

**Bellalago Educational Facilities
Benefit District**

Board Meeting

February 22, 2018

1:00 p.m.



**Bellalago Welcome Center
1220 Lago Vista Court
Kissimmee, FL 34746**

Bellalago Educational Facilities Benefit District

Thursday, February 22, 2018

1:00 p.m.

Bellalago Welcome Center

1220 Lago Vista Court

Kissimmee, FL 34746

Meeting Agenda

Introduction - Call to Order

Board Matters

- 1 Approval of August 15, 2017 minutes
- 2 FY 2016-17 Audited Financial Statements
- 3 Assessment matters related to sale of a parcel within the BEFBD
- 4 Assessment matters related to the annual assessment rate
- 5 Bellalago Academy fencing
- 6 Jeff Mitchem resignation

Other Business

- 1 Audience Comments
- 2 Supervisor Requests
- 3 Counsel Requests
- 4 Manager Requests

Adjournment

Bellalago Educational Facilities Benefit District

February 22, 2018

Board Matters Agenda Item 1

Approval of August 15, 2017 minutes

Executive Summary:

Request approval of the August 15, 2017 board meeting minutes.

**MINUTES OF THE BOARD OF DIRECTORS OF
BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT
TUESDAY, AUGUST 15, 2017 AT 9:00 A.M.
BELLALAGO CHARTER ACADEMY**

PRESENT: Tony Iorio, AV Homes, Jeff Mitchem, AV Homes, Migdalia Gonzalez, School District of Osceola County, and Dan Young, AV Homes.

Present also were Christopher Roe, Bryant Miller Olive, and Angela G. Barner, Benefit District Manager.

Introduction

Tony Iorio called the meeting to order at 9:13 a.m.

Board Matters

1. Approval of July 18, 2017 minutes

A motion to approve the board minutes for the July 18, 2017 board meeting was made by Jeff Mitchem and seconded by Dan Young. The motion passed 4-0.

2. Approval of Resolution 2017-2 – Canvassing Election Results

A motion was made by Migdalia Gonzalez to approve Approval of Resolution 2017-2 – Canvassing Election Results was made by Migdalia Gonzalez and seconded by Jeff Mitchem. Motion passed 4-0.

3. Approval of Resolution 2017-3 - Approving Fiscal Year 2017-18 Assessments

A motion to approve Resolution 2017-3 - Approving Fiscal Year 2017-18 Assessments was made by Jeff Mitchem. The motion was seconded by Dan Young. Motion passed 4-0.

4. Approval of Resolution 2017-4 – Approving 2017-18 Budget

A motion to approve Resolution 2017-4 – Approving 2017-18 Budget was made by Migdalia Gonzalez and seconded by Jeff Mitchem. Motion passed 4-0.

5. Appointment of Authorized Representative(s)

A motion to appoint Migdalia Gonzalez and Angela Barner as authorized representatives of the BEFBD to conduct business with US Bank, bond trustee, was made by Jeff Mitchem and seconded by Dan Young. Motion passed 4-0.

6. 2016-17 Audit Engagement Letter

A motion to approve the 2017-16 audit engagement letter with Moss Krusick and Associates to conduct the 2017 annual audit was made by Migdalia Gonzalez and seconded by Jeff Mitchem. Motion passed 4-0.

7. SEC Post Issuance Compliance Services - DAC

A motion to approve the SEC Post Issuance Compliance Service agreement with DAC was made by Jeff Mitchem and seconded by Dan Young. Motion passed 4-0.

8. Chiller Project unused funds

Angela Barner informed the board that the unused balance on the chiller project was \$284,916.28 and asked the board if the BEFBD wanted Bellalago Charter to return the funds. The consensus was to return the funds to the EFBD if they were funds collected from the assessments of the BEFBD. No board action taken.

9. Informational Item – Bellalago Maintenance Log

Angela Barner provided a log of general maintenance performed at the school during the current school fiscal year.

Other Business

Adjournment

A motion to adjourn the BEFBD District meeting was made by Migdalia Gonzalez and seconded by Jeff Mitchem. The motion passed 4-0.

Meeting adjourned at 9:45 a.m.

Bellalago Educational Facilities Benefit District

February 22, 2018

Board Matters Agenda Item 2

FY 2016-17 Audited Financial Statements

Executive Summary:

Request approval of 2016-17 Audited Financial Statements

**BELLALAGO
EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

**Financial Statements
and
Supplemental Information**

September 30, 2017

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Certified Public
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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Bellalago Educational Facilities Benefit District
Kissimmee, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Bellalago Educational Facilities Benefit District (the "District"), a component unit of the School District of Osceola County, Florida, as of and for the 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.

Auditors' Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' 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 Bellalago Educational Facilities Benefit District, as of September 30, 2017, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 through 8 and 26 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 30, 2018, on our consideration of the Bellalago Educational Facilities Benefit District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Bellalago Educational Facilities Benefit District's internal control over financial reporting and compliance.

Moss, Krusick & Associates, LLC

Winter Park, Florida
January 30, 2018

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Bellalago Educational Facilities Benefit District (the "District"), a component of the School District of Osceola County, Florida ("School District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2017, to (a) assist the reader in focusing on significant financial issues, (b) provide an overview and analysis of the District's financial activities, (c) identify changes in the District's financial position, (d) identify material deviations from the approved budget, and (e) highlight significant issues in individual funds.

Because the information contained in the Management's Discussion and Analysis (MD&A) is intended to highlight significant transactions, events and conditions, it should be considered in conjunction with the basic financial statements found on pages 9 – 14.

Financial Highlights

- The liabilities and deferred inflows of the District exceeded its assets at the close of the most recent fiscal year by \$468,944.
- As of the close of the current fiscal year, the District's governmental funds reported combined ending fund balances of \$1,490,108.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$305,309.
- During the current fiscal year, total long-term debt obligations decreased by \$910,000.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's financial statements. The District's 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.

Government-Wide Financial Statements

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

The statement of net position presents information on all of the District's assets, liabilities and deferred inflows, with the difference between them 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 on the change in the District's net position 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 (e.g., uncollected funding).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessment collections, rental income, and interest earnings. The governmental activities of the District include, but are not limited to, principal and interest payments on outstanding debt issues and operating expenses of the Board.

The government-wide financial statements include only the District itself, which is a component unit of The School District of Osceola County, Florida. The School District of Osceola County, Florida, includes the operations of the District in its operations.

The government-wide financial statements can be found on pages 9 and 10 of this report.

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. All of the operations of the District are presented in governmental funds only.

Government funds

Government 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 government's near-term financing requirements.

