

GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

and

REQUIRED SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2008

with

INDEPENDENT AUDITORS' REPORT

TABLE OF CONTENTS

	<u>PAGE</u>
REQUIRED SUPPLEMENTARY INFORMATION	3
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)	4
INDEPENDENT AUDITORS' REPORT	5
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET ASSETS	6
STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS	7
GOVERNMENTAL FUND FINANCIAL STATEMENTS	
BALANCE SHEET	8
RECONCILIATION OF TOTAL FUND BALANCE TO TOTAL NET ASSETS	9
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE	10
RECONCILIATION OF CHANGES IN FUND BALANCE TO CHANGES IN NET ASSETS	11
NOTES TO FINANCIAL STATEMENTS	12-14

REQUIRED SUPPLEMENTARY INFORMATION

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS (UNAUDITED)
DECEMBER 31, 2008**

The Gwinnett Place Community Improvement District (CID) was formed March 15, 2005 through a resolution of the Gwinnett County Board of Commissioners. The CID receives funding, through special tax assessments on commercial property within the CID area, to be used for purposes outlined by the Gwinnett County Community Improvement Districts Act. Taxes are collected by the Gwinnett County Tax Commissioner and are disbursed to the CID less a one-percent processing fee.

Overview of the Financial Statements

The basic financial statements are designed to provide readers with a broad overview of the finances of the CID, in a manner similar to a private-sector business.

In accordance with GASB Statement No. 34, the CID's financial statements are reported using two bases of accounting. Page 12 presents a description of the measurement focus and the basis of accounting and financial statement presentation used in this report. A reconciliation of the two bases of accounting is presented on pages 9 and 11. The two bases of accounting are as follows:

- Economic Resources (pages 6 and 7)
- Current Financial Resources (pages 8 to 11)

Budgetary Comparison

The CID does not legally adopt a financial budget and therefore a budgetary comparison is not required to be presented in accordance with current accounting requirements.

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.

Financial Highlights

At December 31, 2008, total assets of the CID exceeded its liabilities by approximately \$1.4 million (reported as restricted net assets and restricted fund balance), an increase of approximately 27 percent compared with the prior year. The primary cause of the increase in net assets relates to decreased spending because of project delays outside the CID's control.

INDEPENDENT AUDITORS' REPORT

Board of Directors

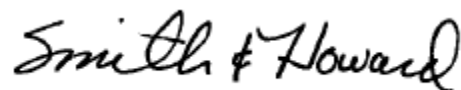
Gwinnett Place Community Improvement District

We have audited the accompanying basic financial statements, as listed in the table of contents, of the governmental activities of Gwinnett Place Community Improvement District (the CID), as of and for the year ended December 31, 2008. These basic financial statements are the responsibility of the CID's management. Our responsibility is to express an opinion on these basic 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 basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the CID as of December 31, 2008, and the changes in financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis on page 4 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consist principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.



January 20, 2009

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF NET ASSETS
DECEMBER 31, 2008**

ASSETS

Cash and cash equivalents	\$ 1,498,398
Accounts receivable, no allowance for doubtful accounts necessary	1,715
Prepaid expenses	650
Leasehold improvements	19,537
Less: accumulated amortization	<u>(10,005)</u>
	<u>9,532</u>
	<u>\$ 1,510,295</u>

LIABILITIES AND NET ASSETS

Accounts payable	\$ 65,586
Deferred rent	2,184
Commitments (Note C)	
Restricted net assets	<u>1,442,525</u>
	<u>\$ 1,510,295</u>

The accompanying notes are an integral part of these financial statements.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2008**

Program Revenues:	
Property taxes and inter-governmental grants	\$ 1,492,856
Program Expenses:	
Community Improvement District	<u>1,213,266</u>
Increase in net assets before interest income	279,590
Interest income	<u>22,945</u>
Increase in restricted net assets	302,535
Restricted net assets, beginning of year	<u>1,139,990</u>
Restricted net assets, end of year	<u><u>\$ 1,442,525</u></u>

The accompanying notes are an integral part of these financial statements.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
BALANCE SHEET
DECEMBER 31, 2008**

ASSETS

Cash and cash equivalents	\$ 1,498,398
Accounts receivable, no allowance for doubtful accounts necessary	1,715
Prepaid expenses	<u>650</u>
	<u>\$ 1,500,763</u>

LIABILITIES AND FUND BALANCE

Accounts payable	\$ 65,586
Commitments (Note C)	
Restricted fund balance	<u>1,435,177</u>
	<u>\$ 1,500,763</u>

The accompanying notes are an integral part of these financial statements.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
RECONCILIATION OF TOTAL FUND BALANCE TO TOTAL NET ASSETS
DECEMBER 31, 2008**

Restricted fund balance (pages 8 and 10)	\$ 1,435,177
Capital assets used in the governmental activities are not financial resources and therefore are not reported in the fund financial statements.	9,532
Rental abatements are not financial liabilities and therefore are not reported in the fund financial statements	<u>(2,184)</u>
Restricted net assets (pages 6 and 7)	<u>\$ 1,442,525</u>

