



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Basic Financial Statements

September 30, 2009

(With Independent Auditors' Report Thereon)

# VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

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**INDEPENDENT AUDITORS' REPORT**

Board of Supervisors  
Village Community Development District No. 1  
The Villages, Florida

We have audited the accompanying basic financial statements of the governmental activities and each major fund of Village Community Development District No. 1 (the District), as of and for the year ended September 30, 2009, which collectively comprise the District's basic financial statements as listed in the table of contents. These basic financial statements are the responsibility of the District's management. Our responsibility is to express an opinion on these basic 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 basic financial statements are free of material misstatement. An audit includes examining on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic 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 District as of September 30, 2009, and the respective changes in financial position thereof and the budgetary comparison of the general fund for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 1, 2010, 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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

**Certified Public Accountants**

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Board of Supervisors  
Village Community Development District No. 1  
The Villages, Florida

**INDEPENDENT AUDITORS' REPORT**  
*(Concluded)*

The management's discussion and analysis, as listed in the accompanying table of contents is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

*Purvis, Gray and Company, LLP*

February 1, 2010  
Ocala, Florida

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2009

The Village Community Development District No. 1 (the District) management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the District's financial activities; and (c) identify changes in the District's financial position and its ability to address the next and subsequent year's challenges.

**Financial Highlights**

- The assets of the District exceeded its liabilities as of September 30, 2009 by \$19,852,756 (net assets). Of this amount, \$1,168,703 of unrestricted net assets may be used to meet the District's ongoing obligations to residents and creditors.
- The District's total net assets (as restated) decreased by \$560,878. This decrease in net assets resulted mainly from the depreciation expenses for capital assets as shown on page 24 of this report. Depreciation expenses are provided to reflect the using up over time of the value of items of capital equipment previously acquired, to allow for the planning of the timely replacement or renovation of these assets, when required. A comprehensive review of the value of capital assets of all Village Community Development Districts was completed in FY 2008-2009, resulting in a reduction of \$203,092 in the depreciated value of the District No. 1 capital assets as of September 30, 2008.
- At the close of the fiscal year, the District's governmental funds reported combined fund balances of \$1,370,168, a net increase of \$38,513, compared to the prior year. Of the total, \$154,722 is available for spending at the District's discretion as *unreserved, undesignated fund balance*.
- At the end of the year, unreserved, undesignated fund balance of the general fund was \$154,722 or 18.1 percent of total general fund annual expenditures. When combined with the reserve for future expenditures of \$125,000, these discretionary balances total 32.7 percent of annual general fund expenditures, a healthy contingency for unexpected expenditures.
- The District's total long-term debt decreased by \$175,000 during the current fiscal year. The decrease related to principal payments made on outstanding revenue bonds during the year ended September 30, 2009. The remaining long-term debt as of September 30, 2009 is \$590,000 and is scheduled to be paid in full by FY 2014-2015.
- Special assessments are shown as assessments receivable. At the fund level, there is an off-setting line item for deferred revenue pertaining to assessments due in future years. Assessments receivable decreased by \$165,584 during the year and has a September 30, 2009 balance of \$757,620.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Village Community Development District No. 1's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The **Statement of Net Assets** presents information on all of the District's assets and liabilities, with the difference between the two reported as *net assets*. Over time, increases and decreases in net assets may serve as a useful indicator of whether the financial position of the Village Community Development District No. 1 is improving or deteriorating.

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Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2009

The **Statement of Activities** presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as 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 future fiscal periods (e.g. uncollected assessments).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and 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 (*business-type activities*). The governmental activities of the District include general government and debt service. The District has no business-type activities. The District also has no component units, as all functions are performed by the primary government.

The government-wide financial statements are provided on pages 9-10 of this report.

**The Fund Financial Statements**, which report by individual fund, begin on page 11. Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. 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 Village Community Development District No. 1, 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 District are considered governmental funds. There are no proprietary or fiduciary funds maintained by the District. The fund financial statements present information in more detail than the government-wide financial statements. Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

**Governmental funds.** *Governmental funds* are used to account for essentially the same functions as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as 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.

