

**TRAILER ESTATES PARK &
RECREATION DISTRICT**

FINANCIAL STATEMENTS

**FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

TRAILER ESTATES PARK & RECREATION DISTRICT
FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

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TRAILER ESTATES PARK & RECREATION DISTRICT

**2020–2021 FISCAL YEAR
BOARD OF TRUSTEES**

Mr. Duane Trotter, Chairman
Mr. Russell McAlister, 1st Vice Chairman
Ms. Mary Chandler, Treasurer
Ms. Lori Dalton, Secretary
Mr. Pete Price
Ms. Sandy Simonich
Ms. Kathleen Gregory
Mr. Louis Nickels



INDEPENDENT AUDITOR'S REPORT

Board of Trustees
Trailer Estates Park & Recreation District
Bradenton, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of Trailer Estates Park & Recreation District (the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the 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 opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund, of the District, as of September 30, 2021, and the respective changes in financial position and budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 5 through 10 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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The introductory section and other financial information as listed in the table of contents, are presented for purposes of additional analysis and is not a required part of the basic financial statements of the District. The other financial information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other financial information is fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 8, 2022, 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, contracts and grant agreements, and other matters. The purpose of that report is solely 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 the effectiveness of the District's 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 the District's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Bradenton, Florida
March 8, 2022

**TRAILER ESTATES PARK & RECREATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021
(Unaudited)**

The following pages represent Management's Discussion and Analysis (MD&A) for the financial statements of Trailer Estates Park & Recreation District (the "District"). It depicts and reviews the financial picture and activities as of and for the year ending September 30, 2021.

The intent of this MD&A is to present a picture and assessment of the District's financial performance in an effort to more clearly demonstrate to readers the results of this year's financial operations. Readers should review this MD&A along with the basic financial statements and notes enclosed.

Financial Highlights

- The District's assets exceeded its liabilities (net position at September 30, 2021) by \$1,451,778 and net position increased during the year by \$129,922.
- During the year ending September 30, 2021, revenues increased \$238,435 due mostly to increases in assessment rates offsetting losses due to COVID-19. Expenses (including depreciation of \$62,404) increased \$43,532, or approximately 2.7% from the prior year.

Using the Financial Statements

The financial report includes a series of financial statements and notes to those financial statements. These statements are organized so the reader can understand the District as a financial whole, or as an entire operating entity. These financial statements consist of three sections: (1) government-wide financial statements; (2) fund financial statements; and (3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements provide both long- and short-term information about the District's overall financial status. These statements are prepared using the accrual basis of accounting similar to private sector businesses. They include a Statement of Net Position and a Statement of Activities.

The Statement of Net Position presents information on the District's assets and liabilities and the difference between the assets and liabilities (net position) using accounting methods similar to those used by private sector companies. This is a useful way to measure the financial health of the District.

The Statement of Activities presents information showing how the District's net position changed during the fiscal year. All of the current year's revenues and expenses are accounted for in the Statement of Activities regardless of when cash is received or paid.

**TRAILER ESTATES PARK & RECREATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021
(Unaudited)**

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other governmental entities, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District only has one governmental fund, the General Fund.

The General Fund is used to account for essentially the same functions reported in the government-wide financial statements, but is prepared using the modified accrual basis of accounting. The fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on the balances of spendable resources available at the end of the fiscal year. It is a narrower focus than the government-wide financial statements.

By comparing functions between the two sets of financial statements for the General Fund and governmental activities, readers may better understand the long-term impact of the District's near-term financing decisions. Both the General Fund balance sheet and the General Fund statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison.

The District adopts an annual appropriated budget for the General Fund. A budgetary comparison schedule has been provided in the basic financial statements.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and General Fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

	2021	2020	Change
Current and other assets	\$ 815,361	\$ 749,961	\$ 65,400
Capital assets	766,832	694,462	72,370
Total assets	<u>\$ 1,582,193</u>	<u>\$ 1,444,423</u>	<u>\$ 137,770</u>
Current liabilities	\$ 125,113	\$ 105,314	\$ 19,799
Noncurrent liabilities	5,302	17,253	(11,951)
Total liabilities	<u>\$ 130,415</u>	<u>\$ 122,567</u>	<u>\$ 7,848</u>
Investment in capital assets	\$ 766,832	\$ 694,462	\$ 72,370
Unrestricted	684,946	627,394	57,552
Total net position	<u>\$ 1,451,778</u>	<u>\$ 1,321,856</u>	<u>\$ 129,922</u>

**TRAILER ESTATES PARK & RECREATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021
(Unaudited)**

Total Assets increased \$137,770 as follows:

	<u>Change</u>
Cash and cash equivalents	\$ 62,246
Accounts receivable	(2,210)
Prepaid expenses	5,364
Capital assets	72,370

The increase of \$72,370 in capital assets was due capital asset additions exceeding depreciation expense.

