

***EAST PROVIDENCE WATERFRONT  
SPECIAL DEVELOPMENT  
DISTRICT COMMISSION***

**Financial Statements  
For the Fiscal Year Ended June 30, 2018**

**Including Independent Audit Report of  
Certified Public Accountants**

**BAXTER, DANSEREAU & ASSOCIATES, LLP**

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
FOR THE FISCAL YEAR ENDED JUNE 30, 2018**

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## **INTRODUCTORY SECTION**

This Section Contains the Following Subsections:

List of Commission Members

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION**

*As of June 30, 2018*

**EXECUTIVE DIRECTOR**

Pamela M. Sherrill, AICP

**VOTING MEMBERS**

William J. Fazioli – Chairman

Steven Hardcastle – Treasurer

Paul Moura – Secretary

Timothy Conley

Luis Torrado

Peter Wiley

Jay Kern

David Sluter

Roy Coulombe

**EX-OFFICIO MEMBERS**

Malcolm Moore, City Manager

Stephen Coutu, Public Works Director, City of East Providence

Michael Walker, Commerce RI (Director's designee)

Terrence Gray, Asst. Director, Rhode Island Department of Environmental  
Management (Director's designee)

RI Department of Transportation (Director's designee)

## **FINANCIAL SECTION**

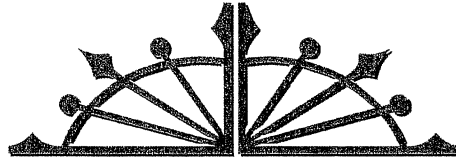
This Section Contains the Following Subsections:

Independent Auditors' Report

Management's Discussion and Analysis

Basic Financial Statements

Required Supplementary Information



**BAXTER DANSEREAU & ASSOCIATES, LLP**

Accounting, Consulting & Tax Services

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*Partners*

William J. Baxter, Jr., CPA

Paul L. Dansereau, CPA

***INDEPENDENT AUDITOR'S REPORT***

To the Honorable Members of the  
East Providence Waterfront Special  
Development District Commission  
East Providence, Rhode Island

***Report on the Financial Statements***

We have audited the accompanying financial statements of the governmental activities and each major fund of the East Providence Waterfront Special Development District Commission (Commission) as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the Commission'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 each major fund of the East Providence Waterfront Special Development District Commission as of June 30, 2018, and the respective changes in financial position 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 and budgetary comparison information on pages 3-10 and 23 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 Commission's basic financial statements. The introductory section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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 them.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 26, 2018 on our consideration of the Commission's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. 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 the Commission's internal control over financial reporting and compliance.

  
Baxter Dansereau & Associates, LLP  
West Warwick, Rhode Island  
December 26, 2018

## **MANAGEMENTS' DISCUSSION AND ANALYSIS**

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
Management's Discussion and Analysis  
For the Year Ended June 30, 2018  
(Un-audited)**

Our discussion and analysis of the East Providence Waterfront Special Development District Commission's financial performance provides an overview of the Commission's financial activities for the fiscal year ended June 30, 2018. Please read it in conjunction with the Commission's financial statements that follow this section.

**Financial Highlights**

- The Commission's operations include both unrestricted (general operations) and restricted accounts. The Commission does not have discretion over use of \$619,386 in restricted accounts and relies on its general operations account for routine activities.
- The Commission's net position increased \$475,651 as a result of the current year's operations. On a government-wide basis, the assets of the governmental activities of the Commission exceeded its liabilities at June 30, 2018 by \$711,572.
- The Commission's Government-wide operating expenses were \$139,431, a \$98,944 increase from the prior year. Staffing and legal costs contributed to an increase in operating expenses compared with the prior year. The Commission also wrote off bad-debt associated with a US Small Business Administration loan program that is not an operating expense. Loan fund receipts were recorded outside the general operating fund and into a separately administered account.
- The Commission's Government-wide operating revenues were \$615,082, a \$507,095 increase from the prior year due to the deposit of \$552,500 in restricted funds for affordable housing.
- As of the close of the fiscal year, the Commission's governmental funds reported combined ending fund balances of \$711,572; \$92,186 of this amount is unassigned in the General Operating Fund.
- In the Commission's general operating fund, the unassigned fund balance was \$89,186 or 64% of the total general fund expenditures and other uses of funds [\$139,431] for fiscal year 2018. The current fiscal year's expenditures and other uses of funds exceeded revenues and other sources of funds (net change in fund balances) by \$475,651.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Commission's basic financial statements. These basic financial statements consist of three components:

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

In addition to the basic financial statements, this report also contains other supplementary information.

