

**TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of
The Town of Southampton, New York)**

Financial Statements and
Supplementary Information with
Independent Auditor's Reports
For the Year Ended December 31, 2019

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
December 31, 2019

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INDEPENDENT AUDITOR'S REPORT

The Honorable Supervisor and Town Board
Town of Southampton
Southampton, New York

Report on the Financial Statements

We have audited the accompanying financial statements of the Town of Southampton Community Preservation Fund, as of the year ended December 31, 2019, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government 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 opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Town of Southampton Community Preservation Fund as of December 31, 2019, and the change in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Community Preservation Fund and do not purport to, and do not, present fairly the financial position of the Town of Southampton as of December 31, 2019, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements of the Town of Southampton Community Preservation Fund. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements.

The schedule of funds in the Town's capital projects fund and schedule of revenues, expenditures and changes in fund balance of the funds in the Town's capital projects fund are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the Town of Southampton Community Preservation Fund's 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 schedule of funds in the Town's capital projects fund and schedule of revenues, expenditures and changes in fund balance of the funds in the Town's capital projects fund are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The schedule of capital assets and schedule of related outstanding debt have not been subjected to the auditing procedures applied in the audit of the Town of Southampton Community Preservation Fund's 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 March 30, 2020, on our consideration of the Town of Southampton Community Preservation Fund's internal control over financial reporting and 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 the effectiveness of the Town of Southampton Community Preservation Fund'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 Town of Southampton Community Preservation Fund's internal control over financial reporting and compliance.

Cullen & Danowski, LLP

March 30, 2020

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
BALANCE SHEET
December 31, 2019

	Operating	Water Quality	Total
ASSETS			
Cash and			
cash equivalents, restricted	\$ 62,309,356	\$ 7,736,956	\$ 70,046,312
Prepaid expenses	25,330		25,330
Due from other governments	8,741,382		8,741,382
Total Assets	\$ 71,076,068	\$ 7,736,956	\$ 78,813,024
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES & FUND BALANCE			
Liabilities			
Accounts payable and			
accrued liabilities	\$ 384,913	\$ 427,922	\$ 812,835
Due to other Town funds	1,792		1,792
	386,705	427,922	814,627
 Deferred Inflows of Resources			
Unavailable revenue	115,000		115,000
 Fund Balance			
Nonspendable	25,330		25,330
Restricted	70,549,033	7,309,034	77,858,067
	70,574,363	7,309,034	77,883,397
Total Liabilities, Deferred Inflows of Resources & Fund Balance	\$ 71,076,068	\$ 7,736,956	\$ 78,813,024

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For the Year Ended December 31, 2019

	<u>Operating</u>	<u>Water Quality</u>	<u>Total</u>
REVENUES			
Real estate transfer tax	\$ 43,247,803	\$	\$ 43,247,803
Interest income	2,011,152		2,011,152
State aid	23,850		23,850
Other income	6,385		6,385
	<u>45,289,190</u>	<u>-</u>	<u>45,289,190</u>
EXPENDITURES			
Land purchases	27,626,195		27,626,195
Salaries	514,054		514,054
Employee benefits	173,220		173,220
Property taxes	140,085		140,085
Payments in lieu of taxes	4,803,900		4,803,900
Property maintenance	286,143		286,143
Water quality improvements	2,059,384	2,350,111	4,409,495
Other expenses	436,056		436,056
Debt service			
Principal	27,506,456		27,506,456
Interest	913,757		913,757
	<u>64,459,250</u>	<u>2,350,111</u>	<u>66,809,361</u>
OTHER FINANCING SOURCES (USES)			
Operating transfers in	125,000	5,295,487	5,420,487
Operating transfers out	(6,484,197)		(6,484,197)
	<u>(6,359,197)</u>	<u>5,295,487</u>	<u>(1,063,710)</u>
Net Change in Fund Balance	(25,529,257)	2,945,376	(22,583,881)
Fund Balance, Beginning of Year	<u>96,103,620</u>	<u>4,363,658</u>	<u>100,467,278</u>
Fund Balance, End of Year	<u>\$ 70,574,363</u>	<u>\$ 7,309,034</u>	<u>\$ 77,883,397</u>

