

**Florida Green Finance Authority**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**Florida Green Finance Authority**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Directors  
Florida Green Finance Authority  
Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Florida Green Finance Authority as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the Authority'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 an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Fort Pierce / Stuart

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To the Board of Directors  
Florida Green Finance Authority

## Opinion

In our opinion, the financial statements referred to previously present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *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 in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 9, 2021 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Florida Green Finance Authority's internal control over financial reporting and compliance.



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

August 9, 2021

**Florida Green Finance Authority**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2020**

Management's discussion and analysis of Florida Green Finance Authority (the "Authority") financial performance provides an objective and easily readable analysis of the Authority's financial activities. The analysis provides summary financial information for the Authority and should be read in conjunction with the Authority's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

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

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

**Florida Green Finance Authority**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

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

The government-wide financial statement is designed to provide the reader with a broad overview of the Authority's finances, in a manner similar to a private sector business. In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis and is reported on a full-accrual economic resource basis, which recognizes all non-current assets and receivables as well as all non-current debt and obligations. The effect of interfund activity has been eliminated from the government-wide financial statements. In contrast, the governmental fund financial statements are grouped into funds to account for and to maintain control over resources that have been segregated for specific activities or objectives. The fund financial statements are presented using the current financial resources measurement focus and the modified accrual basis where as revenues are recorded when collected in the current period or within 60 days of year-end and expenditures are recorded when a liability is incurred. The difference between the two statements arises primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. A reconciliation of the government-wide and the fund financial statement is provided to illustrate these differences.

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

**Financial Highlights**

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

- ◆ The Authority's total assets exceeded total liabilities by \$3,657,319 (net position). Unrestricted net position for Governmental Activities was \$2,254,725. Restricted net position was \$1,402,594.
- ◆ Governmental activities revenues totaled \$14,164,091 while governmental activities expenses totaled \$10,919,815.

**Florida Green Finance Authority  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the Authority**

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

**Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Current assets	\$ 22,864,876	\$ 10,362,967
Restricted assets	3,604,341	551,519
Total Assets	26,469,217	10,914,486
Current liabilities	928,505	1,093,136
Non-current liabilities	21,883,393	9,408,307
Total Liabilities	22,811,898	10,501,443
Net position - restricted	1,402,594	293,438
Net position - unrestricted	2,254,725	119,605
Total Net Position	\$ 3,657,319	\$ 413,043

The increase in current assets is mainly related to an increase in assessments receivable.

The increase in total liabilities is the result of the issuance of additional long-term debt in the current year.

**Florida Green Finance Authority  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the Authority (Continued)**

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

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Program Revenues		
Charges for services	\$ 14,100,252	\$ 3,979,703
General Revenues		
Investment earnings	1,010	675
Miscellaneous	62,829	9,218
Total Revenues	<u>14,164,091</u>	<u>3,989,596</u>
Expenses		
General government	227,408	516,430
Physical environment	9,515,506	2,325,603
Interest and other charges	1,176,901	994,343
Total Expenses	<u>10,919,815</u>	<u>3,836,376</u>
Change in Net Position	3,244,276	153,220
Net Position - Beginning of Year	<u>413,043</u>	<u>259,823</u>
Net Position - End of Year	<u><u>\$ 3,657,319</u></u>	<u><u>\$ 413,043</u></u>

The increase in charges for services is mostly attributable to increased assessments levied for clean energy projects in the current year.

The decrease in general government is related to the program reinvestment expenditure in the prior year.

The increase in physical environment is related to the funding of more qualifying energy improvements in the current year.



**Florida Green Finance Authority  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**General Fund Budgetary Highlights**

The budget exceeded actual expenditures for the year primarily because actual expenditures for legal fees were less than anticipated.

The budget was amended primarily for assessment roll fees and financial advisory fees not anticipated in the original budget.

**Debt Management**

Governmental Activities debt includes the following:

In June 2015, the Authority issued \$2,225,700 Series 2015-1 (BrandsMart) Special Assessment Revenue Bonds. The Bonds were issued to finance certain allowable energy improvements. The balance outstanding at September 30, 2020 was \$1,485,818.

In April 2014, the Authority issued a \$49,556 PACE Financing Agreement to finance solar improvements. The initial funding was \$5,020. The balance outstanding at September 30, 2020 was \$4,375.