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
Management's Discussion and Analysis  
For the Year Ended June 30, 2018  
(Un-audited)**

The Commission's basic financial statements and other supplementary financial information provide information about all of the Commission's activities. They provide both a short-term and a long-term view of the Commission's financial health.

**Government-wide financial statements** - are designed to provide readers with a broad overview of the Commission's finances in a manner similar to that of private-sector businesses. They are presented on the accrual basis of accounting where revenues and expenditures are recognized in the period they occur as opposed to the period in which they are collected or paid.

The *Statement of Net Position* presents information on all of the Commission's assets and liabilities with the difference between the two reported as the Commission's net position. Over time, increases or decreases in the net position of the Commission may serve as a useful indicator of whether the financial position of the Commission is improving or deteriorating.

The *Statement of Activities* presents information, which shows how the Commission's net position changed during the fiscal year. All changes in the net position of the Commission are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods.

The *Statement of Activities* distinguishes functions of the Commission which are supported by intergovernmental revenues (governmental activities) from other functions that are intended to recover all, or a significant portion, of their costs through user fees and charges. The Commission's governmental activities include general government and administration, personal services, materials & supplies, general obligations, and interest expenses

The government-wide financial statements are reported on pages 11 through 12.

**Fund financial statements** – A *fund* is a grouping and self-balancing set of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Commission, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Commission are governmental funds.

**Governmental Funds** – 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 current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

**EAST PROVIDENCE WATERFRONT SPECIAL  
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(Un-audited)**

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 government's near-term financing decisions. Both the governmental funds balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between the government-wide financial statements and the fund financial statements (governmental funds).

Information is presented separately in the *Governmental Fund Balance Sheet* and in the *Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances* for the General Fund, and the EDA Grant Fund, which is considered a major fund for financial reporting.

**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 fund financial statements. The notes to the financial statements are presented on pages 16 through 22.

**Other Information** - In addition to the basic financial statements and accompanying notes, this report also presents certain supplementary information pertinent to the Commission's operations. Required Supplementary information is presented on page 23.

**Analysis of the Commission's Net Position**

As noted earlier, the Commission's net position may serve, over time, as a useful indicator of a government's financial position and an important determinant of its ability to finance services in the future. On a government-wide basis, the assets of the Commission exceeded its liabilities at June 30, 2018 by \$711,572.

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
Management's Discussion and Analysis  
For the Year Ended June 30, 2018  
(Un-audited)**

	Governmental Activities 2018	Governmental Activities 2017
Current and other assets	\$ 720,552	260,351
Total assets	720,552	260,351
Other liabilities	8,980	14,345
Total liabilities	8,980	14,345
Net Position:		
Net investment in capital assets	-	-
Restricted for:		
Small business development programs	66,886	66,966
Low income housing assistance	552,500	
Unrestricted	92,186	179,040
Total Net Position	\$ 711,572	\$ 246,006

The amount of \$66,886 of the Commission's net position consists of funds restricted for economic and small business development projects. The amount of \$552,500 is in-lieu funds dedicated to providing gap financing for affordable housing projects. Consequently, these assets are not available for future operational spending. The remaining balance of the Commission's unrestricted net position may be used to meet the entity's ongoing obligations.

As of June 30, 2018, the Commission reports positive balances in all categories of Net Position for the governmental entity as a whole.

**Analysis of the Commission's Operations**

The following analysis provides a summary of the Commission's operations for the year ended June 30, 2018. Governmental activities increased the Commission's net position by \$475,651, or 704.5% for the current period.

*Total expenses* were \$139,431 for the fiscal year ended 2018, an increase of \$98,944. This increase from the prior year is mainly due to \$61,002 bad debt for the Small Business Loan program, additional expenses for twelve months of staffing for the executive director at a higher hourly rate than the waterfront planner position which went unfilled for four months in 2017, and for legal costs associated with an appeal.