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

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital outlay fund, and debt service fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget. A budgetary comparison statement has been provided to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 11 – 14 of this report.

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. The notes to the financial statements can be found starting on page 15 of this report.

Educational Facilities Act

The District is the second educational facilities benefit district to be created under Section 1013.355 *et seq.*, Florida Statutes, as amended (the “Educational Facilities Act”), which was enacted in 2002 to assist in financing the construction and maintenance of educational facilities through public/private cooperation and to provide alternative mechanisms and incentives to allow for sharing costs of educational facilities necessary to accommodate new growth and development among public agencies and benefited from private development interests. The Educational Facilities Act, among other things, permits the exercise of the following powers (i) the formation of an educational facilities benefit district to finance and construct educational facilities within the district’s boundaries; (ii) the leasing as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the district is authorized to undertake and facilities or property of any nature for use of the district to carry out the purposes of the Educational Facilities Act; (iii) the levy of non-ad valorem assessments to finance such educational facilities; and (iv) the borrowing of money and issuance of bonds or other evidence of indebtedness for periods not longer than 30 years guaranteed by such non-ad valorem assessments and other legally available sources of funds. Creation of an educational facilities benefit district is conditioned upon the consent of the district school board, all local general purpose governments within whose jurisdiction any portion of the educational facilities benefit district is located, and all landowners within the district.

The Educational Facilities Act provides for the following funds to be provided to an educational facilities benefit district annually: (i) educational facilities impact fee revenue collected for new development within the educational facilities benefit district; and (ii) for construction and capital maintenance costs not covered by the funds provided pursuant to clause (i), an annual amount contributed by the district school board equal to one-half of the remaining costs of construction and capital maintenance of the educational facility; provided that construction costs in excess of the cost-per-student criteria established for the School Infrastructure Thrift (“SIT”) Program in Section 1013.72(2), Florida Statutes, shall be funded exclusively by the district.

The District

The District was created as a dependent special district in accordance with Section 189.4041, Florida Statutes, as amended, by Ordinance No. 03-15, enacted by the County on September 15, 2003, pursuant to an Interlocal Agreement between the County and the School District dated as of September 15, 2003, in accordance with the Educational Facilities Act. The District encompasses approximately 1,940.5 acres of land located in an unincorporated area of the County. The boundaries of the District are contiguous with the boundaries of a planned community being developed by Avatar Properties, Inc. (the “Developer”). At the time the District was established, all of the land within the District was owned by the Developer. The Developer has consented to the formation of the District and to the imposition of assessments on the District lands. The District will include approximately 2,350 single family units and 100 multifamily units. Up to 550 additional units (for a total of 3,000 residential units) have been approved within the District, representing an additional 250 single-family units and 300 multifamily units.

Board of Supervisors

The Educational Facilities Act provides that the governing board of an educational facilities benefit district shall include representation of the district school board, each cooperating local general purpose government, and the landowners within the district. The governing body of the District is its Board of Supervisors (the "Board"), which is composed of five Supervisors (the "Supervisors"). Pursuant to the Educational Facilities Act, the Ordinance, and the Interlocal Agreement, the County has appointed one member of the Board of Supervisors, the School Board has appointed one member and the Developer has appointed the remaining three members. Pursuant to the Ordinance, following the initial appointments, landowner representatives shall be elected on a one-acre/one-vote basis with each acre or fraction thereof subject to Special Assessments representing one vote.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, liabilities and deferred inflows exceeded assets by \$468,944 at September 30, 2017, while liabilities and deferred inflows exceeded assets by \$1,038,589 at September 30, 2016.

Changes in the District's net position (deficit) for the years ended September 30, 2017 and 2016 were as follows:

	<u>2017</u>	<u>2016</u>	<u>Change</u>
Current and other assets	\$ 1,829,734	\$ 1,673,116	\$ 156,618
Capital assets, net of accumulated depreciation	18,589,162	19,094,972	(505,810)
Total assets	<u>20,418,896</u>	<u>20,768,088</u>	<u>(349,192)</u>
Current and other liabilities	339,626	346,261	(6,635)
Long-term liabilities outstanding	20,058,196	20,939,619	(881,423)
Total liabilities	<u>20,397,822</u>	<u>21,285,880</u>	<u>(888,058)</u>
Deferred inflows	490,018	520,797	(30,779)
Net position (deficit) consisted of:			
Invested in capital assets, net of related debt	\$ (1,959,052)	\$ (2,365,444)	\$ 406,392
Restricted	1,184,799	1,233,559	(48,760)
Unrestricted	305,309	93,296	212,013
Total net position (deficit)	<u>\$ (468,944)</u>	<u>\$ (1,038,589)</u>	<u>\$ 569,645</u>

The District's net position includes investment in capital assets (e.g., land, buildings, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. These capital assets were used to benefit the students of Bellalago Charter Academy; 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 net position represents resources that are subject to external restrictions on how they may be used. The remaining net position represents resources that are not subject to external restrictions on how they may be used.

Changes in the District's revenues for the years ended September 30, 2017 and 2016 were as follows:

	<u>2017</u>	<u>2016</u>	<u>Change</u>
Revenues:			
General revenues:			
Assessment income	\$ 723,153	\$ 673,554	49,599
Local income	924,981	570,799	354,182
School board income	371,804	191,258	180,546
Interest income	2,338	53	2,285
Total revenues	<u>\$ 2,022,276</u>	<u>\$ 1,435,664</u>	<u>\$ 586,612</u>

Through a funding agreement between the District, the School District of Osceola County, Florida, The Foundation for Osceola Education, Inc. and Avatar Properties Inc., the District receives charter school capital outlay funding. Overall, assessment income increased 7%, local income increased 62%, and school board income increased 94% from the prior year. The increase in school board income is attributed to the increase in state capital outlay funding and the increase in local income is related to increase in parcel revenues for the current period.

Changes in the District's expenses were as follows:

	<u>2017</u>	<u>2016</u>	<u>Change</u>
Expenses			
Interest expenses	\$ 793,612	\$ 809,232	\$ (15,620)
Board expenses	34,040	31,162	2,878
General administration	20,211	20,000	211
Maintenance of plant	46,752	-	46,752
Debt service	13,801	10,051	3,750
Facilities acquisition and construction	544,215	526,162	18,053
Total expenses	<u>\$ 1,452,631</u>	<u>\$ 1,396,607</u>	<u>\$ 56,024</u>

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. The unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported a combined ending fund surplus of \$1,490,108.

The general fund is the chief operating fund of the District. At the end of the current fiscal year, the unassigned fund balance of the general fund was \$305,309. It increased by \$212,013 during the current fiscal year.

