwalk Community Development District, Town of Jupiter, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2017. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about 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 District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2017.

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

*Grau & Associates*

January 29, 2018



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

To the Board of Supervisors  
Northern Riverwalk Community Development District  
Town of Jupiter, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Northern Riverwalk Community Development District, Town of Jupiter, Florida ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated January 29, 2018.

**Auditor's Responsibility**

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

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant'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 those reports, which are dated January 29, 2018, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

We wish to thank Northern Riverwalk Community Development District, Town of Jupiter, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

January 29, 2018

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2016.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2017.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2017.

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

5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2017 financial audit report.

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

7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2017. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

# Northern Riverwalk Community Development District

## Summary of Invoices

May 2, 2018

<b>Fund</b>	<b>Date</b>	<b>Check No.s</b>	<b>Amount</b>
<i>General</i>	12/11/17	198-203	\$ 10,843.68
	01/31/18	204-207	\$ 6,439.18
	02/22/18	208-209	\$ 6,764.31
	03/30/18	210-211	\$ 4,467.94
	04/16/18	212-213	\$ 1,546,686.46
	04/23/18	214	\$ 261.00
<b>Total Invoices for Approval</b>			<b>\$ 1,575,462.57</b>

\*\*\* CHECK DATES 11/16/2017 - 04/24/2018 \*\*\*

NORTHERN RIVERWALK - GF  
BANK A NORTHER RIVERWALK GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/11/17	00003	11/22/17	6-007-98	201711	310-51300-42000			DELIVERIES THRU-11/22/17 FEDEX	*	37.08	37.08	000198
12/11/17	00001	12/01/17	85	201712	310-51300-34000			MGMT FEES- DEC 17	*	3,333.33		
		12/01/17	85	201712	310-51300-49500			WEBSITE ADMIN- DEC 17	*	41.67		
		12/01/17	85	201712	310-51300-51000			SUPPLIES- DEC 17	*	20.00		
		12/01/17	85	201712	310-51300-42000			POSTAGE- DEC 17	*	2.30		
		12/01/17	85	201712	310-51300-42500			COPIES- DEC 17	*	136.60		
		12/01/17	85	201712	310-51300-41000			TELEPHONE- DEC 17	*	16.12		
								GOVERNMENTAL MANAGEMENT SERVICES -			3,550.02	000199
12/11/17	00012	12/01/17	16130	201712	310-51300-32200			AUDIT FYE 9/30/2017 GRAU AND ASSOCIATES	*	1,500.00	1,500.00	000200
12/11/17	00004	10/30/17	WGC-1216	201710	310-51300-31500			OCT 17 - GENERAL COUNSEL LEWIS, LONGMAN & WALKER, PA	*	850.00	850.00	000201
12/11/17	00002	11/20/17	252315	201711	310-51300-48000			NOTICE OF SPECIAL MEETING PALM BEACH NEWSPAPERS, INC.	*	189.20	189.20	000202
12/11/17	00023	10/25/17	4799365	201710	310-51300-32300			TRUSTEE FEES 9/30/2018 US BANK	*	4,717.38	4,717.38	000203
1/31/18	00003	12/05/17	60142430	201712	310-51300-42000			DELIVERIES THRU 12/5 FEDEX	*	14.94	14.94	000204
1/31/18	00001	1/02/18	87	201801	310-51300-34000			JAN 18 - MGMT FEES	*	3,333.33		
		1/02/18	87	201801	310-51300-49500			JAN 18 - WEBSITE ADMIN	*	41.67		
		1/02/18	87	201801	310-51300-42000			JAN 18 - POSTAGE	*	2.30		
		1/02/18	87	201801	310-51300-42500			JAN 18 - COPIES	*	55.80		