In February 2018, the Authority issued \$2,595,469 Series 2018 (Dadeland Mall) Special Assessment Revenue Bonds. The Bonds were issued to finance certain qualifying energy improvements. The balance outstanding at September 30, 2020 was \$2,395,486.

In June 2018, the Authority issued \$2,814,989 Series 2018 (Orlando International Premium Outlets) Special Assessment Revenue Bonds. In November 2018, the Authority amended and restated Special Assessment Revenue Bonds, Series 2018 (Orlando International Premium Outlets Project) for additional funding of \$2,747,301. The amended bond is represented as Special Assessment Revenue Bonds, Series 2018A (Orlando International Premium Outlets Project) for a total issuance amount of \$5,562,290. The Bonds were issued to finance certain qualifying energy improvements. The balance outstanding at September 30, 2020 was \$5,522,628.

In April 2020, the Authority issued \$3,471,908 Series 2020-A (Avid Viera) Special Assessment Revenue Bonds. The Bonds were issued to finance certain qualifying energy improvements. The balance outstanding at September 30, 2020 was \$3,471,908.

In September 2020, the Authority issued \$3,930,000 Series 2020-B (Home 2-Palm Bay) Special Assessment Revenue Bonds. The Bonds were issued to finance certain qualifying energy improvements. The balance outstanding at September 30, 2020 was \$3,930,000.

In September 2020, the Authority issued \$5,643,500 Series 2020-C (Hyatt-Palm Bay) Special Assessment Revenue Bonds. The Bonds were issued to finance certain qualifying energy improvements. The balance outstanding at September 30, 2020 was \$5,643,500.

**Florida Green Finance Authority**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

The Authority anticipates continuing to work with the third-party administrator to issue additional bonds and loans for Enhanced Energy Products.

**Request for Information**

The financial report is designed to provide a general overview of Florida Green Finance Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Florida Green Finance Authority, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**Florida Green Finance Authority**  
**STATEMENT OF NET POSITION**  
**September 30, 2020**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 392,822
Assessments receivable	22,454,191
Due from other governments	17,863
Restricted Assets	
Cash	3,604,341
Total Current Assets	26,469,217
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	119,902
Accrued interest	238,281
Bonds and loans payable	570,322
Total Current Liabilities	928,505
Non-Current Liabilities	
Bonds and loans payable	21,883,393
Total Liabilities	22,811,898
 <b>NET POSITION</b>	
Restricted for debt service	1,391,215
Restricted for capital projects	11,379
Unrestricted	2,254,725
Total Net Position	\$ 3,657,319

*See accompanying notes to financial statements.*

**Florida Green Finance Authority**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</u>
<b>Primary government</b>			
Governmental Activities			
General government	\$ (227,408)	\$ 354,522	\$ 127,114
Physical environment	(9,515,506)	-	(9,515,506)
Interest and other charges	(1,176,901)	13,745,730	12,568,829
Total Governmental Activities	<u>\$ (10,919,815)</u>	<u>\$ 14,100,252</u>	<u>3,180,437</u>
	General revenues:		
			1,010
			62,829
			<u>63,839</u>
			3,244,276
			413,043
			<u>\$ 3,657,319</u>

*See accompanying notes to financial statements.*

**Florida Green Finance Authority**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2020**

<b>ASSETS</b>	<b>Governmental Funds</b>			<b>Total Governmental Funds</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	
Cash	\$ 392,822	\$ -	\$ -	\$ 392,822
Assessments receivable	4,851	22,449,340	-	22,454,191
Due from other governments	17,863	-	-	17,863
Restricted Assets				
Cash	-	1,638,496	1,965,845	3,604,341
Total Assets	\$ 415,536	\$ 24,087,836	\$ 1,965,845	\$ 26,469,217
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 119,902	\$ -	\$ -	\$ 119,902
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	22,714	22,449,340	-	22,472,054
<b>FUND BALANCES</b>				
Restricted for debt service	-	1,638,496	-	1,638,496
Restricted for capital projects	-	-	1,965,845	1,965,845
Unassigned	272,920	-	-	272,920
Total Fund Balances	272,920	1,638,496	1,965,845	3,877,261
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 415,536	\$ 24,087,836	\$ 1,965,845	\$ 26,469,217

See accompanying notes to financial statements.