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 fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District maintained two individual governmental funds at the beginning of the year. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund and debt service fund, both of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 11-15 of this report.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2009

**Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found beginning on page 16.

**Government-wide Financial Analysis**

The District's net assets as of September 30, 2009 and September 30, 2008 were \$19.853 million and \$20.414 million (as restated), respectively, representing a decrease of approximately \$561,000. The District's revenues for the years ended September 30, 2009 and September 30, 2008, including assessments and investment earnings, were approximately \$938,000 and \$887,000, respectively. The District's expenses for the years ended September 30, 2009 and September 30, 2008 were \$1.498 million and \$1.402 million, respectively. Table 1 reflects the summary statement of net assets for the current year and prior year.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**Table 1**

**Net Assets**

	<b>Governmental Activities</b>	
	<b>September 30, 2009</b>	<b>September 30, 2008 (As restated)</b>
<b>Assets:</b>		
Current and other assets	\$ 1,438,588	1,381,207
Assessments receivable	757,620	923,204
Capital assets - net	18,306,510	18,906,601
Total assets	<u>20,502,718</u>	<u>21,211,012</u>
<b>Liabilities:</b>		
Current and other liabilities	59,962	32,378
Noncurrent liabilities	590,000	765,000
Total liabilities	<u>649,962</u>	<u>797,378</u>
<b>Net assets:</b>		
Invested in capital assets, net of related debt	17,806,872	18,258,035
Restricted for debt service	877,181	1,031,166
Unrestricted	<u>1,168,703</u>	<u>1,124,433</u>
Total net assets	<u>\$ 19,852,756</u>	<u>20,413,634</u>

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The majority of the District's net assets (89.7 percent) relate to investments in capital assets, less any related debt outstanding, used to acquire those capital assets. The resources required to repay this debt must be provided annually from assessments, since the capital assets themselves cannot be liquidated to pay the liabilities.

The District's net assets also include amounts restricted for debt service and renewal and replacement, and are subject to external restrictions under the District's bond covenants.

Table 2 below reflects the summary statement of Changes in Net Assets for the current year and prior year.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**Table 2**

**Changes in Net Assets**

		<b>Governmental Activities</b>	
		<b>September 30,</b>	<b>September 30,</b>
		<b>2009</b>	<b>2008</b>
		<hr/>	<hr/>
<b>Revenues:</b>			
Special assessments	\$	824,447	855,812
Other revenues		59,852	7,904
Investment earnings		53,300	23,453
Total revenues		<hr/>	<hr/>
		937,599	887,169
<b>Expenses:</b>			
General government		1,467,797	1,365,457
Interest on long-term debt		30,680	36,237
Total expenses		<hr/>	<hr/>
		1,498,477	1,401,694
Increase (Decrease) in net assets	\$	<hr/> <hr/>	<hr/> <hr/>
		(560,878)	(514,525)

**Revenues**

Revenues include assessments on District landowners for maintenance and debt service. Other revenue includes reimbursements from Sumter County for the District's maintaining county road right-of-ways. Investment earnings on cash balances held during the year make the final source of revenue to the District. Special Assessment revenue decreased by \$31,365 in FY 2009 compared to FY 2008, primarily due to the bond issues principal that has been paid down each year.

At the beginning of the fiscal year, the District maintained its cash balances with Citizens First Bank, its non-trust investment balances with the State Board of Administration Local Government Investment Pool (SBA) and its trust balances with U.S. Bank, its trustee.

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The District, under the guidance of the Investment Advisory Committee, joined the Florida Municipal Investment Trust (FMIVT), sponsored by the Florida League of Cities in May 2008. As of September 30, 2009, investments in this Pool amount to \$830,659. Investments were made in the FMIVT to achieve a greater rate of return on long-term reserve balances. As of September 30, 2009, the FMIVT recorded unrealized gains of \$47,778, more than offsetting the unrealized loss of \$9,808 due to market values of underlying positions of its securities lending program when Lehman Brothers filed for bankruptcy in the prior fiscal year. Further information can be found in Note 2 of the Notes to Basic Financial Statements.

Investment earnings increased by 127.3 percent based on the unrealized gains in the FMIVT pool offsetting continued decreases in interest rates in the short-term investment balances during the year.