NRI V - N RI VERWALK- PPOWERS

\*\*\* CHECK DATES 11/16/2017 - 04/24/2018 \*\*\*

NORTHERN RIVERWALK - GF  
BANK A NORTHER RIVERWALK GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/02/18	87	201801 310-51300-41000		*	13.14		
				JAN 18 - TELEPHONE					
		1/02/18	87	201801 310-51300-49000		*	23.00		
				JAN 18 - AUDIT CONFIRMS					
								3,469.24	000205
1/31/18	00012	1/03/18	16194	201801 310-51300-32200		*	2,700.00		
				AUDIT FYE 9/30/17					
								2,700.00	000206
1/31/18	00004	1/08/18	122599	201712 310-51300-31500		*	255.00		
				DEC 17 - GENERAL COUNSEL					
								255.00	000207
2/22/18	00001	2/01/18	88	201802 310-51300-34000		*	3,333.33		
				FEB 18 - MGMT FEES					
		2/01/18	88	201802 310-51300-49500		*	41.67		
				FEB 18 - WEBSITE ADMIN					
		2/01/18	88	201802 310-51300-51000		*	.08		
				FEB 18 - SUPPLIES					
		2/01/18	88	201802 310-51300-42000		*	3.08		
				FEB 18 - POSTAGE					
		2/01/18	88	201802 310-51300-42500		*	19.05		
				FEB 18 - COPIES					
								3,397.21	000208
2/22/18	00004	2/09/18	122976	201801 310-51300-31500		*	3,367.10		
				FEB 18 - GENERAL COUNSEL					
								3,367.10	000209
3/30/18	00001	3/01/18	89	201803 310-51300-34000		*	3,333.33		
				MAR 18 - MGMT FEES					
		3/01/18	89	201803 310-51300-49500		*	41.67		
				MAR 18 - WEBSITE ADMIN					
		3/01/18	89	201803 310-51300-42000		*	.94		
				MAR 18 - POSTAGE					
		3/01/18	89	201803 310-51300-42500		*	4.50		
				MAR 18 - COPIES					
								3,380.44	000210
3/30/18	00004	3/06/18	123508	201802 310-51300-31500		*	1,087.50		
				FEB 18 - GENERAL COUNSEL					
								1,087.50	000211
4/16/18	00001	4/02/18	90	201804 310-51300-34000		*	3,333.33		
				APR 18 - MGMT FEES					

NRI V - N RIVERWALK- PPOWERS



NORTHERN RIVERWALK - GF  
 BANK A NORTHER RIVERWALK GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/02/18	90	APR 18	201804	310-51300-49500	WEBSITE ADMIN	*	41.67			
4/02/18	90	APR 18	201804	310-51300-42000	POSTAGE	*	.47			
GOVERNMENTAL MANAGEMENT SERVICES -								3,375.47	000212	
4/16/18	00020	4/16/18	TAX REC	201804 300-20700-10000	TXFER OF TAX RCPTS	*	1,543,310.99			
NORTHERN RIVERWALK CDD								1,543,310.99	000213	
4/23/18	00004	4/13/18	124211	201803 310-51300-31500	GENEARL COUNSEL	*	261.00			
LEW S, LONGMAN & WALKER, PA								261.00	000214	
TOTAL FOR BANK A								1,575,462.57		
TOTAL FOR REGISTER								1,575,462.57		

**Northern Riverwalk**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
 March 31, 2018

	<u>Governmental Fund Types</u>			Totals
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only 2018</u>
<b><u>ASSETS:</u></b>				
Cash:				
Operating Account	\$10,876	---	---	\$10,876
<u>Series 2016 Refunding Note</u>				
Reserve	---	\$0	---	\$0
Revenue	---	\$0	---	\$0
<u>Series 2017 Refunding Note</u>				
Reserve	---	\$100,000	---	\$100,000
Revenue	---	\$216,798	---	\$216,798
Construction	---	---	\$0	\$0
<b>TOTAL ASSETS</b>	<b>\$10,876</b>	<b>\$316,798</b>	<b>\$0</b>	<b>\$327,674</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$261	---	\$0	\$261
<b>FUND BALANCES:</b>				
Restricted for Debt Service	---	\$321,798	---	\$321,798
Restricted for Capital Projects	---	---	\$0	\$0
Unassigned	\$10,615	---	---	\$10,615
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$10,876</b>	<b>\$321,798</b>	<b>\$0</b>	<b>\$332,674</b>