Liabilities increased \$7,848 as follows:

	<u>Change</u>
Accounts payable and accrued expenses	\$ 4,138
Unearned rental revenue	12,131
Refundable deposits	3,530
Compensated absences	(11,951)

The increase of \$12,131 in unearned rental revenue represents payments received in advance of invoice due dates. The reduction in Compensated absences resulted from the retirement of a long term employee.

**TRAILER ESTATES PARK & RECREATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021
(Unaudited)**

Statement of Activities

	2021	2020	Change
Revenues			
Program revenues			
Charges for services	\$ 215,730	\$ 217,965	\$ (2,235)
General revenues			
Assessments	1,558,396	1,313,040	245,356
Investment income	2,912	7,598	(4,686)
Total revenues	1,777,038	1,538,603	238,435
Expenses			
Culture and recreation	1,647,116	1,603,584	43,532
Total expenses	1,647,116	1,603,584	43,532
Change in net position	129,922	(64,981)	194,903
Beginning net position	1,321,856	1,386,837	(64,981)
Ending net position	\$ 1,451,778	\$ 1,321,856	\$ 129,922

Total Revenues increased \$238,435 as follows:

	Change
Assessments	\$ 245,356
Rent and charges for services	12,284
Investment income	(4,686)
Social activities	(12,076)
Miscellaneous	(2,443)

The increases in rental rates across all sources in addition to an increase in Assessment rates provided an offset to income losses in Investment Income and Social Activities related to COVID-19 restrictions.

**TRAILER ESTATES PARK & RECREATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021
(Unaudited)**

Total Expenses increased \$43,532 as follows:

	Change
Payroll and employee benefits	\$ 4,084
Sanitation	6,413
Utilities	7,986
Cable TV	41,355
Repair and maintenance	(19,756)
Administrative	15,870
Social activities	(15,184)
Miscellaneous	16,820
Depreciation	(14,056)

Payroll and employee benefits increased due to a one-time payment of accumulated vacation and unused sick time upon the retirement of a long time employee. Cable TV expenses increased per the contract with Spectrum. This equates to about \$3 per home each month. Repair and maintenance costs showed a significant decrease due to increased evaluation of spending. Administrative expenses include flood insurance which continues to experience high increases each year. Also included in Administrative expense is investment in technology and increases in attorney fees related the enforcement of our deed restrictions.

Budgetary Highlights

In the second quarter of 2021, the Board of Trustees approved a budget for the fiscal year 2020-2021. State law requires the District have a balanced budget. Capital outlay projects were again emphasized along with continued social, cultural and recreation activities.

Capital Assets

At September 30, 2021, the District reported total capital assets of \$3,308,273 with accumulated depreciation of \$2,541,441 for net capital assets of \$766,832. There were additions of 134,774 offset by current depreciation expense of \$62,404 for a net increase of \$72,370.

**TRAILER ESTATES PARK & RECREATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021
(Unaudited)**

Capital Assets (Net of Accumulated Depreciation)

	2021	2020	Change
Construction in progress	\$ 8,100	\$ -	\$ 8,100
Land	232,252	232,252	-
Buildings	259,254	175,787	83,467
Furniture and equipment	32,957	35,604	(2,647)
Improvements	234,269	250,819	(16,550)
	<u>\$ 766,832</u>	<u>\$ 694,462</u>	<u>\$ 72,370</u>

See Note 3 to the financial statements for a detail of activity during the fiscal year and other related information.

Economic Factors and Next Year's Budget

A revised Enabling Act, Chapter 2021-261 was passed allowing for Assessments to be allocated to property owners based on lot and fraction thereof of the original subdivision. This equity balancing change provides stabilization of income that was lost when lots were combined and assessments were distributed by parcel. The budget for fiscal year 2021-2022 assessed \$1,111.02 per single lot. This should cover all costs and provide for approximately \$107,600 of additional capital outlay/improvements. Improvements will include accruing for the eventual replacement of the Marina Seawall, refinishing the small hall, upgrading the broadcast system, preparing for the growth of their largest recreational activity, pickleball and replacement of an aged golf cart for use by the maintenance staff.

One of the largest expenses in the District budget continues to be wages and benefits. The District has four full-time employees and seven part-time employees. To help offset the increased costs related to employee health insurance coverage, full-time employees were offered a health insurance program that promotes increased cost sharing.

The bulk cost for television and the addition of internet services provides significant savings to each resident. The approximate \$641,000 paid represents a cost of only about \$42 per home per month.

The District's Board continues to consider activity and facility needs, space and successfully reconfigured the storage space increase occupancy by about 36 spaces

As we look to the future, the District will continue to regulate our future assessments by addressing on-going costs and our own choices for future improvements or growth.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with interest. Questions concerning any of the information in this report or requests for additional information should be addressed to the Treasurer and the Board of Trustees of Trailer Estates Park & Recreation District, 1903 69th Avenue West, Bradenton, Florida 34207.

