

**Quarry Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**Quarry Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

**TABLE OF CONTENTS**

<b>FINANCIAL SECTION</b>	<b><u>Page Number</u></b>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT’S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-29
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	30-31
MANAGEMENT LETTER	32-33
INDEPENDENT ACCOUNTANT’S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	34



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Quarry Community Development District  
Collier County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Quarry Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express 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 and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Fort Pierce / Stuart

- 1 -

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



To the Board of Supervisors  
Quarry Community Development District

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Quarry Community Development District, 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 conformity with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

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

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

In accordance with *Government Auditing Standards*, we have also issued a report dated June 4, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations 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 Quarry Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

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

June 4, 2021

**Quarry Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

Management's discussion and analysis of Quarry Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements, (including a discretely presented component unit)* 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District'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 District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted and 3) 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 District 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 District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long-term debt.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. 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.

**Quarry Community Development District  
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 District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

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

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, 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 District's total assets exceeded total liabilities \$46,288,127 (net position). Unrestricted net position for Governmental Activities was \$180,177, restricted net position was \$1,312,496 and net investment in capital assets was \$44,795,454.
- Governmental activities revenues totaled \$2,721,050 while governmental activities expenses totaled \$4,645,392.

**Quarry Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

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

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Current assets	\$ 220,835	\$ 536,121
Restricted assets	2,194,233	4,317,604
Capital assets, net	64,100,436	65,546,449
Total Assets	<u>66,515,504</u>	<u>70,400,174</u>
Current liabilities	2,237,446	2,318,348
Non-current liabilities	17,989,931	19,869,357
Total Liabilities	<u>20,227,377</u>	<u>22,187,705</u>
Net position - net investment in capital assets	44,795,454	47,352,568
Net position - restricted	1,312,496	392,206
Net position - unrestricted	180,177	467,695
Total Net Position	<u>\$ 46,288,127</u>	<u>\$ 48,212,469</u>

The decrease in current assets is related to the reduction in the cash in the current year as expenditures exceeded revenues in the current year at the fund level.

The decrease in restricted assets is related to capital outlay and the payment of contracts and retainage payable in the current year.

The decrease in capital assets is related to depreciation in excess of capital additions in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

**Quarry Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

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

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

The following schedule provides a summary of the changes in net position of the District.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Program Revenues		
Charges for services	\$ 2,534,075	\$ 1,656,345
General Revenues		
Investments earnings	19,421	20,874
Intergovernmental revenues	243	-
Miscellaneous revenues	167,311	502,833
Total Revenues	<u>2,721,050</u>	<u>2,180,052</u>
Expenses		
General government	257,647	189,175
Physical environment	3,539,473	3,242,813
Interest and other charges	848,272	880,513
Total Expenses	<u>4,645,392</u>	<u>4,312,501</u>
Change in Net Position	(1,924,342)	(2,132,449)
Net Position - Beginning of Year	<u>48,212,469</u>	<u>50,344,918</u>
Net Position - End of year	<u>\$ 46,288,127</u>	<u>\$ 48,212,469</u>

The increase in charges for services is related to the budgeted increase in special assessments in the current year.

The decrease in miscellaneous revenues is the result of certain settlements the District received in the prior year.

The increase in general government is related to increased legal fees and management services costs in the current year.

The increase in physical environment is related to the increase in irrigation and lake maintenance in the current year.



**Quarry Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

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

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

<u>Description</u>	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Construction in progress	\$ -	\$ 1,144,390
Infrastructure	101,589,720	98,551,926
Accumulated depreciation	(37,489,284)	(34,149,867)
Total	<u>\$ 64,100,436</u>	<u>\$ 65,546,449</u>

Depreciation totaled \$3,339,417, additions to infrastructure were \$1,893,404 and \$1,144,390 of construction in progress was transferred to infrastructure in the current year.

**General Fund Budgetary Highlights**

Actual expenditures and transfers exceeded budgeted expenditures and transfers primarily because transfers out were greater than anticipated.