General Fund Budgetary Highlights

Actual revenues exceeded budgeted revenues by \$200,000. The overage in revenue was primarily due to charter school capital outlay funds and transfer between funds.

Capital Asset and Debt Administration

Capital asset. The District's investment in capital assets, net of accumulated depreciation and related debt, for its governmental activities as of September 30, 2017, amounted to (\$1,959,052) compared to (\$2,365,444) at September 30, 2016. The change of \$406,392 from 2016 to 2017 consisted of net debt payments \$881,423, capital asset acquisitions \$9,828, depreciation expense (\$515,638) and change in deferred inflow \$30,779. This investment in capital assets includes buildings, land improvements, furniture, fixtures, and equipment.

Debt. At the end of the current fiscal year, the District had bonds payable – net of bond discount and accumulated amortization – in the amount of \$20,058,196. The required debt service payment for fiscal 2017 is \$1,740,101, including principal of \$925,000 and interest of \$815,101.

Economic Factors

Assessments are levied to homeowners within the boundaries of the District to support the debt obligations and operating expenses of the District. This assessment is fully disclosed to homeowners and is levied on the county's annual tax roll. Assessment income increased by approximately 7% for fiscal 2017 when compared to the fiscal 2016. An increase in assessment income is anticipated for the upcoming fiscal year. During fiscal 2017, overall state capital outlay funding increased by 94% and is not expected to increase in fiscal 2018.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Finance Director, Bellalago Educational Facilities Benefit District c/o The School District of Osceola County, FL, 817 Bill Beck Blvd., Kissimmee, FL 34744.

Bellalago Educational Facilities Benefit District

STATEMENT OF NET POSITION

September 30, 2017

	<u>Governmental Activities</u>
ASSETS	
Current assets	
Cash and cash equivalents - restricted	\$ 1,171,549
Due from other agency	655,068
Assessments receivable	<u>3,117</u>
Total current assets	1,829,734
Capital assets, net	<u>18,589,162</u>
Total assets	<u><u>\$ 20,418,896</u></u>
LIABILITIES AND NET POSITION (DEFICIT)	
Current liabilities	
Accrued interest	\$ 339,626
Total current liabilities	<u>339,626</u>
Long-term liabilities	
Bonds payable, due in one year	925,000
Bonds payable, due after one year	<u>19,133,196</u>
Total long-term liabilities	<u>20,058,196</u>
Total liabilities	<u>20,397,822</u>
Deferred inflow of resources	
Deferred amount on debt refunding	<u>490,018</u>
Net position (deficit):	
Net investment in capital assets	(1,959,052)
Restricted	1,184,799
Unrestricted	<u>305,309</u>
Total net position (deficit)	<u>(468,944)</u>
Total liabilities and net position (deficit)	<u><u>\$ 20,418,896</u></u>

The accompanying notes are an integral part of this financial statement.

Bellalago Educational Facilities Benefit District

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2017

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities:					
Interest expense	\$ 793,612	\$ -	\$ -	\$ -	\$ (793,612)
Board expenses	34,040	-	-	-	(34,040)
General administration	20,211	-	-	-	(20,211)
Maintenance of plant	46,752	-	-	-	(46,752)
Debt service	13,801	-	-	-	(13,801)
Facilities acquisition and construction	544,215	-	-	-	(544,215)
Total governmental activities	<u>\$ 1,452,631</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,452,631)</u>
			General revenues:		
			Assessment income		723,139
			Local income		924,995
			School Board income		371,804
			Interest income		2,338
			Total general revenues		<u>2,022,276</u>
			Change in net position		569,645
			Net position (deficit) at September 30, 2016		<u>(1,038,589)</u>
			Net position (deficit) at September 30, 2017		<u>\$ (468,944)</u>

The accompanying notes are an integral part of this financial statement.

Bellalago Educational Facilities Benefit District

**BALANCE SHEET –
GOVERNMENTAL FUNDS**

September 30, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and cash equivalents - restricted	\$ 302,192	\$ 869,357	\$ -	\$ 1,171,549
Due from other agency	-	-	655,068	655,068
Assessments receivable	3,117	-	-	3,117
Total assets	<u>\$ 305,309</u>	<u>\$ 869,357</u>	<u>\$ 655,068</u>	<u>\$ 1,829,734</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accrued interest	\$ -	\$ 339,626	\$ -	\$ 339,626
Total liabilities	<u>-</u>	<u>339,626</u>	<u>-</u>	<u>339,626</u>
Fund balances:				
Restricted for:				
Debt service	-	529,731	-	529,731
Capital projects	-	-	655,068	655,068
Unassigned	305,309	-	-	305,309
Total fund balances	<u>305,309</u>	<u>529,731</u>	<u>655,068</u>	<u>1,490,108</u>
Total liabilities and fund balances	<u>\$ 305,309</u>	<u>\$ 869,357</u>	<u>\$ 655,068</u>	<u>\$ 1,829,734</u>

The accompanying notes are an integral part of this financial statement.

Bellalago Educational Facilities Benefit District

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION**

September 30, 2017

Fund balances - total governmental funds		\$ 1,490,108
The net position reported for governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds. Those assets consist of:		
Building, net of \$5,948,088 accumulated depreciation	\$ 17,352,129	
Land	1,010,800	
Land improvements net of \$451,782 accumulated depreciation	212,956	
Improvements other than buildings	9,828	
Furniture, fixtures and equipment, net of \$1,382,488 accumulated depreciation	<u>3,449</u>	18,589,162
Deferred amount on refunding (gain) are not recognized in the fund level statements but are included in the government-wide statements.		
		(490,018)
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Bonds payable	(20,470,000)	
Bond discount, net of accumulated amortization	<u>411,804</u>	<u>(20,058,196)</u>
Total net position of governmental activities		<u>\$ (468,944)</u>

The accompanying notes are an integral part of this financial statement.