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Town of Southampton Community Preservation Fund (Community Preservation Fund) was created by Section 64-e of New York State Town Law during 1999. The Community Preservation Fund is a special revenue fund of the Town of Southampton, New York (Town) and is governed by the Town Board. These financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) for governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. Significant accounting principles and policies used by the Community Preservation Fund are as follows:

A. Organization and Background

The Community Preservation Fund is supported by revenues from a 2% real estate transfer tax imposed by the Town pursuant to Article 31-D of New York State Tax Law. The authority to levy and collect the tax expires on December 31, 2050. This revenue is used to purchase farmland, open space, and other real property for the purpose of land preservation, to provide a management and stewardship program for such purchases, and to implement water quality improvement projects. Since inception, the Community Preservation Fund has received revenues, and has made related purchases of land, of approximately \$706 million, and has protected over 4,500 acres of land throughout the Town. The Town has become a leader in land preservation with the assistance of some matching funds from Suffolk County, New York State, and the federal government. An additional \$30 million was made available under a state low-interest, short-term loan program, further enhancing the Town's ability to purchase land in an ever-increasing competitive real estate market. The Town has also authorized bonds to advance its purchasing ability, which is expected to be paid with future revenues of the Community Preservation Fund through the year 2050. The Community Preservation Fund program advances the Town's goals in farmland and open space preservation, protection of historical sites, and establishment of parks and recreation areas and for water quality improvement projects.

B. Basis of Presentation

These financial statements only report the operations and related transactions of the Community Preservation Fund; whereby the audited financial statements of the Town of Southampton include all Town funds. Additionally, the audited financial statements of the Town of Southampton would include all non-current assets and non-current liabilities for all Town funds. Management has segregated funds in the financial statements that are earmarked for water quality improvements.

C. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus and basis of accounting. These financial statements are accounted for using a current financial resources focus and the modified accrual basis of accounting. With this measurement focus, generally only current assets and current liabilities are included on the balance sheet. Operating statements present increases (i.e., revenues and other financing resources) and decreases (i.e., expenditures and other financing uses) in fund balances. Under the modified accrual basis of accounting, revenues are recognized when measurable and available. "Measurable" means the amount of the transaction can be reasonably determined, and "available" means the related cash resources are collectible within the current period or within the first 60 days of the following year.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in the fund. Proceeds of general long-term debt are reported as other financing sources.

D. Cash and Cash Equivalents, Restricted

Cash and cash equivalents consist of funds deposited in demand accounts and time deposit accounts

E. Deferred Inflows of Resources

Deferred inflows of resources represents an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Community Preservation Fund has one item that qualifies for reporting in this category, which is unavailable revenue reported in the fund when the potential revenue does not meet the availability criterion for recognition in the current period. In subsequent periods, when the availability criterion is met, the unavailable revenue is reclassified as revenue.

F. Fund Balance

Fund balances for governmental funds are reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The five fund balance classifications are as follows; however, the Town only utilizes nonspendable and restricted:

Nonspendable - Amounts that cannot be spent because they are either (a) not in spendable form, or (b) are legally or contractually required to be maintained intact.

Restricted - Amounts that have restraints that are either (a) externally imposed by creditors, grantors, contributors, or laws and regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed - Amounts that can only be used for specific purposes pursuant to constraints imposed by a formal action such as legislation, resolution, or ordinance by the government's highest level of decision-making authority.

Assigned - Amounts that are constrained only by the government's intent to be used for a specified purpose, but are not restricted or committed in any manner.

Unassigned - In a special revenue fund, if expenditures and other financing uses exceed the amounts restricted, committed, or assigned for those purposes, then a negative unassigned fund balance will occur.

The fund balance of the Community Preservation Fund is restricted.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

G. Real Estate Transfer Tax

During November 1998, the residents of the Town approved a 2% real estate transfer tax to fund the operations of the Community Preservation Fund. The transfer tax became effective April 1, 1999. Transfer tax receipts are used for the purchase and/or preservation of agricultural land, open space, parks, or historic preservation sites. In 2016, the residents of the Town approved an extension of the transfer tax through December 31, 2050, and the allowance of up to 20% of the annual fund to be used for water quality improvement projects. The tax applies to sales of vacant land in excess of \$100,000 and sales of improved land in excess of \$250,000. Conveyance of real property for open space, parks, or historic preservation purposes is exempt from this tax, as well as first time homebuyers who meet specific criteria.

H. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

I. Subsequent Events

The Community Preservation Fund has evaluated subsequent events for potential recognition or disclosure through March 30, 2020, the date the financial statements were available to be issued.

2. DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS

The Town's investment practices are governed by state statutes and Town policy. Community Preservation Fund monies must be deposited in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within the state. Permissible investments include obligations of the U.S. Treasury and U.S. Agencies, repurchase agreements and obligations of New York State or its localities. Collateral is required for demand and time deposits and certificates of deposit not covered by FDIC insurance. Obligations that may be pledged as collateral are obligations of the United States and its Agencies and obligations of New York State and its municipalities. Investments are stated at fair value.

Custodial credit risk is the risk that in the event of a bank failure, the Town may be unable to recover deposits or collateral securities that are in possession of an outside agency. GASB directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are as follows:

- A. Uncollateralized,
- B. Collateralized by securities held by the pledging financial institution, or
- C. Collateralized by securities held by the pledging financial institution's trust department or agent but not in the Town's name.

At December 31, 2019, all deposits were covered by FDIC insurance or fully collateralized by securities pledged on the Town's behalf.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

3. DUE FROM OTHER GOVERNMENTS

At December 31, 2019, the Community Preservation Fund was due \$8,741,382 from Suffolk County, related to unremitted real estate transfer taxes. The balance was fully collected.

4. INTERFUND TRANSACTIONS

Interfund activities at December 31, 2019, are as follows:

	Operating Transfers In	Operating Transfers Out
Community Preservation Fund - Operating	\$ 125,000	\$ (6,484,197)
Community Preservation Fund - Water Quality	5,295,487	
General Fund - Town of Southampton	88,710	
Capital Projects Fund - Town of Southampton	1,100,000	(125,000)
Total	<u>\$ 6,609,197</u>	<u>\$ (6,609,197)</u>

The Community Preservation Fund typically transfers from operating to water quality and from operating to the Town of Southampton's general fund and capital fund for projects and costs related to community preservation, restorations and water quality activities. The operating transfers out from the Town of Southampton's capital fund related to unspent balances from completed projects associated with the Community Preservation Fund which were returned to the originating funding source.

5. FUND BALANCE

The specific purposes that comprise the classification of fund balance are as follows:

	Operating	Water Quality	Total
Nonspendable	\$ 25,330	\$ -	\$ 25,330
Restricted for:			
Community preservation operations	67,786,234	7,309,034	75,095,268
Debt service	2,762,799		2,762,799
	<u>\$ 70,574,363</u>	<u>\$ 7,309,034</u>	<u>\$ 77,883,397</u>

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

6. COMMITMENTS AND CONTINGENCIES

A. Contracts

The Community Preservation Fund has entered into various contracts with outside vendors for goods and services related to its community preservation projects, which are to be performed in future fiscal periods. These commitments amounted to \$7,199 at December 31, 2019 and are included in restricted fund balance as encumbrances.

B. Authorized but Unissued Bonds

The Community Preservation Fund had authorized, but unissued bonds approximating \$42,000,000 at December 31, 2019.

7. NEW YORK STATE EMPLOYEES' RETIREMENT SYSTEM

A. Plan Description

The Town of Southampton (Town) participates in the New York State and Local Employees' Retirement System (NYSERS). This is a cost sharing, multiple employer retirement system. The NYSERS provides retirement benefits as well as death and disability benefits. Obligations of the employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York serves as sole trustee and administrative head of the NYSERS. The Comptroller shall adopt and may amend rules and regulations for the administration and transactions of the NYSERS, and for the custody and control of its funds. The NYSERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be found on the NYS Comptroller's website at www.osc.state.ny.us/retire/publications/index.php or obtained by writing the New York State and Local Retirement System, 110 State Street, Albany, New York 12244.