The September 30, 2020 budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In October 2015, the District issued \$16,280,000 Series 2015 Special Assessment Revenue Refunding Bonds. These bonds were issued to refund the Series 2005A-1 Bonds. The balance outstanding on the Series 2018 Bonds at September 30, 2020 was \$13,335,000.
- ◆ In March 2018, the District issued \$3,462,082 Series 2018 Special Assessment Refunding and Improvement Bonds. These bonds were issued to finance portions of the Hurricane Irma Shoreline Restoration Project. The balance outstanding on the Series 2018 Bonds at September 30, 2020 was \$3,308,288.
- ◆ In May 2019, the District issued \$3,508,296 Series 2019 Special Assessment Bonds. These bonds were issued to finance portions of the Hurricane Irma Shoreline Restoration Project. The balance outstanding on the Series 2019 Bonds at September 30, 2020 was \$3,216,069.

**Quarry Community Development District  
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**

Quarry Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

**Request for Information**

The financial report is designed to provide a general overview of Quarry Community Development District'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 Quarry Community Development District, Inframark Infrastructure Management Services, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

**Quarry Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2020**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash and cash equivalents	\$ 207,132
Prepaid expenses	2,163
Due from other governments	11,540
Total Current Assets	<u>220,835</u>
Non-current Assets	
Restricted assets	
Investments	2,194,233
Capital assets, being depreciated	
Infrastructure	101,589,720
Less: Accumulated depreciation	<u>(37,489,284)</u>
Total Non-current Assets	<u>66,294,669</u>
Total Assets	<u>66,515,504</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued liabilities	34,598
Bonds payable	1,869,426
Accrued interest	333,422
Total Current Liabilities	<u>2,237,446</u>
Non-current liabilities	
Bonds payable	17,989,931
Total Liabilities	<u>20,227,377</u>
<b>NET POSITION</b>	
Net investment in capital assets	44,795,454
Restricted for debt service	1,312,496
Unrestricted	180,177
Total Net Position	<u>\$ 46,288,127</u>

*See accompanying notes to financial statements.*

**Quarry Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
<b>Primary Government</b>			
Governmental Activities			
General government	\$ (257,647)	\$ 313,808	\$ 56,161
Physical environment	(3,539,473)	243,664	(3,295,809)
Interest and other charges	(848,272)	1,976,603	1,128,331
Total Governmental Activities	<u>\$ (4,645,392)</u>	<u>\$ 2,534,075</u>	<u>(2,111,317)</u>
	<b>General Revenues</b>		
	Intergovernmental revenues		243
	Miscellaneous revenues		167,311
	Investment earnings		19,421
	Total General Revenues		<u>186,975</u>
	Change in Net Position		(1,924,342)
	Net Position - October 1, 2019		<u>48,212,469</u>
	Net Position - September 30, 2020		<u>\$ 46,288,127</u>

*See accompanying notes to financial statements.*

**Quarry Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and cash equivalents	\$ 207,132	\$ -	\$ -	\$ 207,132
Due from other funds	2,941	-	-	2,941
Due from other governments	2,539	9,001	-	11,540
Prepaid expenses	2,163	-	-	2,163
Restricted assets				
Investments, at fair value	-	2,194,182	51	2,194,233
<b>Total Assets</b>	<b>\$ 214,775</b>	<b>\$ 2,203,183</b>	<b>\$ 51</b>	<b>\$ 2,418,009</b>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities</b>				
Accounts payable	\$ 34,598	\$ -	\$ -	\$ 34,598
Due to other funds	-	2,941	-	2,941
<b>Total Liabilities</b>	<b>34,598</b>	<b>2,941</b>	<b>-</b>	<b>37,539</b>
<b>Fund Balances</b>				
Nonspendable-prepaid expenses	2,163	-	-	2,163
Restricted for:				
Debt service	-	2,200,242	-	2,200,242
Capital projects	-	-	51	51
Unassigned	178,014	-	-	178,014
<b>Total Fund Balances</b>	<b>180,177</b>	<b>2,200,242</b>	<b>51</b>	<b>2,380,470</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 214,775</b>	<b>\$ 2,203,183</b>	<b>\$ 51</b>	<b>\$ 2,418,009</b>