Bellalago Educational Facilities Benefit District

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

For the Year Ended September 30, 2017

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessment income	\$ 723,139	\$ -	\$ -	\$ 723,139
Local income	924,995	-	-	924,995
School board income	371,804	-	-	371,804
Interest income	-	2,338	-	2,338
Total revenues	<u>2,019,938</u>	<u>2,338</u>	<u>-</u>	<u>2,022,276</u>
Expenditures				
Current:				
Board expenses	34,040	-	-	34,040
Fiscal agent fee	20,211	-	-	20,211
Maintenance of plant	-	-	56,580	56,580
Debt service:				
Interest expense	-	824,391	-	824,391
Bond issuance costs	13,801	-	-	13,801
Principal payments	-	910,000	-	910,000
Total expenditures	<u>68,052</u>	<u>1,734,391</u>	<u>56,580</u>	<u>1,859,023</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,951,886</u>	<u>(1,732,053)</u>	<u>(56,580)</u>	<u>163,253</u>
Other financing sources (uses):				
Transfers in	-	1,739,873	-	1,739,873
Transfers out	<u>(1,739,873)</u>	<u>-</u>	<u>-</u>	<u>(1,739,873)</u>
Total other financing sources (uses)	<u>(1,739,873)</u>	<u>1,739,873</u>	<u>-</u>	<u>-</u>
Net change in fund balances	212,013	7,820	(56,580)	163,253
Fund balances at September 30, 2016	93,296	521,911	711,648	1,326,855
Fund balances at September 30, 2017	<u>\$ 305,309</u>	<u>\$ 529,731</u>	<u>\$ 655,068</u>	<u>\$ 1,490,108</u>

The accompanying notes are an integral part of this financial statement.

Bellalago Educational Facilities Benefit District

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

For the Year Ended September 30, 2017

Net change in fund balances - total government funds \$ 163,253

The change in net position reported for governmental activities in the statement of activities is different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets are allocated over their estimated useful lives and reported as depreciation expense.

Expenditures for capital assets	\$ 9,828	
Current year depreciation	<u>(515,638)</u>	(505,810)

The issuance of long-term debt (e.g., bonds, notes payable) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal repayment on long term debt	\$ 910,000	
Current year amortization of bond discount	<u>(28,577)</u>	881,423

The systemic recognition of the change in deferred inflows is not recognized as income in the fund level statements. In the government-wide statements, it increases net position.

30,779

Change in net position of governmental activities		<u><u>\$ 569,645</u></u>
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The accompanying notes are an integral part of this financial statement.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

Bellalago Educational Facilities Benefit District (the "District"), a component unit of the School District of Osceola County, Florida, is organized pursuant to Chapter 125 and 1013 of the Florida Statutes and was established under Ordinance No. 03-15 on September 15, 2003. The purpose of the District is to provide for the timely construction and maintenance of school facilities. The District is an alternative mechanism that allows for the sharing of educational facilities costs that is necessary to accommodate new growth and development. The governing body of the District is the Board of Supervisors.

The District is considered a component unit of The School District of Osceola County, Florida. Criteria for determining if other entities are potential component units which should be reported within the District's basic financial statements are identified and described in the Governmental Accounting Standards Board's (GASB) *Statement 14 as amended by Statement 39* and further amended by *Statement 61, The Financial Reporting Entity: Omnibus*.

The application of these criteria provide for identification of any entities for which the District's elected officials are financially accountable and other organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the District's basic financial statements to be misleading or incomplete. Based on these criteria, no component units are included within the reporting entity of the District.

2. Government-wide and fund financial statements

The government-wide financial statements consist of a statement of net position and a statement of activities. These statements report information on all of the nonfiduciary activities of the District. As part of the consolidation process, all interfund activities are eliminated from these statements. Both statements report only governmental activities as the District does not engage in any business type activities.

Net position, the difference between assets, liabilities and deferred inflows/outflows of resources, as presented in the statement of net position, are generally subdivided into three categories: amounts invested in capital assets, net of related debt; restricted net position; and unrestricted net position. Net position are reported as restricted when constraints are imposed on the use of the amounts either externally by creditors, grantors, contributors, laws or regulations of other governments, or enabling legislation.

The statement of activities presents a comparison between the direct and indirect expenses of a given function and its program revenues, and displays the extent to which each function contributes to the change in net position for the fiscal year. Direct expenses are those that are clearly identifiable to a specific function. Indirect expenses are costs the District has allocated to various functions. Program revenues consist of charges for services, operating grants and contributions, and capital grants and contributions. Charges for services refer to amounts received from those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements – continued

Grants and contributions consist of revenues that are restricted to meeting the operational or capital requirements of a particular function. Revenues not classified as program revenues are reported as general revenues.

Separate fund financial statements report detailed information about the District's governmental funds. The focus of the governmental fund financial statements is on major funds. Therefore, major funds are reported in separate columns on the fund financial statements. All of the District's funds were deemed major funds. A reconciliation is provided that converts the results of governmental fund accounting to the government-wide presentation.

3. 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 recognized in the period earned and expenses are recognized when a liability is incurred.

All governmental fund financial statements are reported using a current financial resources measurement focus on a modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues, except for certain grant revenues, are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period, considered to be sixty days. When grant terms provide that the expenditure of resources is the prime factor for determining eligibility for federal, state, and other grant resources, revenue is recognized at the time the expenditure is made. Under the modified accrual basis of accounting, expenditures are generally recorded when the related fund liability is incurred. However, principal and interest on general long-term debt is recorded as expenditures only when payment is due.

The District's financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board. Accordingly, the financial statements are organized on the basis of funds. A fund is an accounting entity having a self-balancing set of accounts for recording assets, liabilities, fund equity, revenues, expenditures, and other financing sources and uses.

Resources are allocated to and accounted for in individual funds based on the purpose for which they are to be spent and the means by which spending activities are controlled. The District reports the following major governmental funds:

General Fund - the general operating fund of the District. It is used to account for all financial resources traditionally associated with the activities of the District which are not required to be accounted for in another fund.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3. Measurement focus, basis of accounting, and financial statement presentation - continued

Debt Service Fund - to account for the resources accumulated and payments made for principal and interest on the revenue bonds issued by the District.

Capital Projects Fund - to account for all resources for the leasing or acquisition of capital facilities by the District to the extent funded by capital grants or revenue bonds.

The governmental fund financial statements present fund balances based on provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which the District adopted. This Statement provides more clearly defined fund balance classifications and also sets a hierarchy which details how the District may spend funds based on certain constraints. The following are the fund balance classifications used in the governmental fund financial statements:

Nonspendable: This classification includes amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted: This classification includes amounts that are restricted for specific purposes by external parties such as grantors and creditors or are imposed by law through constitutional or enabling legislation.

Committed: This classification includes amounts that can be used for specific purposes voted through formal action of the Board of Directors. The committed amount cannot be used for any other purpose unless the Board of Directors removes or changes the commitment through formal action.

Assigned: This classification includes amounts that the Board of Directors intends to use for a specific purpose but they are neither restricted nor committed.

Unassigned: This classification includes amounts that have not been restricted, committed or assigned for a specific purpose within the general fund.