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
Management's Discussion and Analysis  
For the Year Ended June 30, 2018  
(Un-audited)**

*Total revenues* were \$615,082 for the fiscal year ended June 30, 2018, an increase of \$507,095. This increase is mainly due to the deposit of \$552,500 as an in-lieu payment for affordable housing for Phase I of apartments at Kettle Point. This is in accordance with the zoning requirement to provide 10% affordable housing units or, on approval of the Waterfront Commission, to pay a fee per unit to the Affordable Housing Fund for gap financing for affordable units constructed elsewhere in the district or city.

	Governmental Activities 2018	Governmental Activities 2017
<b>Revenues:</b>		
Program revenues:		
Rental income	39,419	36,144
Application fees	22,161	70,910
General revenues:		
Affordable Housing funds	552,500	-
Miscellaneous fees	1,002	933
<b>Total revenues</b>	<u>615,082</u>	<u>107,987</u>
 <b>Expenses:</b>		
Personnel services and benefits	41,945	20,374
General operations	37,013	20,113
Non-operating expenses	60,473	-
<b>Total expenses</b>	<u>139,431</u>	<u>40,487</u>
 Increase (decrease) in Net Position before	475,651	67,500
 Net Position - beginning	235,921	178,506
 Net Position - ending	<u>711,572</u>	<u>246,006</u>

**Financial Analysis of the Commission's Funds**

**Governmental Funds**

The Commission implemented the provisions of Governmental Accounting Standards Board Statement 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54) in fiscal year 2013. GASB 54 establishes criteria for classifying fund balances into specifically defined classifications and clarifies the definitions for governmental funds. GASB 54 defines the following five categories of fund balance:

**EAST PROVIDENCE WATERFRONT SPECIAL  
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Management's Discussion and Analysis  
For the Year Ended June 30, 2018  
(Un-audited)**

**Nonspendable** – items that cannot be spent because they are not in a spendable form or legally or contractually required to be maintained intact..

**Restricted** – items that are restricted by external parties or imposed by grants, laws or legislation.

**Committed** – items that have been committed by formal action by the entity's highest level of decision-making authority.

**Assigned** – items that have been allocated by committee action where the government's intent is to use the funds for a specific purpose.

**Unassigned** – items that have no restrictions placed on them.

The focus of the Commission's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Commission's financing requirements. In particular, the unassigned fund balance may serve as a useful measure of the Commission's net resources available for spending at the end of the fiscal year. The Fund Balance section of the Balance Sheet for Governmental Funds is presented in the format required by the Government Accounting Standards Board (GASB) Statement 54.

**General Fund**

*Small business development:* The restricted amount of \$66,886 is for the disbursing of funds to approved small businesses within the city to promote growth and employment. The Commission plans to hold these funds for future small business loans.

Unassigned

The General Fund Unassigned fund balance in 2018 is \$89,186.

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
Management's Discussion and Analysis  
For the Year Ended June 30, 2018  
(Un-audited)**

**Financial Highlights**

**Kettle Point**

University Orthopedics hosted a ribbon cutting ceremony on May 23, 2018 to celebrate the opening of its most recent location at 1 Kettle Point Ave. The 90,000 s/f medical offices and surgery center offers the latest in orthopedic treatments. East Providence is proud to add University Orthopedics to its portfolio of high-profile medical offices and to welcome over 100 jobs.

Long Rock Cove LLC is proceeding with construction of phased development of 62 condominium units, with 15 units occupied by the end of FY18. Condos are 3-bedroom residences in duplex townhouses that average 2,100 square feet. Many have frontage on Long Rock Cove.

By the close of FY18 AR Building Company began leasing the first of three apartment buildings. Apartments average 1,000 square feet. Phase I construction includes three four-story Class A apartment buildings totaling 135 units, a clubhouse, and carbarns. Phase II construction is anticipated in 2019 to bring the total units to 228.

Public improvements completed in 2018 include access to the East Bay Bike Path, public open space and Squantum Woods, with direct access to the waterfront. The \$78 million project includes \$8.75 million in public improvements and marks the remediation and redevelopment of the former AMOCO-ARCO tank farm and fueling facility on the East Providence waterfront. Tax Increment Financing (TIF) was important to fund public infrastructure improvements.