B. Funding Policy

The NYSERS is noncontributory except for (1) employees who joined the New York State and Local Employees' Retirement System after July 27, 1976, who contribute 3% of their salary for the first ten years of membership, (2) employees who join on or after January 1, 2010 and before April 1, 2012, who contribute 3% of their salary throughout active membership, and (3) employees joining on or after April 1, 2012 who contribute between 3% and 6% dependent on their salary throughout active membership. Under the authority of the NYSRSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the NYSERS' fiscal year ending March 31. Contributions to the NYSERS allocated by the Town to the Community Preservation Fund were as follows:

2019	\$	59,321
2018		56,037
2017		50,032

See the Town's financial statements for more information.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
NOTES TO FINANCIAL STATEMENTS
(Continued)

8. RISKS AND UNCERTAINTIES

A. Town Audit

As of March 30, 2020, the Town's December 31, 2019, audited financial statements have not been issued. The Town's management believes that any adjustment to the Town's financial statements will not have a material effect, if any, on the Community Preservation Fund's account balances as of December 31, 2019, and for the year then ended.

B. Environmental Risks

The Community Preservation Fund is subject to federal, state, and local regulations relating to the disposal of certain hazardous materials. At March 30, 2020, management is not aware of any potential hazardous materials or risks related to properties owned.

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
SCHEDULE OF FUNDS IN THE TOWN'S CAPITAL PROJECTS FUND

The following is an accounting of funds from the Community Preservation Fund that are included in the Town's Capital Projects Fund at December 31, 2019:

ASSETS	
Cash and cash equivalents, restricted	\$ 3,554,873
Total Assets	<u>\$ 3,554,873</u>
 LIABILITIES & FUND BALANCE	
Liabilities	
Accounts payable and accrued liabilities	\$ 399,281
Due to other Town funds	<u>125,000</u>
	524,281
 Fund Balance	
Restricted	<u>3,030,592</u>
 Total Liabilities & Fund Balance	<u>\$ 3,554,873</u>

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
OF FUNDS IN THE TOWN'S CAPITAL PROJECTS FUND

The following is an accounting of activity of funds from the Community Preservation Fund that are included in the Town's Capital Projects Fund for the year ended December 31, 2019:

EXPENDITURES	
Capital restoration expenses	<u>\$ 3,219,290</u>
OTHER FINANCING SOURCES (USES)	
Operating transfers in	1,100,000
Operating transfers out	<u>(125,000)</u>
	<u>975,000</u>
Deficiency of Other Financing Sources	
Over Expenditures and Other Financing Uses	(2,244,290)
Fund Balance, Beginning of Year	<u>5,274,882</u>
Fund Balance, End of Year	<u><u>\$ 3,030,592</u></u>

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
SCHEDULE OF CAPITAL ASSETS

	Beginning Balance January 1, 2019	Acquisitions & Related Costs	Disposals	Ending Balance December 31, 2019
Land and other interests in real property	\$ 673,210,734	\$ 32,779,208	\$ -	\$ 705,989,942
Vehicles	56,891			56,891
	<u>\$ 673,267,625</u>	<u>\$ 32,779,208</u>	<u>\$ -</u>	<u>\$ 706,046,833</u>

TOWN OF SOUTHAMPTON
COMMUNITY PRESERVATION FUND
(A Special Revenue Fund of the Town of Southampton, New York)
SCHEDULE OF RELATED OUTSTANDING DEBT

Description	Date Issued	Original Issue Amount	Interest Range Rate	Matures	Outstanding at December 31, 2019
Land acquired for preservation	3/13/03	\$ 872,552	1.0-4.5%	3/13/20	\$ 55,000
Refunding bond, land acquired for preservation	10/1/12	9,270,000	2.0-5.0%	10/1/20	1,260,000
Refunding bond, land acquired for preservation	5/15/14	3,950,000	4.0-4.2%	11/15/20	1,020,000
Refunding bond, land acquired for preservation	9/4/14	2,027,570	2.0-5.0%	11/1/20	346,804
					<u>\$ 2,681,804</u>

The following is a summary of debt service requirements:

For the year ending December 31,	Principal	Interest	Total
2020	<u>\$ 2,681,804</u>	<u>\$ 80,995</u>	<u>\$ 2,762,799</u>

**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***

The Honorable Supervisor and Town Board
Town of Southampton
Southampton, New York

We have audited, 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, the financial statements of the Town of Southampton Community Preservation Fund (Community Preservation Fund), as of and for the year ended December 31, 2019, and the related notes to the financial statements and have issued our report thereon dated March 30, 2020.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Community Preservation Fund's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cullen & Danowski, LLP

March 30, 2020