The District would typically use restricted fund balances first, followed by committed funds, and then assigned funds, and finally unassigned funds, as they become available. The District reserves the right to selectively spend unassigned funds first to defer the use of other classified funds. The details of the fund balances are included in the Government Funds Balance Sheet on page 11.

4. Budgetary basis of accounting

Budgets are adopted on a basis consistent with the State of Florida budget laws which are consistent with generally accepted accounting principles (GAAP). An annual appropriated budget is adopted for the general fund.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Cash and cash equivalents

Cash and cash equivalents include amounts in demand deposits as well as liquid short-term bond fund investments. Income from investments is recorded in the respective funds when earned.

6. Capital assets

Capital assets, which include property and equipment, are reported in the applicable governmental columns on the government-wide financial statements. Capital assets are defined by the District as assets with an estimated useful life of more than one year. Such assets are recorded at historical cost. Donated capital assets are recorded at their estimated fair market values at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized, but rather are expensed in the period incurred.

Interest expense incurred is capitalized during the construction period of the asset.

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

<u>Asset Class</u>	<u>Lives</u>
Buildings	15 – 50
Furniture, fixtures and equipment	5 – 50
Land improvements	15 – 20

7. Restricted net position

Certain proceeds of the District's revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted net position on the statement of net position and balance sheet because their use is limited by applicable bond covenants.

8. Deferred outflows/inflows of resources

In addition to assets and liabilities, the statement of financial net position reports separate sections for deferred outflows and deferred inflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. Deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The District has one item that qualifies for reporting in this category, which is the deferred amount on debt refunding. A deferred amount on debt refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

9. 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 using the straight line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond discount.

In the fund financial statements, governmental fund types recognize bond discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is 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.

10. Revenue sources and deferred revenue

Revenues for operations are received primarily from non-ad valorem assessments. Income received for recognitions in the future periods are recorded as deferred revenue.

11. Use of estimates

The process of preparing financial statements in conformity with accounting principles generally accepted in the United States of America requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

12. Subsequent events

Management has evaluated the effect subsequent events would have on the financial statements through the time these statements were available to be issued on January 30, 2018.

NOTE B - CASH AND CASH EQUIVALENTS, INVESTMENTS

As of September 30, 2017, the District's cash and cash equivalents include cash deposits and money market funds of \$1,171,549.

In accordance with GASB No. 40, the District's exposure to risk is disclosed as follows:

Custodial Credit Risk - Custodial credit risk for deposits is the risk that, in the event of a depository financial institution's failure, the Districts' deposits may not be returned. The District does not have a formal custodial credit risk policy. The District's financial instruments that are exposed to concentrations custodial credit risk consist of money market mutual funds contained in brokerage accounts which are not FDIC insured.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE B - CASH AND CASH EQUIVALENTS, INVESTMENTS (continued)

At September 30, 2017, the District exceeded FDIC insured limits by \$1,171,549. The District has not experienced any losses in such accounts.

Credit Risk - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Board of Supervisors for the District has approved the following types of investments:

- The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes.

Interest Rate Risk - Interest rate risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. The District's policy to limit exposure to declines in fair values of its investment portfolio is to only invest in certain instruments approved by the Board of Supervisors.

Fair Value Measurements - The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 of the fair value hierarchy are inputs valued using quoted prices in active markets for identical assets; Level 2 inputs are valued using other significant observable inputs; Level 3 inputs are valued using significant unobservable inputs. As of September 30, 2017, the District has recurring fair value measurements in money market funds of \$1,171,549, valued using a matrix pricing model (Level 2 inputs).

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE C - CAPITAL ASSETS

Changes in capital assets by category are as follows for the year ended September 30, 2017:

	Balance at September 30, 2016	Transfers and Additions	Transfers and Deletions	Balance at September 30, 2017
Capital assets, non depreciable:				
Land	\$ 1,000,000	\$ 10,800	\$ -	\$ 1,010,800
Improvements other than building	<u>-</u>	<u>9,828</u>	<u>-</u>	<u>9,828</u>
Total assets, non depreciable	<u>1,000,000</u>	<u>20,628</u>	<u>-</u>	<u>1,020,628</u>
Capital assets, depreciable:				
Buildings	22,935,824	364,393	-	23,300,217
Land improvements	459,510	205,228	-	664,738
Furniture, fixtures and equipment	<u>2,270,913</u>	<u>147,761</u>	<u>1,032,737</u>	<u>1,385,937</u>
Total assets, depreciable	<u>25,666,247</u>	<u>717,382</u>	<u>1,032,737</u>	<u>25,350,892</u>
Less accumulated depreciation:				
Buildings	5,217,782	746,287	15,981	5,948,088
Land improvements	229,690	222,295	203	451,782
Furniture, fixtures and equipment	<u>2,123,803</u>	<u>135,708</u>	<u>877,023</u>	<u>1,382,488</u>
Total accumulated depreciation	<u>7,571,275</u>	<u>1,104,290</u>	<u>893,207</u>	<u>7,782,358</u>
Total governmental activities				
Capital assets, net	<u>\$ 19,094,972</u>	<u>\$ (366,280)</u>	<u>\$ 139,530</u>	<u>\$ 18,589,162</u>

Total depreciation expense of \$515,638 for the year was charged to the facilities acquisition and construction function of the District. Expenditures for capital assets totaled \$9,828 for the year.

During the year ended September 30, 2017, the District completed an inventory of all capital assets that it owned, and consolidated and transferred asset cost and accumulated depreciation between capital asset accounts.

NOTE D - LONG-TERM DEBT

The following is a summary of changes in long-term obligations of the District at September 30, 2017:

In 2004, Series 2004A Revenue Bonds were issued in the amount of \$14,345,000. Beginning May 2006, annual installments of principal and beginning November 2004 semi-annual interest payments at 6.03% to 7.41% were due through 2033. The bonds were payable solely from and secured by revenues of the District, which include special assessments, prepaid impact fees, school district match payments and charter school capital outlay payments.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE D - LONG-TERM DEBT (continued)

In 2005, Series 2004B Revenue Bonds were issued in the amount of \$13,720,000. Beginning May 2006 annual installments of principal and beginning May 2005 semi-annual interest payments at 5.8% were due through 2034. The bonds are payable from and secured by special assessments to be levied, lease payments made pursuant to a lease agreement between The Foundation for Osceola Education, Inc. and the District, and payments made by the School District of Osceola County, Florida pursuant to a funding agreement. These bonds were issued to provide funds to finance the acquisition and construction of the second phase of the Bellalago Charter Academy.