**TRAILER ESTATES PARK & RECREATION DISTRICT
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

		<u>Governmental Activities</u>
	ASSETS	
Cash and cash equivalents		\$ 740,143
Accounts receivable		11,282
Prepaid expenses		63,936
Capital assets (net of accumulated depreciation)		
Construction in progress		8,100
Land		232,252
Buildings		259,254
Furniture and equipment		32,957
Improvements		<u>234,269</u>
Total assets		<u>1,582,193</u>
	LIABILITIES	
Current liabilities		
Accounts payable and accrued expenses		26,088
Unearned rental revenue		51,230
Refundable deposits		47,795
Total current liabilities		<u>125,113</u>
Noncurrent liabilities		
Due within one year		<u>5,302</u>
Total noncurrent liabilities		<u>5,302</u>
Total liabilities		<u>130,415</u>
	NET POSITION	
Investment in capital assets		766,832
Unrestricted		<u>684,946</u>
Total net position		<u>\$ 1,451,778</u>

See accompanying notes to financial statements.

**TRAILER ESTATES PARK & RECREATION DISTRICT
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/programs	Expenses	Program Revenues		Net (Expense) Revenue and Change in Net Position
		Charges for Services	Operating Grants and Contributions	
Governmental activities				
Culture and recreation	\$ 1,647,116	\$ 215,730	\$ -	\$ (1,431,386)
Total governmental activities	<u>\$ 1,647,116</u>	<u>\$ 215,730</u>	<u>\$ -</u>	<u>(1,431,386)</u>
General revenues				
Assessments				1,558,396
Investment income				2,912
Total general revenues				<u>1,561,308</u>
Change in net position				129,922
Net position, beginning				<u>1,321,856</u>
Net position, ending				<u>\$ 1,451,778</u>

See accompanying notes to financial statements.

**TRAILER ESTATES PARK & RECREATION DISTRICT
BALANCE SHEET
GENERAL FUND
SEPTEMBER 30, 2021**

ASSETS		
Cash and cash equivalents		\$ 740,143
Accounts receivable		11,282
Prepaid items		63,936
TOTAL ASSETS		<u>\$ 815,361</u>
LIABILITIES AND FUND BALANCE		
LIABILITIES		
Accounts payable and accrued expenses		\$ 26,088
Unearned rental revenue		51,230
Refundable deposits		47,795
TOTAL LIABILITIES		<u>125,113</u>
FUND BALANCE		
Nonspendable, prepaid items		63,936
Committed, beautification		11,310
Committed, 50/50 funds		672
Unassigned		614,330
TOTAL FUND BALANCE		690,248
Amounts reported for governmental activities in the Statement of Net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the General Fund.		766,832
Long-term liabilities (compensated absences), are not due and payable in the current period and, therefore, are not reported in the General Fund.		(5,302)
Net position of governmental activities		<u>\$ 1,451,778</u>

See accompanying notes to financial statements.

**TRAILER ESTATES PARK & RECREATION DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	General
REVENUES	
Assessments	\$ 1,558,396
Rent	189,082
Investment income	2,912
Social activities	810
Miscellaneous	25,838
Total revenues	1,777,038
EXPENDITURES	
Current	
Culture and recreation	
Payroll and employee benefits	428,950
Sanitation	132,424
Utilities	94,764
Cable TV	631,117
Repair and maintenance	71,181
Administrative	209,061
Social activities	7,383
Miscellaneous	21,783
Capital outlay	134,774
Total expenditures	1,731,437
Net change in fund balance	45,601
FUND BALANCE, beginning	644,647
FUND BALANCE, ending	\$ 690,248

See accompanying notes to financial statements.

**TRAILER ESTATES PARK & RECREATION DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE GENERAL FUND
TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

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

Net change in fund balance, General Fund	\$	45,601
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The General Fund reports capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense (\$62,404) is exceeded by capital outlays (\$134,774) in the current year.		72,370
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Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in the General Fund.

Change in accrued compensated absences		11,951
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Change in net position of governmental activities	\$	129,922
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See accompanying notes to financial statements.