**Florida Green Finance Authority**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2020**

Total Governmental Fund Balances	\$ 3,877,261
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Assessments receivable in future years are recognized as deferred inflows at the fund level, however, these receivables were recognized as revenues in a prior year.	22,454,191
Amounts not received within 60 days of year-end are not available and therefore, not recognized as revenues at the fund level. Revenues are recognized when earned at the government-wide level.	17,863
Long-term liabilities, including bonds and loans payable are not due and payable in the current period, and therefore, are not reported at the fund level.	(22,453,715)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(238,281)</u>
Net Position of Governmental Activities	<u><u>\$ 3,657,319</u></u>

*See accompanying notes to financial statements.*

**Florida Green Finance Authority**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2020**

	<u>Governmental Funds</u>			<b>Total Governmental Funds</b>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
Revenues				
Special assessments	\$ 354,698	\$ 1,141,269	\$ -	\$ 1,495,967
Investment earnings	1,010	-	-	1,010
Miscellaneous	44,966	-	-	44,966
Total Revenues	<u>400,674</u>	<u>1,141,269</u>	<u>-</u>	<u>1,541,943</u>
Expenditures				
Current				
General government	227,408	-	-	227,408
Physical environment	-	-	9,515,506	9,515,506
Debt service				
Principal	176	440,947	-	441,123
Interest	309	589,771	-	590,080
Other debt service	9,990	3,000	584,631	597,621
Total Expenditures	<u>237,883</u>	<u>1,033,718</u>	<u>10,100,137</u>	<u>11,371,738</u>
Excess revenues over/(under) expenditures	162,791	107,551	(10,100,137)	(9,829,795)
Other financing sources/(uses)				
Issuance of long-term debt	<u>-</u>	<u>990,805</u>	<u>12,054,603</u>	<u>13,045,408</u>
Net change in fund balances	162,791	1,098,356	1,954,466	3,215,613
Fund Balances - October 1, 2019	<u>110,129</u>	<u>540,140</u>	<u>11,379</u>	<u>661,648</u>
Fund Balances - September 30, 2020	<u>\$ 272,920</u>	<u>\$ 1,638,496</u>	<u>\$ 1,965,845</u>	<u>\$ 3,877,261</u>

See accompanying notes to financial statements.

**Florida Green Finance Authority**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds	\$ 3,215,613
Amounts reported for governmental activities in the Statement of Activities are different because:	
Current payments on assessments receivable are recognized as revenues at the fund level. These payments were recognized as revenues in a prior year at the government-wide level.	12,604,285
Revenues in the Statement of Activities that do not provide current financial resources are unavailable at the fund level. This is the increase in unavailable revenues in the current period.	17,863
The issuance of long-term debt is reflected as an other financing source at the fund level; however, it is an increase in non-current liabilities at the government-wide level.	(13,045,408)
Principal payments on long-term debt are expenditures at the fund level; however, these payments reduce liabilities at the government-wide level.	441,123
In the Statement of Activities, interest is accrued on outstanding and matured bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year.	<u>10,800</u>
Change in Net Position of Governmental Activities	<u><u>\$ 3,244,276</u></u>

*See accompanying notes to financial statements.*



**Florida Green Finance Authority**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2020**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 309,326	\$ 353,899	\$ 354,698	\$ 799
Investment earnings	300	1,009	1,010	1
Miscellaneous	-	44,966	44,966	-
Total Revenues	<u>309,626</u>	<u>399,874</u>	<u>400,674</u>	<u>800</u>
Expenditures				
Current				
General government	199,626	231,625	227,408	4,217
Debt Service				
Principal	-	-	176	(176)
Interest	-	-	309	(309)
Other debt service	15,000	15,801	9,990	5,811
Total Expenditures	<u>214,626</u>	<u>247,426</u>	<u>237,883</u>	<u>9,543</u>
Net change in fund balances	<u>95,000</u>	<u>152,448</u>	<u>162,791</u>	<u>10,343</u>
Fund Balances - October 1, 2019	<u>180,000</u>	<u>180,000</u>	<u>110,129</u>	<u>(69,871)</u>
Fund Balances - September 30, 2020	<u>\$ 275,000</u>	<u>\$ 332,448</u>	<u>\$ 272,920</u>	<u>\$ (59,528)</u>