**Chevron**

In FY18 the Chevron Land & Development Co. proceeded with plans to re-envision the Southern Waterfront as a mixed use, arts and entertainment district that extends north to the South Quay, Bold Point Park and Tockwotton. Discussion began regarding modification of the 2010 TIF to mimic the Kettle Point TIF terms. This will enhance development opportunities, enable construction of Waterfront Drive south from Bold Point Park, and assure public access to the waterfront.

**Waterfront Productions/Live Nation**

RI Waterfront Events at Bold Point Park continued with year 2 of a 3-year City lease. Attendance tripled with 13 events scheduled. An average of 3,000 attended each event, a significant increase from the first year.

**US Small Business Administration Grant**

The grant project was closed out in May 2015 after issuing \$129,000 in loans for energy efficient upgrades to My Laundry Helper, SD Concept Engineering, and Hot Rides. Efforts to collect \$61,002.09 in unpaid loans were unsuccessful in FY18. None of these businesses are currently in operation in the Waterfront District. No city funds or Waterfront Commission assets were involved in funding these loans.

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
Management's Discussion and Analysis  
For the Year Ended June 30, 2018  
(Un-audited)**

**Request for Information**

The financial report is designed to provide our citizens, taxpayers and creditors with a general overview of the Commission's finances and to show the Commission's accountability for the tax dollars received. If you have questions about this report or need additional financial information, contact the City of East Providence City Planner's Office, 145 Taunton Avenue, Room 201, East Providence RI 02914, Telephone number (401) 435-7530.

Pamela Sherrill  
Executive Director

## **BASIC FINANCIAL STATEMENTS**

The Basic Financial Statements include  
the Government-Wide Financial Statements,  
the Fund Financial Statements and the  
Notes to the Financial Statements

## **Government Wide Financial Statements**

The Government Wide Financial Statements include  
the Statement of Net Position and the  
Statement of Activities

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION**  
Statement of Net Position  
June 30, 2018

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 720,352
<b>TOTAL ASSETS</b>	720,552
 <b>LIABILITIES</b>	
Accounts payable	5,695
Unearned revenue	3,285
<b>TOTAL LIABILITIES</b>	8,980
 <b>Net Position</b>	
Restricted for:	
Small business development programs	66,886
Low income housing assistance	552,500
Unrestricted	92,186
<b>TOTAL Net Position</b>	\$ 711,572

See auditor's report and  
accompanying notes to these financial statements

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION**

Statement of Activities

For the Year Fiscal Ended June 30, 2018

	Program revenues			Expenses	Net (Expense) Revenue and Changes in Net Position
Functions/Programs Primary government	Charges for Services	Grants and Contributions	Expenses	Primary Government Activities	
Personal services & benefits	\$ 41,945	\$ -	\$ -	(41,945)	
General operations	37,013	22,161	-	(14,852)	
Rental income	-	39,419	-	39,419	
Non-operating expenses	60,473	-	-	(60,473)	
<b>Total governmental activities</b>	<b>\$ 139,431</b>	<b>\$ 61,580</b>	<b>\$ -</b>	<b>\$ (77,851)</b>	
<b>General revenues:</b>					
Affordable housing in-lieu payment	552,500				
Miscellaneous	1,002				
<b>Total general revenues</b>	<b>553,502</b>				
<b>Change in Net Position</b>					
	475,651				
<b>Net Position - beginning of the year - restated</b>	235,921				
<b>Net Position - end of the year</b>	<b>\$ 711,572</b>				

See auditor's report and accompanying notes to these financial statements

## **FUND FINANCIAL STATEMENTS**

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION**

**Balance Sheet  
Governmental Funds  
June 30, 2018**

	General Fund	EDA Grant Fund	Totals
<b>ASSETS</b>			
Cash and investments	\$ 717,352	\$ 3,000	\$ 720,352
Accounts receivable	200	-	200
<b>TOTAL ASSETS</b>	<b>\$ 717,552</b>	<b>\$ 3,000</b>	<b>\$ 720,552</b>
 <b>LIABILITIES</b>			
Accounts payable and accrued expenses	\$ 5,695	\$ -	\$ 5,695
Unearned revenue	3,285	-	3,285
<b>TOTAL LIABILITIES</b>	<b>8,980</b>	<b>-</b>	<b>8,980</b>
 <b>FUND BALANCES</b>			
<i>Restricted for:</i>			
Small business development programs	66,886	-	66,886
Low income housing assistance	552,500	-	552,500
<i>Unassigned:</i>			
	89,186	3,000	92,186
<b>TOTAL FUND BALANCES</b>	<b>708,572</b>	<b>3,000</b>	<b>711,572</b>
 <b>TOTAL LIABILITIES AND FUND BALANCES</b>	 <b>\$ 717,552</b>	 <b>\$ 3,000</b>	

Amounts reported for governmental activities in the statement of Net Position are different because:

Other long-term assets are not available to pay for current-period expenditures and therefore are deferred in the funds.