**NORTHERN RIVERWALK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues & Expenditures  
For The Period Ending March 31, 2018

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 3/31/18</u>	<u>ACTUAL THRU 3/31/18</u>	<u>VARIANCE</u>
<b><u>Revenues</u></b>				
Maintenance Assessments	\$106,304	\$106,304	\$0	(\$106,304)
Misc Income	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	<u><b>\$106,304</b></u>	<u><b>\$106,304</b></u>	<u><b>\$0</b></u>	<u><b>(\$106,304)</b></u>
<b><u>Expenditures</u></b>				
<i>Administrative</i>				
Engineering	\$5,000	\$2,500	\$0	\$2,500
Assessment Roll	\$2,530	\$2,530	\$2,630	(\$100)
Attorney	\$30,000	\$15,000	\$5,820	\$9,180
Annual Audit	\$5,000	\$4,200	\$4,200	\$0
Trustee Fees	\$4,200	\$4,200	\$4,717	(\$517)
Management Fees	\$40,000	\$20,000	\$20,000	\$0
Telephone	\$100	\$50	\$29	\$21
Postage	\$250	\$125	\$64	\$61
Printing & Binding	\$750	\$375	\$229	\$146
Insurance	\$6,003	\$6,003	\$5,750	\$253
Legal Advertising	\$5,000	\$2,500	\$753	\$1,747
Other Current Charges	\$750	\$375	\$324	\$51
Website Admin	\$500	\$250	\$250	(\$0)
Office Supplies	\$150	\$75	\$40	\$35
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$125	\$0	\$125
<i>Administrative Expenses</i>	<u><b>\$100,658</b></u>	<u><b>\$58,483</b></u>	<u><b>\$44,982</b></u>	<u><b>\$13,501</b></u>
<i>Field</i>				
Drainage System R&R	\$2,000	\$0	\$0	\$0
Contingencies	\$3,646	\$0	\$0	\$0
<i>Field Expenses</i>	<u><b>\$5,646</b></u>	<u><b>\$0</b></u>	<u><b>\$0</b></u>	<u><b>\$0</b></u>
<b>TOTAL EXPENDITURES</b>	<u><b>\$106,304</b></u>	<u><b>\$58,483</b></u>	<u><b>\$44,982</b></u>	<u><b>\$13,501</b></u>
Excess Revenues/(Expenditures)	<u><b>\$0</b></u>		<u><b>(\$44,982)</b></u>	
Fund Balance - Beginning	<u><b>\$0</b></u>		<u><b>\$55,597</b></u>	
<b>Fund Balance - Ending</b>	<u><b>\$0</b></u>		<u><b>\$10,615</b></u>	

**NORTHERN RIVERWALK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service Fund - Series 2016 Refunding Note**  
Statement of Revenues & Expenditures  
For The Period Ending March 31, 2018