TRAILER ESTATES PARK & RECREATION DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget
REVENUES				
Assessments	\$ 1,598,948	\$ 1,598,948	\$ 1,558,396	\$ (40,552)
Rent	193,003	193,003	189,082	(3,921)
Investment income	13,000	13,000	2,912	(10,088)
Social activities	16,500	16,500	810	(15,690)
Miscellaneous	23,850	23,850	25,838	1,988
Total revenues	1,845,301	1,845,301	1,777,038	(68,263)
EXPENDITURES				
Current				
Culture and recreation				
Payroll and employee benefits	449,299	449,299	428,950	20,349
Sanitation	126,000	126,000	132,424	(6,424)
Utilities	94,500	94,500	94,764	(264)
Cable TV	610,200	610,200	631,117	(20,917)
Repair and maintenance	84,000	84,000	71,181	12,819
Administrative	197,165	197,165	209,061	(11,896)
Social activities	38,720	38,720	7,383	31,337
Miscellaneous	11,000	11,000	21,783	(10,783)
Capital outlay	106,740	106,740	134,774	(28,034)
Total expenditures	1,717,624	1,717,624	1,731,437	(13,813)
Net change in fund balance	127,677	127,677	45,601	(82,076)
FUND BALANCE, beginning of year	644,647	644,647	644,647	-
FUND BALANCE, end of year	<u>\$ 772,324</u>	<u>\$ 772,324</u>	<u>\$ 690,248</u>	<u>\$ (82,076)</u>

See accompanying notes to financial statements.

TRAILER ESTATES PARK & RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following is a summary of the significant accounting policies followed by the Trailer Estates Park & Recreation District (the "District"):

Reporting Entity: The District is a political subdivision of Manatee County, Florida, and was created in 1969 by special legislative act HR 2595 in accordance with Florida Law Chapter 69-1287. The District is governed by a nine-member Board of Trustees and is independent of all local governing bodies.

Although the District is a special district located within Manatee County (the "County"), the Manatee County Board of County Commissioners does not exercise any control over the District. Control is primarily determined based upon the financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations, and accountability for fiscal matters. Because the District elects its own Board of Trustees, levies its own taxes, and is responsible for its own operations, the District is not included with the County's financial statements and is presented independently of the County.

Criteria for determining if other entities are potential component units which should be reported within the District's financial statements are described in GASB Statement No. 14, as amended. The application of these criteria provide for identification of any entities for which the District is financially accountable and other organizations for which the nature and significance of their relationship with the District is such that exclusion would cause the District's financial statements to be misleading or incomplete. Based on these criteria, no potential component units are required to be included within the reporting entity of the District.

The District is an instrumentality of the State of Florida, and is exempt from federal income tax.

Basis of Presentation: The financial statements of the District have been prepared in accordance with accounting principles generally accepted in the United States of America (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 GASB has issued a codification of governmental accounting and financial reporting standards. This codification and subsequent GASB pronouncements are recognized as GAAP for state and local governments.

Government-Wide and Fund Financial Statements: The District's basic financial statements include both government-wide (reporting on the District as a whole) and fund financial statements. The government-wide financial statements (i.e., Statement of Net Position and Statement of Activities) report information on all non-fiduciary activities of the District. The government-wide financial statements present governmental activities only. The District has no business-type activities. Separate financial statements are provided for the General Fund.

TRAILER ESTATES PARK & RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The government-wide Statement of Activities demonstrates the degree to which the direct expenses of a given function (or segment) are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a function or segment, and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other revenues not properly included among program revenues are reported instead as *general revenues*.

Measurement Focus and Basis of Accounting

Government-Wide Financial Statements: 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. Property tax assessments are recognized as revenues in the year for which they are levied. 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: Governmental funds are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as 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 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

Property tax assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The government reports the following major (and only) governmental fund:

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

TRAILER ESTATES PARK & RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets and Budgetary Accounting: The District follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The Treasurer and Budget Committee prepare a preliminary budget to be presented to the Board of Trustees and residents. Two or more meetings are held for resident comments and suggestions. Public hearings are conducted by the District to obtain taxpayer comments.
2. The budget is approved at the March Board of Trustees meeting.
3. Tax bills are rendered, become a lien against the property and are due on November 1, of each year. Payments of assessments due are allowed various discounts if paid in the months of November to February. Assessments become delinquent on April 1.
4. Tax certificates are sold by the County tax collector on June 1.
5. No expenditures in excess of total fund appropriations are allowable without Board of Trustee approval. The Board of Trustees may legally amend the budget. The legal level of budgetary control is the function level.
6. Budgets for governmental funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
7. Appropriations lapse at year-end.

Cash and Cash Equivalents: Cash and cash equivalents include amounts on deposit in checking and money market accounts.

Receivables: All receivables are deemed collectible.

Property Taxes: Property taxes become due and payable on November 1, of each year. The County tax collector remits the District's portion as such revenues are received. The District collects nearly all of its tax revenues during the period November 1 through April 1, at which time the taxes become delinquent. The maximum rates of tax are set by the Legislature of the State of Florida. The actual amount assessed is determined by the Board of Trustees of the District, on or before June 1, through adoption of a resolution.