*See accompanying notes to financial statements.*

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

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

**1. Reporting Entity**

Florida Green Finance Authority was established on June 11, 2012 pursuant to an Interlocal Agreement between the Town of Lantana and the Town of Mangonia Park (the "Originating Parties") and subsequent parties who have since become members of the Authority ("Parties") and the Florida Interlocal Cooperation Act of 1969, Chapter 163, Florida Statutes. The Authority was established for the purpose of issuing revenue bonds and other debt obligations to provide financing for the cost of certain improvements as defined by Section 163.08, Florida Statutes ("PACE ACT"), including energy efficiency improvements, renewable energy improvements and wind resistance improvements ("Qualifying Improvements"). The Authority shall exercise any or all powers granted under Sections 163.01 and 163.08, Florida Statutes as well as powers, privileges and authorities which the Originating Parties and Parties might exercise separately. The Authority is governed by an up to seven-member Board of Directors appointed by the governing bodies of each of the Originating Parties and five additional Directors. The authority plans to appoint one Director from each of the five geographic regions that make up the water management districts in Florida. These five Directors will be appointed by the first governing body that joins the Authority within each water management district.

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

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the Authority has not identified a discretely-presented component unit.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting**

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

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

**a. Government-wide Financial Statements**

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

Governmental activities are supported by developer contributions and interest. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program

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

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

**b. Fund Financial Statements**

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

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

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

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

The Authority has various policies governing the fund balance classifications.

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

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

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

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

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

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

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

Debt Service Fund – Accounts for debt service requirements to retire the revenue bonds and loans issued by the Authority.

Capital Projects Fund – The Capital Projects Fund accounts for construction of certain qualifying improvements to properties within the boundaries of the Authority.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position**

**a. Cash and Investments**

Chapter 280, Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

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

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

**b. Restricted Assets**

Certain net position of the Authority will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position (Continued)**

**c. Budgets**

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

**d. Deferred Inflows of Resources**

Deferred inflows of resources represent the acquisition of net position/fund that is applicable to a future reporting period. The unavailable revenues are reported only at the fund level. The source of the unavailable revenues is assessments receivable on qualifying improvements to properties within the Authority. The revenues will be recognized in the period the amounts become available.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

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

“Total fund balances” of the Authority’s governmental funds, \$3,877,261, differs from “net position” of governmental activities, \$3,657,319, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

**Deferred inflows of resources**

The assessments receivable in future years are recognized as deferred inflows at the fund level, however these amounts were recognized as revenues at the government-wide level in a prior year.

Deferred revenues	\$ <u>22,454,191</u>
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Amounts not received within 60 days are not available and therefore, are not recognized as revenues at the fund level. Revenues are recognized when earned at the government-wide level.

Unavailable revenues	\$ <u>17,863</u>
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**Long-term debt transactions**

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

Bonds and loans payable	\$ <u>(22,453,715)</u>
-------------------------	------------------------

**Accrued interest**

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

Accrued interest	\$ <u>(238,281)</u>
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**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$3,215,613, differs from the “change in net position” for governmental activities, \$3,244,276, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Assessments receivable**

Revenues in the current period associated with the current year payments on assessments receivable were recognized as revenues at the government-wide level in a prior year.

Assessment revenues	\$ <u>12,604,285</u>
---------------------	----------------------

**Deferred inflows of resources**

Unavailable revenues reported in the governmental funds have been recognized as revenues in the Statement of Activities. This is the increase in unavailable revenues.

Increase in unavailable revenues	\$ <u>17,863</u>
----------------------------------	------------------

**Long-term debt transactions**

Repayments of loan principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Principal payments	\$ 441,123
Issuance of long-term debt	<u>(13,045,408)</u>
Total	\$ <u>(12,604,285)</u>

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

Net change in accrued interest payable	\$ <u>10,800</u>
--	------------------

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE C – CASH AND INVESTMENTS**

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the Authority's bank balance and carrying value were \$3,997,163. Exposure to custodial credit risk was as follows. The Authority maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the Authority held no investments.

Interest Rate Risk

The formal investment policy of the Authority conforms with State statutory requirements and bond indentures for investment maturities as a means of managing its exposure to increasing interest rates.

Credit Risk

The Authority's investments are limited by state statutory requirements and bond compliance. The Authority has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The Authority places no limit on the amount it may invest in any one investment.