The accompanying notes are an integral part of these financial statements.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
YEAR ENDED DECEMBER 31, 2008**

Revenues	
Property tax revenues, net of administrative fee	\$ 1,327,483
Inter-governmental grants	165,373
Interest income	<u>22,945</u>
Total revenues	<u>1,515,801</u>
Expenditures	
Accounting	16,617
Business development	4,791
Computer expense	568
Dues and subscriptions	1,155
Insurance	5,721
Legal ads	346
Legal fees	21,600
Occupancy expenses	34,977
Office supplies	1,632
Other	262
Payroll and related expenses	162,854
Postage and delivery	484
Printing and design	1,161
Programs, projects, and studies	955,840
Telecommunications	3,525
Website maintenance	<u>2,828</u>
Total expenditures	<u>1,214,361</u>
Increase in Restricted Fund Balance	301,440
Restricted Fund Balance, beginning of year	<u>1,133,737</u>
Restricted Fund Balance, end of year	<u><u>\$ 1,435,177</u></u>

The accompanying notes are an integral part of these financial statements.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
RECONCILIATION OF CHANGES IN FUND BALANCE TO CHANGES IN NET ASSETS
YEAR ENDED DECEMBER 31, 2008**

Increase in restricted fund balance (page 10)	\$ 301,440
Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is recorded as an asset and depreciated over the life of the asset	(3,907)
In the statement of activities, the economic benefit of rental abatements are recognized over the life of the lease; however, in the fund financial statements, these abatements are not recorded	<u>5,002</u>
Increase in restricted net assets (page 7)	<u>\$ 302,535</u>

The accompanying notes are an integral part of these financial statements.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2008**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity, Formation, and Nature of Activities

The Gwinnett Place Community Improvement District (CID) was formed March 15, 2005 through a resolution of the Gwinnett County Board of Commissioners. The CID receives funding, through special tax assessments on commercial property within the CID area, to be used for purposes outlined by the Gwinnett County Community Improvement Districts Act. Taxes are collected by the Gwinnett County Tax Commissioner and are disbursed to the CID less a one-percent processing fee.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements (pages 6 and 7)

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

Governmental-Fund Financial Statements (pages 8 to 11)

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

Taxes, grants, and interest associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered measurable and available only when the CID receives cash.

The board applies all GASB pronouncements, as well as the financial accounting standards Board (FASB) pronouncements issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2008**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition

Property tax revenues are recorded when levied annually by the CID Board of Directors. Any tax, fee or assessment so levied is collected by the Gwinnett County Tax Commissioner in the same manner as any other taxes, fees and assessments levied by Gwinnett County (the "County"). The County is governed by the increased population provision of the Official Code of Georgia Annotated (OCGA) 48-5-23, which requires the Tax Commissioner to collect taxes in two payments. For the years 2008 and 2007, property owners remitted the 1st installment amount on/before September 15 and the second installment amount on/before November 15. Tax revenues are reflected net of a 1% administrative fee charged by the County to the CID Board of Directors.

Use of Estimates

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

Cash and Cash Equivalents

Cash and cash equivalents include cash and highly liquid investments that are readily convertible into cash and have a maturity of ninety days or less from the date of purchase. At times, cash and cash equivalent balances exceed federally insured amounts. The Organization believes it reduces risks associated with the balances in excess of federally insured limits by depositing cash and investing in cash equivalents with major financial institutions with sound financial standing.

Net Assets

Net assets present the difference between assets and liabilities on the statement of net assets. Net assets are reported as restricted when there are legal limitations imposed on their use by laws or regulations or other governments or external restrictions by creditors or grantors. At December 31, 2008, all net assets of the CID were restricted by enabling legislation.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2008**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property and Equipment

Property and equipment consist of leasehold improvements and are recorded at cost. Amortization of leasehold improvements is computed using the straight-line method over the shorter of the remaining lease term or the estimated useful lives of the improvements.

NOTE B – CONCENTRATION OF RISK

The CID depends on an annual tax assessment levied by the CID Board of Directors. The assessment amounts vary based upon the assessed value of property, and the mill-rate approved by the CID's board of directors. The CID's board of directors believes the CID has the resources to continue its programs, however, its ability to do so and the extent to which it continues is dependent upon the above factors.

NOTE C – COMMITMENTS

Operating Leases

The Company leases office space under a noncancelable operating lease expiring April 30, 2011. Future minimum lease payments under the noncancelable operating lease as of December 31, 2008 are as follows for years ending December 31:

2009	\$ 31,044
2010	31,044
2011	<u>10,348</u>
	<u>\$ 72,436</u>

Lease expense for the year ended December 31, 2008 approximated \$28,700.

NOTE D – LINE OF CREDIT

The CID had an unused line of credit with a financial institution during 2008. The line provided for maximum borrowings of \$1,000,000, expired on December 12, 2008, and was not renewed as of the date of this report.