Capital Assets: Capital assets, which include land, buildings, improvements, and infrastructure assets, are reported in the governmental activities of the government-wide financial statements. Capital assets are defined by the District as assets with an initial cost of more than \$500 and an estimated useful life of more than one year. Purchased or constructed capital assets are recorded at historical cost. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Depreciation is provided using the straight-line method.

TRAILER ESTATES PARK & RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The estimated useful lives of the various classes of depreciable capital assets are as follows:

	Years
Buildings	10 - 39
Furniture and equipment	3 - 10
Improvements	5 - 20

Compensated Absences: The District allows salaried employees vacation and sick leave based upon the number of years of service to the District. Unused vacation hours lapse at year-end. Sick leave vests at 50% for up to 100 days after 20 years of service and the attainment of age 55, or with any number of years of service after reaching a retirement age of 65. The District has recorded a liability for accrued sick leave in the amount of \$5,302 as of September 30, 2021 based on expected future payments.

Fund Equity: Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

Fund Balance: Generally, fund balance represents the difference between the assets and liabilities under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

- *Nonspendable:* Fund balances are reported as nonspendable when amounts cannot be spent because they are either: (a) not in spendable form (i.e., items that are not expected to be converted to cash), or (b) legally or contractually required to be maintained intact.
- *Restricted:* Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the District or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- *Committed:* Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Trustees. Only the Board of Trustees may modify or rescind the commitment.
- *Assigned:* Fund balances are reported as assigned when amounts are constrained by the District's intent to be used for specific purposes, but are neither restricted nor committed. Currently, the Board of Trustees is authorized to assign fund balances.
- *Unassigned:* Fund balances are reported as unassigned as the residual amount when balances do not meet any of the above criterion. The District reports a positive unassigned fund balance only in the General Fund. Negative unassigned fund balances may be reported in other funds should the District establish other funds at a later time.

TRAILER ESTATES PARK & RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position: Net position represents the difference between assets and liabilities in the Statement of Net Position. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net investment in capital assets, excludes unspent debt proceeds. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation or through external restrictions imposed by creditors, grantors, laws or regulations.

All net position not reported as investment in capital assets or restricted net position is reported as unrestricted net position.

Flow Assumptions: When both restricted and unrestricted amounts of fund balance/net position are available for use for expenditures/expenses incurred, it is the District's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the District's policy to use fund balance in the following order:

- Committed
- Assigned
- Unassigned

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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2. CASH AND CASH EQUIVALENTS

At September 30, 2021, the carrying amount of the District's deposits was \$740,143 and the bank balance was \$739,873. The Federal Deposit Insurance Corporation (FDIC) insures each depositor up to \$250,000. At September 30, 2021, the District had \$489,873 of cash balances not insured by the FDIC. However, all deposits are with institutions that are Qualified Public Depositories and, therefore, are covered by amounts in excess of depository insurance pursuant to the Florida Statutes, Chapter 280, *Florida Security for Public Deposits Act*.

TRAILER ESTATES PARK & RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 3. CAPITAL ASSETS

Changes in capital assets by major classes of assets during the year ended September 30, 2021 consist of:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental activities				
Capital assets not being depreciated				
Land	\$ 232,252	\$ -	\$ -	\$ 232,252
Construction in progress	-	8,100	-	8,100
Total capital assets not being depreciated	<u>232,252</u>	<u>8,100</u>	<u>-</u>	<u>240,352</u>
Capital assets being depreciated				
Buildings	1,580,052	108,520	-	1,688,572
Furniture and equipment	356,747	10,109	-	366,856
Improvements	1,004,448	8,045	-	1,012,493
Total capital assets being depreciated	<u>2,941,247</u>	<u>126,674</u>	<u>-</u>	<u>3,067,921</u>
Less accumulated depreciation for				
Buildings	1,404,265	25,053	-	1,429,318
Furniture and equipment	321,143	12,756	-	333,899
Improvements	753,629	24,595	-	778,224
Total accumulated depreciation	<u>2,479,037</u>	<u>62,404</u>	<u>-</u>	<u>2,541,441</u>
Total capital assets being depreciated, net	<u>462,210</u>	<u>64,270</u>	<u>-</u>	<u>526,480</u>
Governmental activities capital assets, net	<u>\$ 694,462</u>	<u>\$ 72,370</u>	<u>\$ -</u>	<u>\$ 766,832</u>

Depreciation expense was charged to governmental activities—culture and recreation.

NOTE 4. LONG-TERM LIABILITIES

Long-term liability activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Compensated absences	\$ 17,253	\$ 11,433	\$ (23,384)	\$ 5,302	\$ 5,302
Total long-term liabilities	<u>\$ 17,253</u>	<u>\$ 11,433</u>	<u>\$ (23,384)</u>	<u>\$ 5,302</u>	<u>\$ 5,302</u>

The compensated absences liability will be paid from the General Fund from which employees' salaries are paid.