**Quarry Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2020**

Total Governmental Fund Balances	\$ 2,380,470
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure (\$101,589,720), net of accumulated depreciation (\$37,489,284), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	64,100,436
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported at the fund level.	(19,859,357)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(333,422)</u>
Net Position of Governmental Activities	<u><u>\$ 46,288,127</u></u>

*See accompanying notes to financial statements.*

**Quarry Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 557,472	\$ 1,976,603	\$ -	\$ 2,534,075
Intergovernmental revenues	243	-	-	243
Investment earnings	2,622	2,025	14,774	19,421
Miscellaneous revenues	167,311	-	-	167,311
Total Revenues	<u>727,648</u>	<u>1,978,628</u>	<u>14,774</u>	<u>2,721,050</u>
Expenditures				
Current				
General government	257,647	-	-	257,647
Physical environment	200,056	-	-	200,056
Capital outlay	-	-	1,893,404	1,893,404
Debt service				
Principal	-	1,031,021	-	1,031,021
Interest	-	824,427	-	824,427
Other	-	30,589	-	30,589
Total Expenditures	<u>457,703</u>	<u>1,886,037</u>	<u>1,893,404</u>	<u>4,237,144</u>
Excess revenues over/(under) expenditures	<u>269,945</u>	<u>92,591</u>	<u>(1,878,630)</u>	<u>(1,516,094)</u>
Other Financing Sources/(Uses)				
Transfer in	-	850,672	11,463	862,135
Transfer out	(557,463)	-	(304,672)	(862,135)
Total Other Financing Sources/(Uses)	<u>(557,463)</u>	<u>850,672</u>	<u>(293,209)</u>	<u>-</u>
Net Change in Fund Balances	(287,518)	943,263	(2,171,839)	(1,516,094)
Fund Balances - October 1, 2019	<u>467,695</u>	<u>1,256,979</u>	<u>2,171,890</u>	<u>3,896,564</u>
Fund Balances - September 30, 2020	<u>\$ 180,177</u>	<u>\$ 2,200,242</u>	<u>\$ 51</u>	<u>\$ 2,380,470</u>

See accompanying notes to financial statements.

**Quarry Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds	\$ (1,516,094)
--	----------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount capital outlay (\$1,893,404) was exceeded by depreciation (\$3,339,417) in the current period.	(1,446,013)
--	-------------

Repayments of bond principal are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Activities.	1,031,021
--	-----------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net change in accrued interest in the current period.	<u>6,744</u>
---	--------------

Change in Net Position of Governmental Activities	<u><u>\$ (1,924,342)</u></u>
---	------------------------------

*See accompanying notes to financial statements.*



**Quarry Community Development District**  
**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	\$ 556,317	\$ 556,317	\$ 557,472	\$ 1,155
Intergovernmental revenues	-	-	243	243
Investment earnings	-	-	2,622	2,622
Miscellaneous revenues	-	-	167,311	167,311
Total Revenues	<u>556,317</u>	<u>556,317</u>	<u>727,648</u>	<u>171,331</u>
Expenditures				
Current				
General government	366,317	366,317	257,647	108,670
Physical environment	190,000	190,000	200,056	(10,056)
Total Expenditures	<u>556,317</u>	<u>556,317</u>	<u>457,703</u>	<u>98,614</u>
Excess of revenues over/(under) expenditures	<u>-</u>	<u>-</u>	<u>269,945</u>	<u>269,945</u>
Other Financing Sources/(Uses)				
Transfers out	<u>-</u>	<u>-</u>	<u>(557,463)</u>	<u>(557,463)</u>
Net Change in Fund Balances	-	-	(287,518)	(287,518)
Fund Balances - October 1, 2019	<u>-</u>	<u>-</u>	<u>467,695</u>	<u>467,695</u>
Fund Balances - September 30, 2020	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 180,177</u></u>	<u><u>\$ 180,177</u></u>

*See accompanying notes to financial statements.*

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

The financial statements of the District 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 District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established, as a Community Development District, on July 30, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 04-53 of the Board of County Commissioners of Collier County, Florida. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or without the boundaries of the Quarry Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at large basis by qualified electors of the District. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Quarry Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District'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 Statement Number 61, The Financial Reporting Entity, the District has not identified any component units.

