

GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS

and

**REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2017**

with

INDEPENDENT AUDITORS' REPORT

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REQUIRED SUPPLEMENTARY INFORMATION

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
MANAGEMENT DISCUSSION AND ANALYSIS (UNAUDITED)
DECEMBER 31, 2017**

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 Government Accounting Standards Board (GASB) Statement No. 34, the CID's financial statements are reported using two bases of accounting. Page 13 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 10 and 12. The two bases of accounting are as follows:

- Economic Resources (pages 7 and 8)
- Current Financial Resources (pages 9 to 11)

Budgetary Comparison

The CID adopts an annual budget for management purposes. During December 2016, the budget for the 2017 year was approved by the CID's Board of Directors.

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, 2017, total assets of the CID exceeded its liabilities by approximately \$3,200,000 (reported as net position), an increase of less than 5% percent compared with the prior year.

INDEPENDENT AUDITORS' REPORT

Board of Directors

Gwinnett Place Community Improvement District

We have audited the accompanying financial statements of Gwinnett Place Community Improvement District (the "CID"), as of and for the year ended December 31, 2017, which collectively comprise the CID'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 an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits 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 the 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.

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, 2017, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The management's discussion and analysis on page 4 is supplementary information required by the Governmental Accounting Standards Board and is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures, in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects, in relation to the financial statements as a whole.

Smith + Howard

March 9, 2018

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2017**

ASSETS

Cash and cash equivalents	\$ 2,965,500
Restricted cash	80,730
Certificate of deposit	173,030
Accounts receivable, no allowance for doubtful accounts deemed necessary	23,694
Prepaid expenses	<u>2,852</u>
	<u>\$ 3,245,806</u>

LIABILITIES AND NET POSITION

Accounts payable	\$ 41,399
Net position	<u>3,204,407</u>
	<u>\$ 3,245,806</u>

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

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2017**

Program Revenues:	
Property taxes and inter-governmental grants	\$ 1,245,968
Program Expenses:	
Community Improvement District	<u>1,117,482</u>
Increase in net position before interest income	128,486
Interest Income	<u>14,507</u>
Increase in net position	142,993
Net position, beginning of year	<u>3,061,414</u>
Net position, end of year	<u>\$ 3,204,407</u>

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

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
BALANCE SHEET
DECEMBER 31, 2017**

ASSETS

Cash and cash equivalents	\$ 2,965,500
Restricted cash	80,730
Certificate of deposit	173,030
Accounts receivable, no allowance for doubtful accounts necessary	23,694
Prepaid expenses	<u>2,852</u>
	<u>\$ 3,245,806</u>

LIABILITIES AND FUND BALANCE

Accounts payable	\$ 41,399
Deferred revenues	<u>80,730</u>
	122,129
Fund balance	<u>3,123,677</u>
	<u>\$ 3,245,806</u>

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

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
RECONCILIATION OF FUND BALANCE TO NET POSITION
DECEMBER 31, 2017**

Fund balance (pages 9 and 11)	\$ 3,123,677
Deferred revenues are not available to pay for current period expenditures and, therefore, are deferred in the fund financial statements	<u>80,730</u>
Net position (pages 7 and 8)	<u>\$ 3,204,407</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, 2017**

Revenues	
Property tax revenues, net of administrative fee	\$ 1,245,968
Interest income	14,507
Total revenues	<u>1,260,475</u>
Expenditures	
Accounting	18,951
Business development	5,562
Computer expense	307
Dues and subscriptions	1,415
Insurance	12,120
Legal ads	336
Legal fees	10,489
Occupancy expenses	28,475
Office supplies	824
Other	59
Payroll and related expenses	267,876
Postage and delivery	393
Printing and design	397
Programs, projects, and studies	765,713
Telecommunications	2,424
Website maintenance	5,142
Total expenditures	<u>1,120,483</u>
Increase in Fund Balance	139,992
Fund Balance, beginning of year	<u>2,983,685</u>
Fund Balance, end of year	<u>\$ 3,123,677</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 POSITION
YEAR ENDED DECEMBER 31, 2017**

Increase in fund balance (page 11)	\$ 139,992
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>3,001</u>
Increase in net position (page 8)	<u>\$ 142,993</u>

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

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017**

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 restricted 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 7 and 8)

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 9 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.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017**

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 year 2017, property owners remitted payment on/before October 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 (GAAP) 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, Cash Equivalents and Certificate of Deposit

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. The Company places its cash with high quality credit institutions in bank deposit accounts. The CID’s cash and cash equivalents are maintained in fully collateralized demand deposit or money market accounts with a financial institution.

At December 31, 2017, the CID had \$173,030 in a fixed rate certificate of deposit maturing March 2021, which is stated at cost plus accrued interest, which approximates fair value.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property and Equipment

Property and equipment consist of leasehold improvements and a vehicle 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. The vehicle is depreciated using the straight-line method over 5 years. As of December 31, 2017, all fixed assets were fully depreciated.

Subsequent Events

Management has evaluated subsequent events through the date of this report, which is the date the financial statements were available to be issued.

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 – RESTRICTED CASH AND DEFERRED REVENUES

Restricted cash and deferred revenues reported in the CID's balance sheet consists of SPLOST funds received from Gwinnett County (the "County") which had been received but were not appropriated at year end. There was no activity with these funds for the year ended December 31, 2017. At December 31, 2017, the CID had \$80,730 in unused SPLOST funds which is included restricted cash on the accompanying statements of net position and balance sheet.

**GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017**

NOTE D – LINE OF CREDIT

The CID has an unsecured revolving line of credit agreement with a bank whereby the CID may borrow up to \$1,100,000. Borrowings under the agreement bear interest at LIBOR plus a two-point margin (an effective rate of 3.50% at December 31, 2017), with final payment of principal and unpaid interest due on March 31, 2023. There were no outstanding borrowings under the agreement at December 31, 2017.

NOTE E – COMMITMENTS

Operating Leases

The CID leases office space under a noncancelable operating lease expiring June 30, 2023. Future minimum lease payments under the noncancelable operating lease are as follows for the year ending December 31:

2018	\$	34,745
2019		35,788
2020		36,863
2021		37,969
2022		39,107
Thereafter		19,844
		<u>\$ 204,316</u>

Lease expense for the year ended December 31, 2017 approximated \$26,000.