TRAILER ESTATES PARK & RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 5. 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 District carries commercial insurance. The District has not had any reduction in insurance coverage and the amount of claims resulting from these risks has not exceeded insurance coverage for the past three years.

NOTE 6. COMMITMENTS AND CONTINGENCIES

Litigation: The District is not currently involved in any lawsuits.

Grant Contingencies: The District has received federal and state grants in prior years for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to the disallowance of certain expenditures previously reimbursed by those agencies. Based upon prior experience, management of the District believes such disallowances, if any, will not be significant.

NOTE 7. SUBSEQUENT EVENTS

The District has evaluated all subsequent events through March 8, 2022, the date the financial statements were available to be issued.

OTHER INDEPENDENT AUDITOR'S REPORTS



**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**

Board of Trustees
Trailer Estates Park & Recreation District
Bradenton, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund of Trailer Estates Park & Recreation District (the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 8, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) 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 the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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.



Bradenton, Florida
March 8, 2022



INDEPENDENT AUDITOR'S MANAGEMENT LETTER

Board of Trustees
Trailer Estates Park & Recreation District
Bradenton, Florida

Report on the Financial Statements

We have audited the financial statements of the Trailer Estates Park & Recreation District (the "District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated March 8, 2022.

Auditor's Responsibility

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

Other Reports and Schedule

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*. Disclosures in that report, which are dated March 8, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No audit findings were noted in the District's September 30, 2020 audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Trailer Estates Park & Recreation District is a political subdivision of Manatee County, Florida, and was created in 1969 by special legislative act HR 2595 in accordance with Florida Law Chapter 69-1287. The District has no component units.

Financial Condition and Management

Sections 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 the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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.

Specific Information

As required by Section 218.39(3)(ccC), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a) The rate of non-ad valorem special assessment imposed by the District at \$1,300.
- b) The total amount of special assessments collected by or on behalf of the District as \$1,558,396.
- c) The total amount of outstanding bonds issued by the District as \$0.

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 which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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



Bradenton, Florida
March 8, 2022

TRAILER ESTATES PARK & RECREATION DISTRICT
SCHEDULE OF FINDINGS AND RESPONSES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

Material weaknesses identified?

___ yes X no

Significant deficiencies identified not considered to be material weaknesses?

___ yes X none reported

Noncompliance material to financial statements noted?

___ yes X no

Federal Programs and State Financial Assistance Projects

There was not an audit of major federal award programs or state award programs as of September 30, 2021, due to the total amount expended being less than \$750,000.

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None.

SECTION III
FEDERAL PROGRAMS FINDINGS AND QUESTIONED COSTS

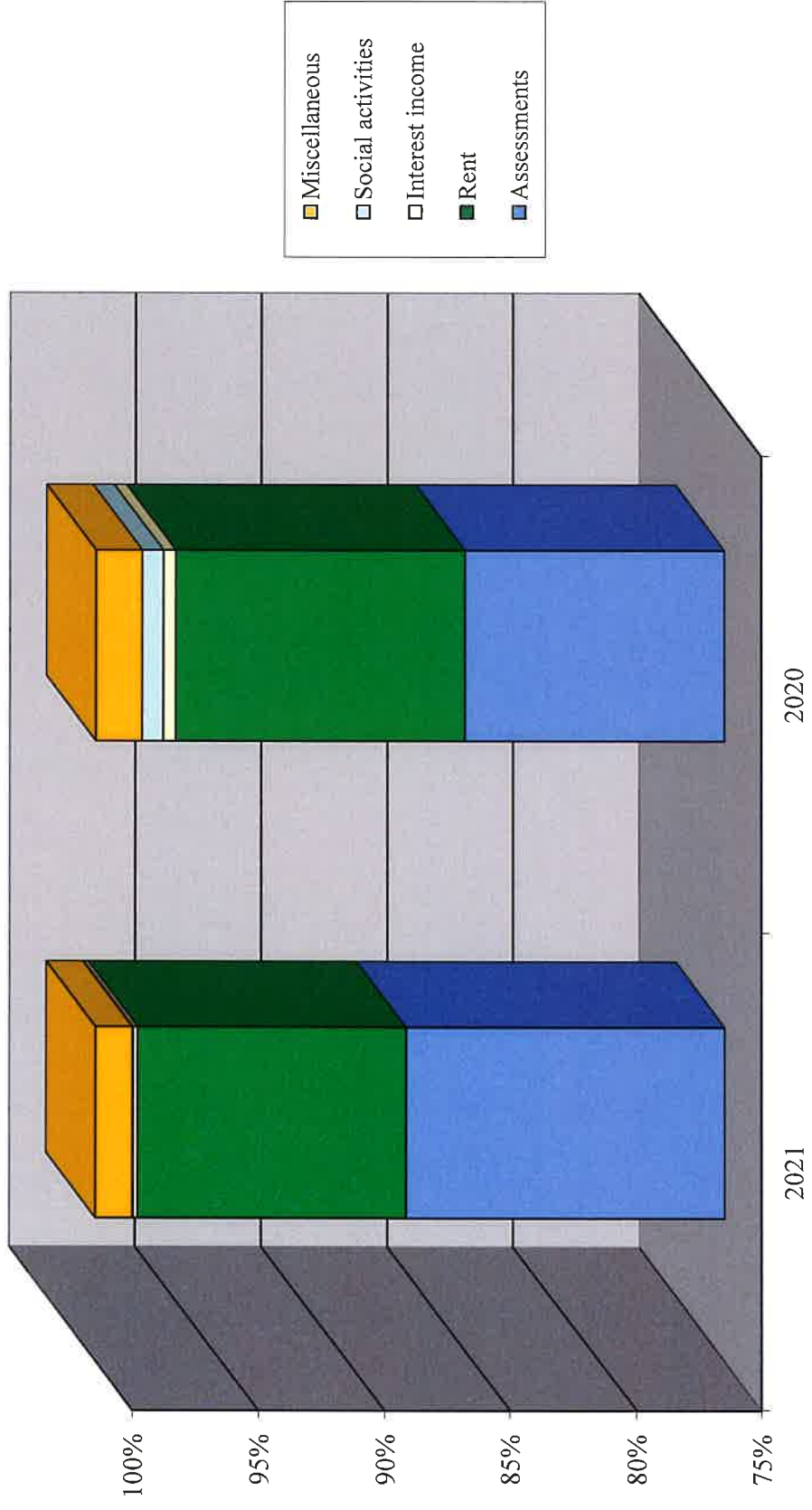
None.