N/A

Some liabilities, including notes and leases payable, are not due and payable in the current period and therefore are not reported in the funds.

N/A

**Net Position of governmental activities**

**\$ 711,572**

**See auditor's report and  
accompanying notes to these financial statements**

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION**  
Statement of Revenues, Expenditures  
and Changes in Fund Balances  
Governmental Funds  
For the Fiscal Year Ended June 30, 2018

	<u>General Fund</u>	<u>EDA Grant Fund</u>	<u>Totals</u>
<b>Revenues:</b>			
Development fees	\$ 17,696	\$ -	\$ 17,696
Rental income	39,419	-	39,419
Affordable housing fee	552,500	-	552,500
Program service fees	4,465	-	4,465
Other revenue	1,002	-	1,002
<b>Total general revenues</b>	<u>615,082</u>	<u>-</u>	<u>615,082</u>
<b>Expenses:</b>			
Personnel			
Salaries	39,480	-	39,480
Payroll taxes	2,465	-	2,465
General operations	37,013	-	37,013
<b>Total expenses</b>	<u>78,958</u>	<u>-</u>	<u>78,958</u>
<b>Non-operating Expenses:</b>			
Bad debt expense	60,473	-	60,473
<b>Total non-operating expenses</b>	<u>60,473</u>	<u>-</u>	<u>60,473</u>
<b>Excess of revenues over (under) expenditures</b>	<u>475,651</u>	<u>-</u>	<u>475,651</u>
<b>Total fund balances - beginning - restated</b>	232,921	3,000	235,921
<b>Total fund balances - end of the year</b>	<u>\$ 708,572</u>	<u>\$ 3,000</u>	<u>\$ 711,572</u>

See auditor's report and accompanying notes to these financial statements

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
Reconciliation of the Statement of Revenues,  
Expenditures, and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
For the Fiscal Year Ended June 30, 2018**

Net change in fund balances-total governmental funds \$ 475,651

Per the Government Accounting Standards Board (GASB) issuance of GASB Statement 34 - *Basic Financial Statements - and Managements Discussion* would be presented to reflect the differences of financial statement presentations between the "Government - Wide Financial Statements" and the "Fund Financial Statements" which are both discussed in the notes to the financial statements under "Basis of Accounting". For this years financial presentation there are no reconciling items to be recognized so there is no difference in the "Net Change in Fund Balances - Total Governmental Funds" and the "Change in Net Position of Governmental Activities"

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Change in Net Position of governmental activities. \$ 475,651

**See auditor's report and  
accompanying notes to these financial statements**

## **NOTES TO FINANCIAL STATEMENTS**

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2018**

***NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES***

The financial statements of the East Providence Waterfront Special Development District Commission, (District) (an Independent Rhode Island entity and body corporate), have been prepared in conformity with accounting principles generally accepted in the United States of America as applicable to governmental entities. In certain circumstances, summaries of the District's significant accounting policies have been presented throughout the notes to the basic financial statements in conjunction with other disclosures to which they relate.

The District complies with generally accepted accounting principles (GAAP). Generally accepted accounting principles (GAAP) include all relevant Governmental Accounting Standards Board (GASB) pronouncements. In the government-wide Statement of Net Position and Statement of Activities, Financial Accounting Standards Board (FASB) pronouncements have been applied unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of these notes.

**Reporting Entity**

The East Providence Waterfront Special Development District Commission was created by Rhode Island State Law Chapter 345 enacted on 7/17/2003. The Commission was created to oversee, plan, implement and administer the development of the areas within the District as outline in the charter established by the State of Rhode Island and the City of East Providence. The Commission functions and conducts its business and activities in a manner consistent with plans approved for the district by the City and the Commission, and as appropriate or necessary, by Commerce RI.