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

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

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

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

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

**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 special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

In the Government wide financial statement, 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 an other 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.

Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other 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 District 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 provide information about major funds.

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 District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

**Quarry Community Development District**  
**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 District 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 District 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 District'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.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

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.

**Quarry Community Development District**  
**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)**

Governmental funds generally report assets that are available spendable resources in the near term and liabilities that are payable from “available spendable resources.” Unassigned fund balance may serve as a useful measure of net resources available for spending at the end of the fiscal year.

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 fund financial statement in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an 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 District’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 outstanding debt of the District.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

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

**a. Cash and Investments**

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 District 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.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

**b. Restricted Net Position**

Certain net position of the District is classified as restricted 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. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

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

**c. Capital Assets**

Capital assets, which include infrastructure are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20-30 years
----------------	-------------

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

**Quarry Community Development District**  
**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 District’s governmental funds, \$2,380,470, differs from “net position” of governmental activities \$46,288,127, 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.

**Capital related items**

When capital assets are purchased or constructed, the cost of these assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the District as a whole.

Infrastructure	\$ 101,589,720
Less: Accumulated depreciation	<u>(37,489,284)</u>
Total	<u><u>\$ 64,100,436</u></u>

**Long-term debt transactions**

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

Bonds payable	<u><u>\$ (19,859,357)</u></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><u>\$ (333,422)</u></u>
------------------	----------------------------



**Quarry Community Development District**  
**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 governmental funds, \$(1,516,094), differs from the “change in net position” for governmental activities, \$(1,924,342), 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.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ (3,339,417)
Capital outlay	<u>1,893,404</u>
Total	<u><u>\$ (1,446,013)</u></u>

**Long-term debt transactions**

Repayments of bond 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. At the government -wide level, these payments reduce bonds payable.

Bond principal payments	<u>\$ 1,031,021</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><u>\$ 6,744</u></u>
--	------------------------

**Quarry Community Development District**  
**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 District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's carrying value was \$207,132 and the bank balance was \$210,693. Exposure to custodial credit risk was as follows. The District 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 District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Commercial Paper	N/A	\$ 871,279
U S Bank Money Market	N/A	383,026
Federated Govt Obligation Fd	42 days*	939,928
Total		<u>\$ 2,194,233</u>

\*Weighted average maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in Commercial Paper and the Federated Govt Obligation Fund are Level 1 assets.

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

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

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investments in Commercial Paper was rated A-1+ and the Federated Govt Obligation Fund was rated AAAM by Standards & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Commercial Paper are 40%, in Federated Govt Obligation Fd are 43% and in US Bank Money Market are 17% of the District's total investments.

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 District considers any decline in fair value for certain investments to be temporary.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2019-2020 fiscal year were levied in August 2019. All taxes are due and payable on November 1 or as soon thereafter as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Unpaid taxes are collected via the sale of tax certificates on or prior to, June 1.

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE E – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2020 was as follows:

	Beginning Balance 10/1/2019	Additions	Deletions	Ending Balance 9/30/2020
<u>Governmental Activities:</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 1,144,390	\$ -	\$ (1,144,390)	\$ -
Capital assets, being depreciated				
Infrastructure	98,551,926	3,037,794	-	101,589,720
Less accumulated depreciation for:				
Infrastructure	(34,149,867)	(3,339,417)	-	(37,489,284)
Total Capital Assets Being Depreciated, Net	<u>64,402,059</u>	<u>(301,623)</u>	<u>-</u>	<u>64,100,436</u>
 Total Capital Assets, Net	 <u>\$ 65,546,449</u>	 <u>\$ (301,623)</u>	 <u>\$ (1,144,390)</u>	 <u>\$ 64,100,436</u>

Current year depreciation of \$3,339,417 was charged to physical environment.