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 3/31/18</u>	<u>ACTUAL THRU 3/31/18</u>	<u>VARIANCE</u>
<b><u>Revenues</u></b>				
Special Assessments	\$1,465,365	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	<u><u>\$1,465,365</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>
<b><u>Expenditures</u></b>				
<b><u>Series 2016 Refunding</u></b>				
Interest Expense	\$936,834	\$936,834	\$69,863	\$866,971
Principal Expense	\$540,000	\$540,000	\$22,000,000	(\$21,460,000)
Other Debt Service Costs	\$0	\$0	\$15,212	(\$15,212)
<i>Total Expenses</i>	<u><u>\$1,476,834</u></u>	<u><u>\$1,476,834</u></u>	<u><u>\$22,085,076</u></u>	<u><u>(\$20,608,242)</u></u>
<b><u>Other Sources/(Uses)</u></b>				
Gain on Swap	\$0	\$0	\$145,552	\$145,552
Refunding Proceeds	\$0	\$0	\$21,655,300	\$21,655,300
Interfund Transfer Out	\$0	\$0	(\$316,787)	\$316,787
<i>Total Other</i>	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$21,484,066</u></u>	<u><u>\$22,117,639</u></u>
Excess Revenues/Expenditures	<u><u>(\$11,469)</u></u>		<u><u>(\$601,010)</u></u>	
Fund Balance - Beginning	<u><u>\$720,706</u></u>		<u><u>\$601,010</u></u>	
<b>Fund Balance - Ending</b>	<u><u><b>\$709,237</b></u></u>		<u><u><b>\$0</b></u></u>	

**NORTHERN RIVERWALK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service Fund - Series 2017 Refunding Note**  
Statement of Revenues & Expenditures  
For The Period Ending March 31, 2018

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 3/31/18</u>	<u>ACTUAL THRU 3/31/18</u>	<u>VARIANCE</u>
<b><u>Revenues</u></b>				
Special Assessments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0
<i>Total Revenues</i>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b><u>Expenditures</u></b>				
<b><u>Series 2017 Refunding</u></b>				
Interest Expense	\$0	\$0	\$0	\$0
Principal Expense	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
<i>Total Expenses</i>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b><u>Other Sources/(Uses)</u></b>				
Interfund Transfer In	\$0	\$0	\$321,798	\$321,798
Refunding Proceeds	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
<i>Total Other</i>	<u>\$0</u>	<u>\$0</u>	<u>\$321,798</u>	<u>\$321,798</u>
Excess Revenues/Expenditures	<u>\$0</u>		<u>\$321,798</u>	
Fund Balance - Beginning	<u>\$0</u>		<u>\$0</u>	
<b>Fund Balance - Ending</b>	<u><u>\$0</u></u>		<u><u>\$321,798</u></u>	

**NORTHERN RIVERWALK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Capital Projects Fund - Series 2017 Refunding Note**  
Statement of Revenues & Expenditures  
For The Period Ending March 31, 2018

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 3/31/18</u>	<u>ACTUAL THRU 3/31/18</u>	<u>VARIANCE</u>
<b><u>Revenues</u></b>				
Interest Income	\$0	\$0	\$12	\$12
<i>Total Revenues</i>	<u>\$0</u>	<u>\$0</u>	<u>\$12</u>	<u>\$12</u>
<b><u>Expenditures</u></b>				
Cost of Issuance	\$0	\$0	\$339,700	(\$339,700)
<i>Total Expenses</i>	<u>\$0</u>	<u>\$0</u>	<u>\$339,700</u>	<u>(\$339,700)</u>
<b><u>Other Sources/(Uses)</u></b>				
Refunding Proceeds	\$0	\$0	\$344,700	\$344,700
Interfund Transfer Out	\$0	\$0	(\$5,012)	(\$5,012)
<i>Total Other</i>	<u>\$0</u>	<u>\$0</u>	<u>\$339,688</u>	<u>\$339,688</u>
Excess Revenues/Expenditures	<u>\$0</u>		<u>\$0</u>	
Fund Balance - Beginning	\$0		\$0	
<b>Fund Balance - Ending</b>	<u>\$0</u>		<u>\$0</u>	

**NORTHERN RIVERWALK  
COMMUNITY DEVELOPMENT DISTRICT**

Bond Issue:	<b><u>Series 2017 Refunding Note</u></b>
Original Issue Amount:	\$22,000
Interest Rate:	3.427%
Maturity Date:	May 1, 2026
Reserve Fund Requirement:	\$100,000
Bonds outstanding - 12/31/17	\$22,000,000
Less:	\$0
Current Bonds Outstanding:	<b><u><u>\$22,000,000</u></u></b>