The Commission is made up of nineteen members as follows: five members appointed by the City Council with a 4 year term; five members appointed by the Governor, one with an expertise in the following areas: architecture, planning, labor, finance, and commercial real estate for a 4 year term; the Mayor and Governor jointly appoint one member who acts as chairperson for a 4 year term; there are six ex officio, non-voting members as follows: the City Manager, the City Planning Director, the Publics Works Director, the Executive Director of the RI Economic Development Corp., the Director of the Department of Transportation, the Director of the Department of Environmental Management or an associate director designated by the director. Appointment of members of the Senate and House has not been made in accordance with the 2004 separation of power amendment to the Rhode Island Constitution.

**BASIS OF ACCOUNTING**

***Government – Wide Financial Statements***

The statement of net position and statement of activities display information about the reporting entity as a whole. They include all funds of the reporting entity. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange revenues but in the case of this entity operational revenues are also realized through developer application fees.

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2018**

***NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)***

***Fund Financial Statements***

Fund financial statements of the reporting entity are organized into funds each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts which constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the District or meets the following criteria:

- a) Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and
- b) Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

The funds of the financial reporting entity are described below:

***Governmental Funds***

General Fund

The General Fund is the primary operating fund of the Commission and is always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

***Major and Non-Major Funds***

The funds are further classified as major or non-major as follows:

<u>Fund</u>	<u>Brief Description</u>
-------------	--------------------------

***Major:***

General:	See above for description
----------	---------------------------

Special Revenue:	EDA Grant Fund – This fund accounts for the construction and maintenance of the property at 10 New Road for development of business in the Waterfront District. Revenue Sources: Federal Grant and matching funds
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**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2018**

***NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)***

***Measurement Focus (continued)***

On the government-wide Statement of Net Position and the Statement of Activities governmental activities are presented using the economic resources measurement focus as defined in item (b) below, and utilize the accrual basis of accounting.

In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate:

All governmental funds utilize a "current financial resources" measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period. Substantially all revenue of the governmental funds is recognized utilizing the modified accrual method of accounting, and as such, it is recognized as earned.

***Basis of Accounting***

In the government-wide Statement of Net Position and Statement of Activities governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when "measurable and available". Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or soon enough thereafter to pay current liabilities. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are reported when due.

Amounts reported as program revenues include charges to customers or applicants for licenses, fees, goods, services or privileges provided, operating grants and contributions, and capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues.

***Accounts Receivable***

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based on historical trends and the periodic aging of accounts receivable.

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2018**

***NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)***

In the fund financial statements, material receivables in governmental funds include revenue accruals such as grants and other similar intergovernmental revenues since they are usually both measurable and available. Non-exchange transactions collectible but not available are deferred in the fund financial statements in accordance with modified accrual, but not deferred in the government-wide financial statements in accordance with the accrual basis. Allowances for uncollectible receivables are based upon historical trends and the periodic aging of accounts receivable.

***Cash Equivalents***

Cash and cash equivalents are carried at cost. The District's cash and cash equivalents consist of cash on hand and demand deposits. All of the District's cash and cash equivalents are held in public deposit institutions, which are available on a daily basis.

Investments are stated at fair value. Investment income is recorded in the fund which it was earned.

***Revenues and Expenses***

Revenues for the Commission are recorded when the application fees are earned. The Grant revenue from the RI Economic Development Corporation is recognized when expenses relating to grant income are incurred. Expenses for the Commission are recorded when the related liability is incurred.

***Use of Estimates***

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities, and reported revenues and expenses. Actual results could differ from those estimates.

***Equity Classifications***

**Government-Wide Statements**

Equity is classified as net position and displayed in three components:

- a) Net Investment in capital assets - Consists of capital assets (including restricted capital assets) net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b) Restricted - Consists of net positions with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c) Unrestricted - All other net positions that do not meet the definition of "restricted" or "Net investment in capital assets".

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2018**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

*Equity Classifications (continued)*

**Fund Financial Statements**

The Commission has adopted and implemented the provisions and requirements of the Governmental Accounting Standards Board GASB Statement No. 54 - *Fund Balance Reporting and Governmental Fund Type Definitions*. Acceptance of this statement has changed the District's presentation of the elements of fund balances, a key indicator of inter-period equity. Listed below are the new fund balance categories and their definitions.