SECTION IV
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

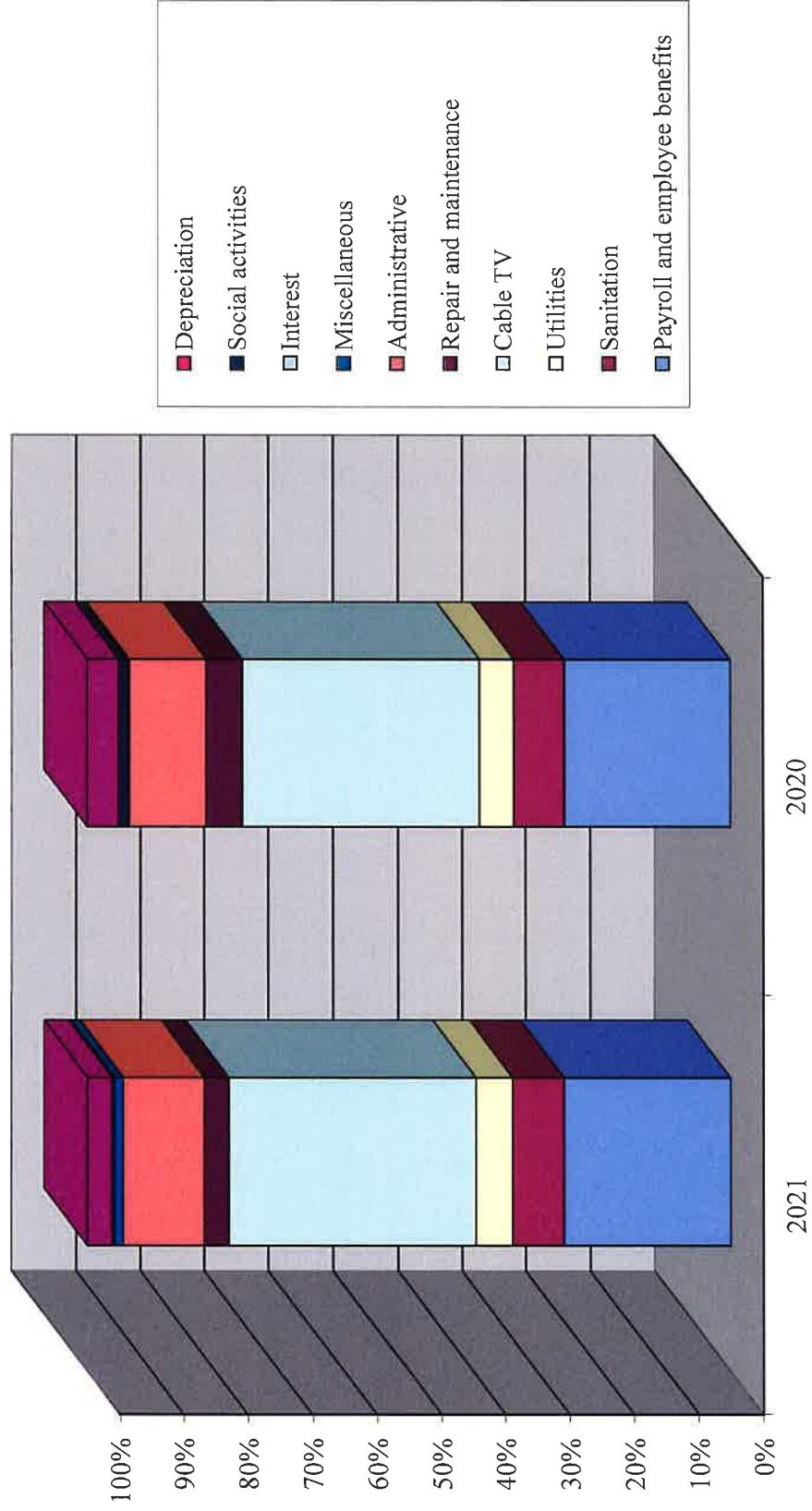
None.