In May 2014, the District issued \$23,150,000 in Series 2014 Revenue Bonds, with an average interest rate of 1.000% to 4.730%, to refund and defease \$23,535,000 of outstanding Series 2004A and 2004B Revenue Bonds. The net proceeds of \$24,984,040 (including reserve funding of \$867,537, a discount of \$496,648 and payment of \$234,448 in underwriting fees, insurance, and other issuance costs) were immediately used to redeem the Series 2004A and 2004B Revenue Bonds. As a result, \$23,535,000 of Series 2004A and 2004B Revenue Bonds were considered to be in-substance defeased and the liability for these certificates was removed from the government-wide financial statements. The Series 2014 bonds were issued to reduce the total debt service payments from the 2004A and 2004B bonds over the next 15 years by \$6,181,793 and to obtain an economic gain (difference between the present value of the debt service payments on the old and new debt) of \$2,974,421. The bonds are payable solely from and secured by revenues of the District, which include special assessments, school district match payments and charter school capital outlay payments. These bonds were issued to fund a deposit to the Debt Service Fund and to pay a portion of the acquisition and capital maintenance of Bellalago Charter Academy.

The 2014 debt refinancing resulting in a gain on refunding of \$590,976 which is not recognized in the fund level statements but is deferred and included in the government-wide statement as deferred inflow. The deferred gain is amortized over the life of the debt through 2034. The 2017 amortization of \$30,779 was charged against interest expense, as described in Note A-8. Accumulated amortization totaled \$100,956 at September 30, 2017.

The following is summary of changes in long-term liabilities:

Governmental Activities	September 30, <u>2016</u>	<u>Additions</u>	<u>Deletions</u>	September 30, <u>2017</u>
Revenue Bonds:				
2014	\$ 21,380,000	\$ -	\$ (910,000)	\$ 20,470,000
Less unamortized bond discount	<u>(440,381)</u>	<u>-</u>	<u>28,577</u>	<u>(411,804)</u>
	<u>\$ 20,939,619</u>	<u>\$ -</u>	<u>\$ (881,423)</u>	<u>\$ 20,058,196</u>

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE D - LONG-TERM DEBT (continued)

The annual requirements to amortize all debt outstanding as of September 30, 2017 are as follows:

Year ending September 30	Principal	Interest	Total
2018	\$ 925,000	\$ 815,101	\$ 1,740,101
2019	945,000	795,445	1,740,445
2020	975,000	770,875	1,745,875
2021	1,005,000	741,625	1,746,625
2022	1,040,000	707,706	1,747,706
2023-2027	5,860,000	2,915,025	8,775,025
2028-2032	7,245,000	1,568,035	8,813,035
2033-2034	<u>2,475,000</u>	<u>150,696</u>	<u>2,625,696</u>
	20,470,000	8,464,508	28,934,508
Less unamortized discount:	<u>(411,804)</u>	<u>-</u>	<u>(411,804)</u>
	<u>\$ 20,058,196</u>	<u>\$ 8,464,508</u>	<u>\$ 28,522,704</u>

NOTE E - COMMITMENTS AND CONTINGENCIES

1. Lease agreement

Effective May 1, 2004, the District entered into a lease agreement with the Foundation for Osceola Education, Inc. (the "Foundation") for the Bellalago school facilities. The lease is effective from July 1, 2004 through June 30, 2033. Lease income for the facilities are from charter school capital outlay funds and certain capital repair reserve funds received by the Foundation and are due on the fifteenth day of each month. Amounts received annually are contingent on student enrollment and per student allocated amounts approved by the legislature. For the year ended September 30, 2017, the District recorded \$371,804 of lease income, which is reported in school board income, which is reported in local income in the accompanying financial statements. The due from other agency of \$655,068 at September 30, 2017 represents cumulative amounts due from the charter academy for reserve funding.

2. Ground lease

The District entered into an agreement with The School District of Osceola County, Florida (the "Board") effective May 1, 2004 for the lease of the land owned by the District to the Board for a term of 40 years or the life expectancy of the permanent facilities constructed thereon, whichever is longer. Rent shall be \$1 per year for the term of the lease.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2017

NOTE E - COMMITMENTS AND CONTINGENCIES (continued)

The District entered into a sublease agreement effective May 1, 2004 with the Board to lease the land back from the Board for the same term as the above lease at rent of \$1 per year for the term of the lease. The land was recorded in the Statement of Net Position under Capital assets at fair market value of \$1,010,800.

3. Legal issues

In the normal course of conducting its operations, the District may become party to various legal actions and proceedings. As of September 30, 2017, no legal actions or proceedings existed.

NOTE F - RISK MANAGEMENT

The District is exposed to various risks of loss related to property loss, torts, and errors and omissions. The School District of Osceola County has general liability insurance against claims for personal injury, bodily injury, death or property damage and umbrella coverage that covers the charter school.

REQUIRED SUPPLEMENTAL INFORMATION

Bellalago Educational Facilities Benefit District

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
(BUDGET AND ACTUAL) – GENERAL FUND**

For the Year Ended September 30, 2017

	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
Revenues	\$ 1,826,452	\$ 1,819,938	\$ 2,019,938	\$ 200,000
Expenditures				
Current:				
Board expenses	39,626	34,040	34,040	-
Administration expenses	15,301	13,801	13,801	-
Fiscal agent fee	20,000	20,211	20,211	-
Total expenditures	74,927	68,052	68,052	-
Excess of revenues over expenditures	1,751,525	1,751,886	1,951,886	200,000
Other financing uses:				
Transfers in	-	-	-	-
Transfers out	(1,717,746)	(1,539,873)	(1,739,873)	(200,000)
Total other financing uses	(1,717,746)	(1,539,873)	(1,739,873)	(200,000)
Net change in fund balance	33,779	212,013	212,013	-
Fund balance at September 30, 2016	93,295	93,296	93,296	-
Fund balance at September 30, 2017	\$ 127,074	\$ 305,309	\$ 305,309	\$ -

Note: Actual revenues exceeded budgeted revenues by \$200,000. The overage was due to increased charter school capital outlay funds which were transferred to the debt service fund.

See Independent Auditors' Report



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

Partners

W. Ed Moss, Jr.
Joe M. Krusick
Cori G. Cameron
Bob P. Marchewka
Ric Perez
James R. Dexter
Thomas F. Regan
Ernie R. Janvrin
Paul F. Smyth
Darby M. Hauck

To The Board of Supervisors
Bellalago Educational Facilities Benefit District
Kissimmee, 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 Bellalago Educational Facilities Benefit District (the "District"), a component unit of the School District of Osceola County, Florida, as of and for the 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 report thereon dated January 30, 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 grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express

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American Institute of
Certified Public
Accountants

Florida Institute of
Certified Public
Accountants

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.