- **Non-spendable** – are balances that are not in a spendable form or are legally or contractually required to be maintained intact or are permanently precluded from conversion to cash. Examples are prepaid amounts, inventories, endowments and permanent funds.
- **Restricted** – requires that inflows and outflows of resources and balances be constrained to a specific purpose of enabling legislation, external parties or constitutional provisions.
- **Committed** – are balances with constraints imposed by the government using the highest level of decision-making authority. These constraints can only be removed or changed by the same decision making authority taking the same type of action.
- **Assigned** – are balances intended for a specific purpose and are constrained by the government's management but are neither restricted nor committed.
- **Unassigned** – is the amount of fund balance in the General Fund that has not been restricted, committed, or assigned to a specific purpose within the General Fund. It includes spendable amounts not subject to any intended use or constraint. It is the residual classification for general fund and is available for any purpose. The balance is not precluded by a management decision, law or constitutional provision in the general fund.

**NOTE 2 - CASH DEPOSITS**

Deposits are in various financial institutions and are carried at cost. The carrying amount of deposits is separately displayed on the balance sheet as "Cash and Cash Equivalents". A summary of bank balances and carrying amounts is as follows:

	<u>CARRYING AMOUNT</u>	<u>BANK BALANCE</u>
Insured (Federal depository insurance funds)	\$ 250,000	\$ 250,000
Uninsured or un-collateralized	<u>470,352</u>	<u>470,732</u>
TOTAL DEPOSITS	<u>\$ 720,352</u>	<u>\$ 720,732</u>

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2018**

**NOTE 2 - CASH DEPOSITS (continued)**

Under Rhode Island general law, depository institutions holding deposits of the State, its agencies or governmental subdivisions of the State, shall at a minimum, insure or pledge eligible collateral equal to one hundred percent (100%) of the deposits which are time deposits with maturities greater than sixty (60) days. Any of these institutions which do not meet minimum capital standards prescribed by federal regulators shall insure or pledge eligible collateral equal to one hundred percent (100%) of the deposits, regardless of maturity.

**Custodial Credit Risk**

*Deposits:* This is the risk that, in the event of failure of a depository financial institution, the Commission will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. As of June 30, 2018, \$470,732 of the Commission's bank balance of \$720,732 was uninsured and uncollateralized.

Cash and investments of the Commission consist of the following at June 30, 2018

***Cash and cash equivalents***

Deposits with financial institutions	\$ 720,352
<b><i>Total cash and investments</i></b>	<b><u>\$ 720,352</u></b>

Cash and investments are classified in the accompanying financial statements as follows:

***Statement of Net Position***

Cash and cash equivalents	\$ 720,352
	<b><u>\$ 720,352</u></b>

**NOTE 3 - DISCLOSURE OF SIGNIFICANT COMMITMENTS & CONTINGENCIES**

In the ordinary course of business, the Commission becomes involved in various commitments and contingencies. Management does not expect any of these to result in a material change to the financial position of the commission.

The Commission participates in federally assisted programs. Management believes that the amounts, if any, of expenditures, which may be disallowed, would not be material to the financial position of the Commission.

**NOTE 4 - LOANS RECEIVABLE**

The Commission is the conduit for a Small Business Loan program. They loan funds out to local small business owners who have businesses in, or will move to the waterfront district. During fiscal year 2018 it was determined that the Commission had exhausted all avenues of collection and determined that the three outstanding loans are uncollectable. As such they were all written off to bad debt as of June 30, 2018.

**EAST PROVIDENCE WATERFRONT SPECIAL  
DEVELOPMENT DISTRICT COMMISSION  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2018**

***NOTE 5 – RELATED PARTIES***

The Commission reviews its records on an annual basis to determine if any related party transactions exist that would represent a conflict of interest with parties related to its officers and department heads. No such transactions were noted in the fiscal year ended June 30, 2018.

***NOTE 6 – OPERATING LEASES***

In September of 2012 the Commission (tenant) executed a master lease for property located at 10 New Road in East Providence, Rhode Island from Ten New Road, LLC (landlord). The purpose of this lease was to create a conduit by which Eaton Corporation (sub-tenant) could sub-lease the property from the Commission for commercial purposes. The lease period for the Commission's lease with Ten New Road, LLC is for 15 years.