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

**Florida Green Finance Authority  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE D – LONG-TERM DEBT**

The following is a summary of debt activity for the Authority for the year ended September 30, 2020:

Long-term Debt at October 1, 2019	\$	9,849,430
Issuance of long-term debt		13,045,408
Principal payments		<u>(441,123)</u>
Long-term Debt at September 30, 2020	\$	<u>22,453,715</u>

Authority debt is comprised of the following at September 30, 2020:

**Special Assessment Revenue Bonds, Series 2015-1  
(BrandsMart Project)**

\$2,255,700 Series 2015-1 Bonds, interest at 5.95%, maturing May 1, 2026, payable annually on May 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.

\$ 1,485,818

**Special Assessment Revenue Bonds, Series 2018  
(Dadeland Mall Project)**

\$2,595,469 Series 2018 Bonds (Dadeland Mall), interest at 5.6%, maturing November 1, 2028, payable semi-annually on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.

2,395,486

**Special Assessment Revenue Bonds, Series 2018A  
(Orlando International Premium Outlet Project)**

\$5,562,290 Series 2018A Bonds (Orlando Outlets), interest at 6.18%, maturing November 1, 2039, payable semi-annually on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.

5,522,628

**Special Assessment Revenue Bonds, Series 2020-A  
(Avid Viera)**

\$3,471,908 Series 2020-A Bonds (Avid Viera), interest at 6.5%, maturing November 1, 2046, payable semi-annually on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.

3,471,908

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

**Special Assessment Revenue Bonds, Series 2020-B**  
**(Home 2-Palm Bay)**

\$3,930,000 Series 2020-B Bonds (Home 2-Palm Bay), interest at 5.8%, maturing November 1, 2046, payable semi-annually on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners. 3,930,000

**Special Assessment Revenue Bonds, Series 2020-C**  
**(Hyatt-Palm Bay)**

\$5,643,500 Series 2020-C Bonds (Hyatt-Palm Bay), interest at 5.8%, maturing November 1, 2046, payable semi-annually on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners. 5,643,500

**Loan Payable Due to Funding Group**

\$5,020 for the initial funding related to the financing agreement to be repaid by the property owner over 20 year beginning May 1, 2017 at an interest rate of 6.16%. 4,375

Total Bonds and Loans Payable at September 30, 2020 \$ 22,453,715

**Master Bond Resolution**

On June 26, 2014, the Authority adopted Resolution 2014-03 which authorized the issuance of not to exceed \$2,500,000,000 Florida Green Finance Authority Revenue Bonds in various series for the purpose of providing funds to finance the cost of qualifying renewable energy, energy efficiency and conservation and wind resistance improvements for use by property owners within the jurisdiction of the Authority. The proceeds of the Bonds may be used only for purposes of funding Qualifying Improvements and expenses incidental thereto, as authorized by and in the manner set forth in the PACE Act. As of September 30, 2020, the Authority issued \$23,458,957.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

**Special Assessment Revenue Bonds, Series 2015-1 (BrandsMart Project)**

In June 2015, the Authority issued \$2,225,700 Special Assessment Revenue Bonds, Series 2015-1 (BrandsMart Project). These bonds were issued to finance the cost of certain qualifying improvements for use by BrandsMart USA of West Palm Beach, Florida. In addition, the Authority has entered into a financing agreement with BrandsMart USA to provide up to \$2,032,508 to BrandsMart USA for the sole purpose of paying the cost of Qualified Improvement on a certain property. In connection with the agreement, the Authority has levied a non-ad valorem assessment on the property. Principal and interest on the Bonds are to be paid annually commencing May 1, 2017 through May 1, 2026.

**Special Assessment Revenue Bonds, Series 2018 (Dadeland Mall Project)**

In February 2018, the Authority issued \$2,595,469 Special Assessment Revenue Bonds, Series 2018 (Dadeland Mall Project). These bonds were issued to finance the cost of certain qualifying improvements for use by SDG Dadeland Associate, Inc. In addition, the Authority has entered into a financing agreement with SDG Dadeland Associate, Inc to provide up to \$2,351,080 to SDG Dadeland Associate, Inc. for the sole purpose of paying the cost of Qualified Improvement on a certain property. In connection with the agreement, the Authority has levied a non-ad valorem assessment on the property. Principal and interest on the Bonds are to be paid annually commencing May 1, 2018 through November 1, 2028.