OTHER FINANCIAL INFORMATION

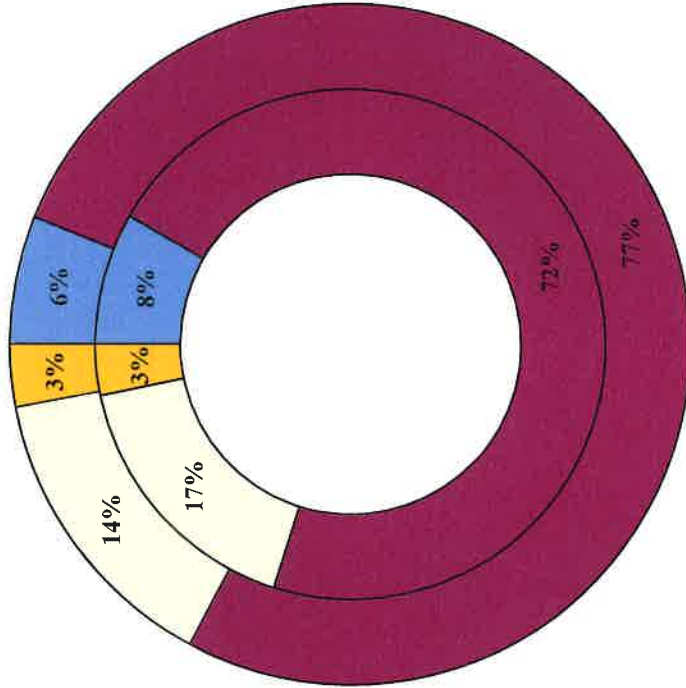
Trailer Estates Park and Recreation District Revenue Composition



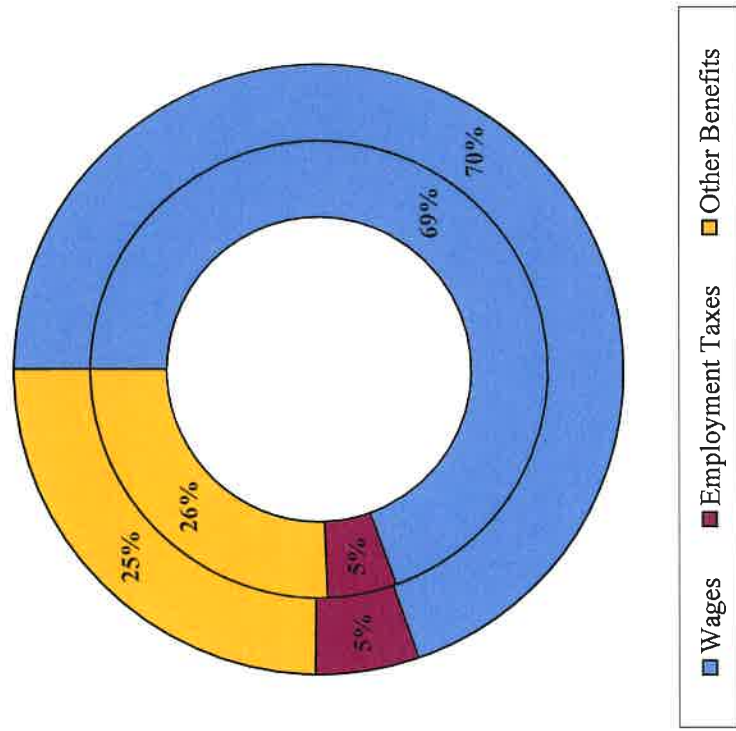
Trailer Estates Park and Recreation District Expense Composition



**Trailer Estates Park and Recreation District
 Utilities Expense Detail
 2021 (outer) vs. 2020 (inner)**



**Trailer Estates Park and Recreation District
Payroll and Related Benefits Expense Detail
2021 (outer) vs. 2020 (inner)**



**Trailer Estates Park and Recreation District
Administration Expense Detail
2021 (outer) vs. 2020 (inner)**