Moss, Krusick & Associates, LLC

Winter Park, Florida
January 30, 2018



MANAGEMENT LETTER

Partners

W. Ed Moss, Jr.
Joe M. Krusick
Cori G. Cameron
Bob P. Marchewka
Ric Perez
James R. Dexter
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American Institute of
Certified Public
Accountants

Florida Institute of
Certified Public
Accountants

To the Board of Supervisors
Bellalago Educational Facilities Benefit District
Kissimmee, Florida

Report on the Financial Statements

We have audited the basic financial statements of Bellalago Educational Facilities Benefit District (the "District"), which is a component unit of the School District of Osceola County, Florida as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated January 30, 2018.

Auditors' Responsibility

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

Other Reporting Required

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 30, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No recommendations were made or violations reported in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Bellalago Educational Facilities Benefit District was organized pursuant to Chapter 189 and 1013 of the Florida Statutes and was established under Ordinance No. 2447.

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor general, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based

in part on representations made by management and the review of financial information provided by same.

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

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2016, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2016. In connection with our audit, we determined that these two reports were in agreement.

Special District Component Units

Section 10.554(1)(i)5.d, Rules of the Auditor General, requires that we determine whether or not a special district that is a component unit of a county, municipality, or special district, provided the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we determined that all special district component units provided the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

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

Purpose of This Letter

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

Moss, Krusick & Associates, LLC

Winter Park, Florida
January 30, 2018



Partners

W. Ed Moss, Jr.
Joe M. Krusick
Cori G. Cameron
Bob P. Marchewka
Ric Perez
James R. Dexter
Thomas F. Regan
Ernie R. Janvrin
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INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors
Bellalago Educational Facilities Benefit District
Kissimmee, Florida

We have examined Bellalago Educational Facilities Benefit District's (the "District") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2017. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

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

Moss, Krusick & Associates, LLC

Winter Park, Florida
January 30, 2018

Current Year Comments and Recommendations

For the year ended September 30, 2017, there are no management recommendations.

Bellalago Educational Facilities Benefit District

February 22, 2018

Board Matters Agenda Item 3

Assessment matters related to sale of a parcel within the BEFBD

Executive Summary:

Attorney Chris Roe:

Assessment matters related to the sale of a parcel within the BEFBD

RESOLUTION NO. 2018-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA RELATING TO THE ANNUAL SPECIAL ASSESSMENTS IMPOSED BY THE DISTRICT; PROVIDING FOR THE ASSESSMENT OF REAL PROPERTY DEVELOPED FOR MULTIFAMILY RESIDENTIAL USES WHICH WAS PREVIOUSLY EXCLUDED FROM ASSESSMENT BASED ON INTENDED USE FOR NON-RESIDENTIAL PURPOSES; APPROVING THE TERMS AND CONDITIONS BY WHICH ASSESSMENTS SHALL BE COLLECTED; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-15, as amended (collectively, the "District Charter"), District Resolution Nos. 2003-7, 2003-8 and 2003-11 (collectively, the "Assessment Resolutions"), Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. All capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolutions.

SECTION 3. FINDINGS. It is hereby ascertained, determined and declared that:

(A) The District is a special purpose local government organized and existing in accordance with Sections 1013.355, 1013.356, and 1013.357, Florida Statutes, (the "Educational Facilities Act") and is a dependant special district, established and created pursuant to Chapter 189, Florida Statutes.

(B) The District was created for the purpose of assisting in financing the construction and maintenance of the Educational Facilities Improvements to be located within District boundaries.

(C) The Educational Facilities Act expressly empowers the District to levy, impose, collect, and enforce non-ad valorem assessments, sometimes referred to as special assessments.

(D) Pursuant to Sections 197.3631, 197.3632, and 197.3635, Florida Statutes, authorizing the imposition and collection of non-ad valorem assessments on the same bill as ad valorem taxes, the District also has the power and authority to levy, impose, collect, and enforce non-ad valorem assessments.

(E) Pursuant to the Assessment Resolutions, the District has imposed annual special assessments (the "Assessments") against real property within the District since 2004 to fund a portion of the debt service associated with revenue bonds issued by the District to finance construction of the Bellalago Charter Academy (the "Academy").

(F) Although located within District boundaries, certain parcels were not initially assigned any equivalent residential units ("ERUs") for purposes of the Assessments imposed by the District to fund construction of the Academy because at the time the assessment program was adopted, the parcels were intended for commercial, retail or other uses which would not generate any student demand for the Academy. Because they were not assigned any ERUs, such parcels have not been subject to the annual Assessments imposed by the District to pay debt service on the District's outstanding bonds.

(G) One such parcel, included in the plat for the Shoppes at Bellalago and assigned Parcel ID# 29-26-29-4646-0001-00B0 (including any new parcels resulting from the subdivision thereof, the "Subject Parcel"), may be developed in the near future for multifamily use as an apartment complex.

(H) The Assessment Resolutions contemplate the assignment of additional ERUs against property which is developed to a greater intensity of residential units than originally planned, with the additional units assessed at the then-current annual rate for the balance of the term of the Assessments.

(I) The Board adopts this Resolution to specify the terms and conditions by which annual Assessments will be imposed against and collected from the Subject Parcel.

SECTION 4. ASSESSMENT GUIDELINES FOR SUBJECT PARCEL.

(A) Development of the Subject Parcel as a multifamily, non-age restricted apartment complex capable of generating student demand will be specially benefited by the Academy facilities to the same extent as provided in the Assessment Resolutions for other previously assessed parcels in the District, supporting the imposition of Assessments against the multifamily apartment parcel(s) as a whole.

(B) The 2017 School Impact Fee Update Study prepared for the School District indicates that the single family residential land use category generates .401 students per unit, whereas the multifamily category generates .254 students per unit (63.3%). Accordingly, the Subject Parcel shall be assessed by assigning .633 ERUs for each apartment or dwelling unit constructed thereupon. Apportionment in this manner is fair and reasonable in that it recognizes the lesser student demand generated by an apartment unit as compared to a single family home.

(C) By collecting Assessments from the Subject Parcel and including the parcel on the annual assessment roll adopted by the District each year, the apartment complex will have access to student seats at the Academy under the same terms as every other assessed parcel in the District.

(D) Assessment collection will commence with the November tax bill following site plan or other development approval for the Subject Parcel indicating the number of apartment units to be constructed, or as soon thereafter as may be practicable, to ensure that development for residential (and therefore assessable) purposes is imminent.