**Special Assessment Revenue Bonds, Series 2018A (Orlando International Premium Outlets Project)**

In June 2018, the Authority issued \$2,814,989 Special Assessment Revenue Bonds, Series 2018 (Orlando International Premium Outlets Project). These bonds were issued to finance the cost of certain qualifying improvements for use by Orlando Outlet Owner LLC. In addition, the Authority has entered into a financing agreement with Orlando Outlet Owner LLC to provide up to \$2,607,890 to Orlando Outlet Owner LLC for the sole purpose of paying the cost of Qualified Improvement on a certain property. In November 2018, the Authority amended and restated Special Assessment Revenue Bonds, Series 2018 (Orlando International Premium Outlets Project) for additional funding of \$2,747,301. The amended bond is represented as Special Assessment Revenue Bonds, Series 2018A (Orlando International Premium Outlets Project) for a total issuance amount of \$5,562,290. In addition, the Authority entered into a financing agreement with Orlando Outlet Owner LLC to provide an addition \$2,747,301 to Orlando Outlet Owner LLC for the sole purpose of paying the cost of Qualified Improvement on a certain property. In connection with the agreement, the Authority has levied a non-ad valorem assessment on the property. Principal and interest on the Bonds are to be paid annually commencing November 1, 2019 through November 1, 2039.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

**Special Assessment Revenue Bonds, Series 2020-A (Avid Viera)**

In April 2020, the Authority issued \$3,471,908 Special Assessment Revenue Bonds, Series 2020-A (Avid Viera). These bonds were issued to finance the cost of certain qualifying improvements for use by Onyx Viera Hotel LLC. In addition, the Authority has entered into a financing agreement with Onyx Viera Hotel LLC to provide up to \$2,873,810 to Onyx Viera Hotel LLC for the sole purpose of paying the cost of Qualified Improvement on a certain property. In connection with the agreement, the Authority has levied a non-ad valorem assessment on the property. Interest on the Bonds are to be paid semi-annually commencing November 1, 2020 through November 1, 2046. Principal on the Bonds are to be paid annually commencing November 1, 2022 through November 1, 2046.

**Special Assessment Revenue Bonds, Series 2020-B (Home 2-Palm Bay)**

In September 2020, the Authority issued \$3,930,000 Special Assessment Revenue Bonds, Series 2020-B (Home 2-Palm Bay). These bonds were issued to finance the cost of certain qualifying improvements for use by AD1 Urban Palm Bay, LLC. In addition, the Authority has entered into a financing agreement with AD1 Urban Palm Bay, LLC to provide up to \$3,524,879 to AD1 Urban Palm Bay, LLC for the sole purpose of paying the cost of Qualified Improvement on a certain property. In connection with the agreement, the Authority has levied a non-ad valorem assessment on the property. Interest on the Bonds are to be paid semi-annually commencing November 1, 2020 through November 1, 2046. Principal on the Bonds are to be paid annually commencing November 1, 2022 through November 1, 2046.

**Special Assessment Revenue Bonds, Series 2020-C (Hyatt-Palm Bay)**

In September 2020, the Authority issued \$5,643,500 Special Assessment Revenue Bonds, Series 2020-C (Hyatt-Palm Bay). These bonds were issued to finance the cost of certain qualifying improvements for use by AD1 Urban Palm Bay Place, LLC. In addition, the Authority has entered into a financing agreement with AD1 Urban Palm Bay Place, LLC to provide up to \$5,071,282 to AD1 Urban Palm Bay Place, LLC for the sole purpose of paying the cost of Qualified Improvement on a certain property. In connection with the agreement, the Authority has levied a non-ad valorem assessment on the property. Interest on the Bonds are to be paid semi-annually commencing November 1, 2020 through November 1, 2046. Principal on the Bonds are to be paid annually commencing November 1, 2022 through November 1, 2046.

**Loan Payable Due to Funding Group**

In September 2015, the Authority received \$5,020 for the initial funding related to the financing agreement. The amount will be repaid by the property owner over 20 years. The total assessment amount of \$5,496 includes capitalized interest and other costs.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

**PACE Financing Agreements – Conduit Debt**

In April 2014, the Authority entered into a PACE financing agreement with a property owner in West Palm Beach, Florida, to facilitate the financing of qualifying improvements and to collect the repayment obligation through a non-ad valorem assessment on the property owner's property tax bill. The Authority is not obligated in any manner for the repayment of the debt. The agreement provides for a maximum disbursement amount of \$49,556. The loan was finalized in a prior year directly between the property owner and the bank and amounts were paid directly to the vendors, including closing costs and capitalized interest. The Authority began collection of assessments during the fiscal year ended September 30, 2017 of approximately \$9,000 per year over a seven-year period. The balance outstanding at September 30, 2020 is \$24,371. During the year, the Authority collected and disbursed \$8,365 related to this debt as the agent for the property owner.