The sub-lease between Eaton Corporation and the District calls for Eaton Corporation to pay the District annual lease payments totaling \$39,420 with monthly payments of \$3,285.

***NOTE 7 - SUBSEQUENT EVENTS***

Management has evaluated subsequent events through December 26, 2018, the date the financial statements were available to be issued.

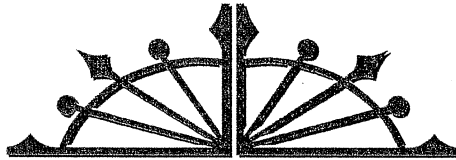
**REQUIRED SUPPLEMENTARY INFORMATION**

**EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION**  
**Budgetary Comparison Schedule**  
**General Fund**  
**Schedule of Revenue and Expenditures**  
**For the Year Ended June 30, 2018**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>			
General Revenues			
Development Fees	\$ 20,000	\$ 17,696	\$ (2,304)
Rental income	39,419	39,419	-
Program Service Fees	-	4,465	4,465
Affordable Housing	-	552,500	552,500
Miscellaneous income	1,873	1,002	(871)
<b>Total revenue</b>	<u>\$ 61,292</u>	<u>\$ 615,082</u>	<u>\$ 553,790</u>
<b>Expenditures</b>			
<i>Personnel:</i>			
Salaries	\$ 40,560	\$ 39,480	\$ 1,080
Payroll taxes	10,140	2,465	7,675
<b>Total personnel</b>	<u>\$ 50,700</u>	<u>\$ 41,945</u>	<u>\$ 8,755</u>
<b>Operation expenditures:</b>			
Accounting	\$ 7,080	\$ 7,801	\$ (721)
Advertising	645	1,109	(464)
Bank fees	1,100	828	272
Legal fees	9,000	17,152	(8,152)
Insurance	3,567	2,945	622
Outside services	3,262	5,637	(2,375)
Dues and fees	815	890	(75)
Supplies	182	641	(459)
Travel	-	10	(10)
<b>Total operating expenses</b>	<u>\$ 25,651</u>	<u>\$ 37,013</u>	<u>\$ (11,362)</u>
<b>Non-operating expenditures:</b>			
Bad debt expense from SBA loans	\$ -	\$ 60,473	(60,473)
	<u>\$ -</u>	<u>\$ 60,473</u>	<u>\$ (60,473)</u>
<b>Total expenditures</b>	76,351	139,431	(63,080)
<b>Excess of revenue over (under) expenditures and other financing sources</b>	<u>\$ (15,059)</u>	<u>\$ 475,651</u>	<u>\$ 490,710</u>

*East Providence Waterfront Special Development District Commission*

***AUDITOR'S REPORT AS REQUIRED BY  
GOVERNMENT AUDITING STANDARDS***



**BAXTER DANSEREAU & ASSOCIATES, LLP**

Accounting, Consulting & Tax Services

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*Partners*

William J. Baxter, Jr., CPA

Paul L. Dansereau, CPA

**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***

INDEPENDENT AUDITOR'S REPORT

To the Honorable Members of the  
East Providence Waterfront Special  
Development District Commission  
East Providence, Rhode Island

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 each major fund of the East Providence Waterfront Special Development District Commission as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated December 26, 2018.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Commission's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of the Commission's internal control over financial reporting.

*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.

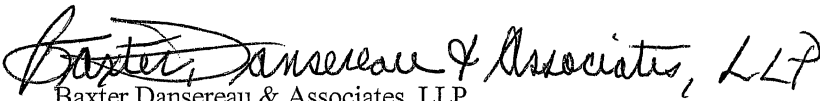
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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



Baxter Dansereau & Associates, LLP

West Warwick, Rhode Island

December 26, 2018

**East Providence Waterfront Special Development District Commission**  
**Schedule of Findings**  
**For The Fiscal Year Ended June 30, 2018**

***SECTION I - SUMMARY OF AUDITORS' RESULTS***

***Financial Statements***

Type of Auditors report issued:

Unmodified

Internal control over financial reporting:

Significant deficiency (ies) identified?

yes     no

Significant deficiency (ies) identified that are considered material weaknesses?

yes     none reported

Noncompliance material to financial statements noted?

yes     no

***SECTION II - FINANCIAL STATEMENT FINDINGS***

yes     none