(E) The Subject Parcel will be assessed at the annual rate of Assessment then applicable to every other assessed parcel in the District for the current year of the Assessment term, and unless prepaid in full at the option of the owner(s) thereof, the collection of annual installments of the Assessment will continue through repayment of the District's bonds.

(F) The annual assessments imposed against the Subject Parcel are projected to end upon repayment of District bonds issued to finance or refinance construction and improvement of the Academy, the same end date as for every other assessed parcel in the District. The revenue generated by collecting Assessments from the Subject Parcel will be used to pay debt service on the District's bonds, effectively reducing the annual contribution otherwise made by the School District toward debt service.

(G) The guidelines set forth herein shall apply to any parcel which was previously excluded from the District's Assessments based on intended use for commercial, retail or non-residential purposes but is instead developed for residential purposes capable of generating student demand for the Academy; provided, however, that any such parcels which are developed for senior housing or any other use which does not generate student demand will not benefit from the Academy facilities and therefore will not be assessed by the District.

SECTION 5. APPLICABILITY AND EFFECTIVE DATE. This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

DULY ADOPTED this 22nd day of February, 2018.

**BOARD OF SUPERVISORS OF THE
BELLALAGO EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

By: _____
Chair

(SEAL)

ATTEST:

Secretary

Bellalago Educational Facilities Benefit District

February 22, 2018

Board Matters Agenda Item 4

Assessment matters related to the annual assessment rate

Executive Summary:

District Manager: annual assessment rate calculation

**Bellalago EFBD Base Assessment Recap
As of 1/8/2018**

Fiscal Year	Assessment Year	Base Assessment Per Assessment Resolution	Actual Base Assessment Billed	(Shortage) per EDU	Proposed New Base Assessment Schedule	On the Roll EDUs			Off the Roll EDUs	Total EDUs	Cumulative Shortage
						Original	Ph. B-2	Estate C			
2004 - 2005	Year 1	200.00	200.00		200.00						
2005 - 2006	Year 2	204.00	204.00		204.00						
2006 - 2007	Year 3	208.08	208.08		208.08						
2007 - 2008	Year 4	212.24	212.24		212.24	1,517			933	2,450	
2008 - 2009	Year 5	216.49	212.24	(4.25)	212.24	1,642			808	2,450	(10,412.50)
2009 - 2010	Year 6	220.82	216.49	(4.33)	216.49	1,767			683	2,450	(10,608.50)
2010 - 2011	Year 7	225.23	220.82	(4.41)	220.82	1,643			807	2,450	(10,804.50)
2011 - 2012	Year 8	229.74	225.23	(4.51)	225.23	1,643			807	2,450	(11,049.50)
2012 - 2013	Year 9	234.33	229.74	(4.59)	229.74	1,643			807	2,450	(11,245.50)
2013 - 2014	Year 10	239.02	234.33	(4.69)	234.33	1,917			533	2,450	(11,490.50)
2014 - 2015	Year 11	243.80	239.02	(4.78)	239.02	1,917			533	2,450	(11,711.00)
2015 - 2016	Year 12	248.67	243.80	(4.87)	243.80	1,917			533	2,450	(11,931.50)
2016 - 2017	Year 13	253.65	248.68	(4.97)	248.68	1,917	138		533	2,588	(12,176.50)
2017 - 2018	Year 14	258.72	253.65	(5.07)	253.65	2,265	138	103	82	2,588	(12,421.50)
2018 - 2019	Year 15	263.90	263.90	0	266.80						
2019 - 2020	Year 16	269.17			272.07						
2020 - 2021	Year 17	274.56			277.46						
2021 - 2022	Year 18	280.05			282.95						
2022 - 2023	Year 19	285.65			288.55						
2023 - 2024	Year 20	291.36			294.26						
2024 - 2025	Year 21	297.19			300.09						
2025 - 2026	Year 22	303.13			306.03						
2026 - 2027	Year 23	309.20			312.10						
2027 - 2028	Year 24	315.38			318.28						
2028 - 2029	Year 25	321.69			324.59						
2029 - 2030	Year 26	328.12			331.02						
2030 - 2031	Year 27	334.68			337.58						
2031 - 2032	Year 28	341.38			344.28						
2032 - 2033	Year 29	348.20			351.10						
2033 - 2034	Year 30	355.17			358.14						
		8,113.62	3,412.22	(46.47)	8,113.62						(113,851.50)
				÷ 16 years							
				(2.90)							

Notes:

Original EDUs, Estate C EDUs, and Off the Roll EDUs have been assessed incorrectly since 2008
Phase B-2 have been assessed correctly

Suggestion:

Assess at the correct rate of \$263.90 in 2018-19

Include an additional \$2.90 per EDU for the remaining 16 year to makeup for the shortfall

Total Base Assessment Rate (excluding the proportionate share of operating expenses) \$266.80

Bellalago Educational Facilities Benefit District

February 22, 2018

Board Matters Agenda Item 5

Bellalago Academy fencing

Executive Summary:

Principal Jonathan Rasmusse, Bellalago Charter Academy
School fencing repair/replacement discussion

Bellalago Educational Facilities Benefit District

February 22, 2018

Board Matters Agenda Item 6

Jeff Mitchem resignation

Executive Summary:

Request to accept Jeff Mitchem's resignation from the BEFBD Board.

Angela Barner

From: Jeffrey S Mitchem <jsmitchem@aol.com>
Sent: Saturday, January 27, 2018 6:59 PM
To: Angela Barner
Subject: Re: Bellalago EFBD

Angela

That is correct I have accepted a new position with Lennar. So please accept my resignation from the board of the Bellalago efd.

Regards
Jeff

Sent from my iPad

On Jan 24, 2018, at 4:46 PM, Angela Barner <Angela.Barner@osceolaschools.net> wrote:

Jeff,

It is my understanding that you no longer work for AV Homes. Congratulations on your new endeavors! I am assuming (please correct me if I am wrong) that you will no longer serve as a Supervisor on the Bellalago EFBD Board. If so, I respectfully request a letter or email resignation notice. Please let me know if you have any questions or if I may facilitate the resignation notice.

Regards,

Angela G. Barner

Senior Accountant
The School District of Osceola County, FL
Business and Fiscal Services
817 Bill Beck Blvd.
Kissimmee, FL 34744-4495
Phone: 407-870-4909, extension 67510
Fax: 407-518-2906

*****New email address: Angela.Barner@osceolaschools.net*****

District Mission Statement: "Inspiring all learners to reach their potential as responsible, productive citizens."

District Vision Statement: "The Osceola School District will work in partnership with families and the community to ensure all learners develop the essential knowledge and skills to strengthen our thriving community."

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