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity of the long-term debt of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 20,890,378
Principal payments	<u>(1,031,021)</u>
Long-term debt at September 30, 2020	<u>\$ 19,859,357</u>

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

Long-term debt is comprised of the following:

**Special Assessment Bonds**

\$16,280,000 Special Assessment Revenue Refunding Bonds, Series 2015 due in annual principal installments, beginning May 1, 2016. Interest is due semi-annually on May 1 and November 1, at a rate of 3.98% with a maturity date of May 1, 2036. Current portion is \$615,000. \$ 13,335,000

\$3,462,082 Special Assessment Refunding and Revenues Bonds, Series 2018 due in annual principal installments, beginning May 1, 2019. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2019, at a rate of 3.05% with a maturity date of November 1, 2033. Current portion is \$188,740. 3,308,288

\$3,508,296 Special Assessment Bonds, Series 2019 due in annual principal installments, beginning May 1, 2020. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2019, at a rate of 4.875% with a maturity date of May 1, 2029. Current portion is \$1,065,686. 3,216,069

Bonds Payable at September 30, 2020 \$ 19,859,357

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	\$ 1,869,426	\$ 772,193	\$ 2,641,619
2022	1,065,738	710,222	1,775,960
2023	1,107,067	667,202	1,774,269
2024	1,150,787	623,708	1,774,495
2025	1,199,431	575,909	1,775,340
2026-2030	6,399,673	2,113,258	8,512,931
2031-2035	5,967,235	896,286	6,863,521
2036	1,100,000	44,510	1,144,510
Totals	<u><u>\$ 19,859,357</u></u>	<u><u>\$ 6,403,288</u></u>	<u><u>\$ 26,262,645</u></u>

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

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

Significant Bond Provisions

The Series 2015, 2018, and 2019 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price equal to the principal amount of the Series 2015, 2018, and 2019 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2015, 2018, and 2019 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust 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 District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

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 Fund – The Series 2015 and 2018 Reserve Accounts are funded from the proceeds of the Series 2015 and 2018 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Special Assessment Revenue		
Refunding Bonds, Series 2015	\$ 464,201	\$ 464,201
Special Assessment Refunding and Improvement Bonds, Series 2018	\$ 90,123	\$ 90,123

**NOTE G – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**Quarry Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE H – CLAIMS**

Certain landowners within the District have made claims against the District alleging that certain District projects have caused damage to the landowners' properties. The District's representatives and the District's insurance carrier are handling all matters in relation to such claims.

**NOTE I – INTERFUND BALANCES**

Interfund balances at September 30, 2020, consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>
General Fund	Debt Service Fund
	\$ 2,941

Interfund balances are due to receipts collected by one fund on behalf of another fund and were not repaid as of year-end.

**NOTE J – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2020, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>		<u>Total</u>
	General Fund	Capital Project Fund	
Debt Service Fund	\$ 546,000	\$ 304,672	\$ 850,672
Capital Projects Fund	11,463	-	11,463
Total	<u>\$ 557,463</u>	<u>\$ 304,672</u>	<u>\$ 862,135</u>

Interfund transfers were primarily related to the partial redemption of Series 2019 Bonds.

**NOTE K – SUBSEQUENT EVENT**

In December 2020, the District issued Special Assessment Refunding Bonds, Series 2020 for \$18,110,000, to refund and redeem the Special Assessment Refunding Bonds, Series 2015, Special Assessment Bonds, Series 2018, and Special Assessments Bonds, Series 2019.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

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

To the Board of Supervisors  
Quarry Community Development District  
Collier County, 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 Quarry Community Development District, 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 June 4, 2021.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Quarry Community Development District'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 Quarry Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Quarry Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or 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.





To the Board of Supervisors  
Quarry Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Quarry Community Development District'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

June 4, 2021



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Quarry Community Development District  
Collier County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Quarry Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 4, 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 June 4, 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 made in the preceding financial audit report.



To the Board of Supervisors  
Quarry Community Development District

### **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 Quarry Community Development District 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 Quarry Community Development District did not meet one of the conditions described in Section 218.503(1) Florida Statutes.

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 Quarry Community Development District. It is management's responsibility to monitor the Quarry Community Development District'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 noted no 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  
Certified Public Accountants PL  
Fort Pierce, Florida

June 4, 2021



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

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

To the Board of Supervisors  
Quarry Community Development District  
Collier County, Florida

We have examined Quarry Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Quarry Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Quarry Community Development District's compliance based on our examination.

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

In our opinion, Quarry Community Development District 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

June 4, 2021