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

Year Ending September 30,	Principal	Interest	Total
2021	\$ 570,322	\$ 1,151,903	\$ 1,722,225
2022	604,516	1,320,825	1,925,341
2023	876,021	1,273,924	2,149,945
2024	928,274	1,220,768	2,149,042
2025	983,417	1,163,970	2,147,387
2026-2030	4,205,601	4,967,430	9,173,031
2031-2035	3,649,196	3,837,935	7,487,131
2036-2040	4,916,285	2,529,838	7,446,123
2041-2045	3,838,429	1,182,188	5,020,617
2046-2047	1,881,654	116,047	1,997,701
Totals	<u>\$ 22,453,715</u>	<u>\$ 18,764,828</u>	<u>\$ 41,218,543</u>

Significant Bond Resolution Terms and Covenants

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the Authority on assessments to property owners. The Authority agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE D – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bonds Resolution Terms and Covenants

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015-1

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

1. Reserve Funds – The 2015-1 Reserve Account is funded from the proceeds of the Series 2015-1 Bonds in the amount of \$9,000. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

**NOTE E – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no settled claims within the last three years,

**NOTE F – THIRD PARTY ADMINISTRATOR**

The Renew Financial Group, LLC is the Third Party Administrator for the Authority and is responsible for providing certain services for the design, implementation and administration of the Florida Green Energy Works Program.

**NOTE G – AUTHORITY MEMBERS**

At September 30, 2020, the Members of the Authority are as follows:

Town of Lantana	City of Stuart
Town of Mangonia Park	City of Sebastian
City of West Palm Beach	Martin County
City of Boynton Beach	Pasco County
Village of Tequesta	Escambia County
City of Lake Worth	City of Hollywood
City of Gulfport	City of Margate
City of Fellsmere	Alachua County
Broward County	Charlotte County
Hillsborough County	Levy County
Orange County	Palm Beach County
Brevard County	Citrus County
Lee County	Manatee County
Marion County	Miami-Dade County
Osceola County	Sarasota County
Seminole County	Monroe County
Polk County	Volusia County



**Florida Green Finance Authority**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE H – SUBSEQUENT EVENTS**

In November 2020, the Authority issued Special Assessment Revenue Bonds, Series 2020-D (Pruitt Health - Lutz) for \$3,340,018.

In May 2021, the District fully redeemed the Special Assessment Revenue Bonds, Series 2015-1 (BrandsMart Project).



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**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**

To the Board of Directors  
Florida Green Finance Authority  
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 Florida Green Finance Authority, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated August 9, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Florida Green Finance Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Florida Green Finance Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Florida Green Finance Authority's internal control.

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

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

Board of Directors  
Florida Green Finance Authority

### **Compliance and Other Matters**

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

### **Purpose of this Report**

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



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

August 9, 2021



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Directors  
Florida Green Finance Authority  
Florida

### Report on the Financial Statements

We have audited the financial statements of the Florida Green Finance Authority as of and for the year ended September 30, 2020, and have issued our report thereon dated August 9, 2021.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 9, 2021, should be considered in conjunction with this Management Letter.

### Prior Audit Findings

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

### Financial Condition and Management

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

Fort Pierce / Stuart

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To the Board of Directors  
Florida Green Finance Authority

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

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

#### **Additional Matters**

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

#### **Purpose of this Letter**

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

*Berger Toombs Elam  
Gaines + Frank*

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

August 9, 2021



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Directors  
Florida Green Finance Authority  
Florida

We have examined Florida Green Finance Authority's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Florida Green Finance Authority's compliance with those requirements. Our responsibility is to express an opinion on Florida Green Finance Authority'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 Florida Green Finance Authority'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 Florida Green Finance Authority's compliance with the specified requirements.

In our opinion, Florida Green Finance Authority complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam  
Gaines & Frank*

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

August 9, 2021