**Expenses**

General government expenses of the District are mainly for landscaping, irrigation, utilities and maintenance costs. These expenses increased \$102,340, compared to the prior year, as more intensive maintenance has been required as the assets of the District have aged. Interest on the long-term debt is the amount of interest paid to bondholders pertaining to the District's revenue bonds. The interest expense decreased slightly compared to the prior year. The interest on the long-term debt will continue to decrease as the existing bond issues are paid off.

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

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. In particular, *unreserved fund balance* may serve as a useful measure of a government's net resources available for spending at the end of a fiscal year. As of the end of fiscal year 2009, the District's governmental funds reported combined ending fund balances of \$1,370,168, an increase of \$38,513 in comparison with the end of fiscal year 2008. Approximately 11.3 percent of this total amount (\$154,722) constitutes *unreserved, undesignated fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is *reserved or designated* to indicate that it is not available for new spending because it has already been committed 1) to renewal and replacement (\$888,981), 2) debt service (\$201,465), and 3) future expenditures (\$125,000).

The general fund is the chief operating fund of the District. At the end of fiscal year 2009, unreserved, undesignated fund balance was \$154,722, while total fund balance reached \$1,168,703. As a measure of the general fund's liquidity, it may be useful to compare both unreserved, undesignated fund balance and total fund balance to total fund expenditures. Unreserved, undesignated fund balance represents 18.1 percent of total annual general fund expenditures, while total fund balance represents 136.6 percent of that same amount.

The debt service fund has a total fund balance of \$201,465, all of which is reserved for the payment of debt service. The net decrease in fund balance was \$5,757, which was used to reduce outstanding debt. This fund's revenue is comprised entirely of special assessment proceeds and interest earnings on cash balances. No new debt was issued by the District during fiscal year 2009.

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**General Fund Budgetary Highlights**

During the year, there was a \$5,482 decrease in the appropriations for the general fund between the original and final budget. The decrease occurred primarily in the capital outlay budget, offset by increases in professional services and repairs and maintenance/landscaping expenses.

**Capital Asset and Debt Administration**

**Capital Assets.** The District's capital assets as of September 30, 2009 and September 30, 2008 amounted to \$18,306,510 and \$18,906,601 (as restated), respectively. This is net of accumulated depreciation and includes land and improvements as well as furniture, fixtures and equipment. The reduction resulted from annual depreciation expenses, while no new capital assets were added during the year. In addition, the prior year balance was restated to reflect the results of a comprehensive review of the capital asset balances. Additional information regarding the District's capital assets can be found in Note 3 to the financial statements.

**Long-term Debt.** As of September 30, 2009 and September 30, 2008, the District had long-term debt outstanding of \$590,000 and \$765,000, respectively. A total of \$175,000 in debt principal was retired, while no new debt was issued by the District during the year. All of the debt is special assessment debt and is secured solely by special assessment revenue sources. Additional information regarding the District's long-term debt can be found in Note 4 to the financial statements.

**Economic Factors and Next Year's Budgets and Rates**

- The unemployment rate in Sumter County where the District is located was 9.1 percent in September 2009 which is a significant increase from a rate of 4.5 percent a year ago. This compares favorably with the State's average unemployment rate of 11.3 percent and the national average rate of 9.8 percent.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Increase (CPI) annual increase for all urban consumers changed favorably from a positive 4.94 percent in September 2008 to a negative (1.29) percent in September 2009.

These factors were considered in preparing the Districts' budget for the 2010 fiscal year. In FY 2010, the annual maintenance assessment did not change from the FY 2009 amounts and the debt service assessments have been slightly reduced as more of the outstanding bond amounts have been paid down. Total annual projected revenues have decreased in the FY 2010 budget by \$51,421, compared to the FY 2009 final budget. This was due primarily to a change in budgeting practices where unrealized gains on investment balances are not budgeted in FY 2010. Total projected expenditures have increased by \$53,921. Most of the increase is in projected landscape maintenance expenditures.

**Request for Information**

The District's financial statements are designed to present users (residents, taxpayers, customers, investors and creditors) with a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or need additional financial information, contact the Village Community Development Districts, Finance Department at 3201 Wedgewood Lane, The Villages, FL 32162; Telephone (352) 753-0421.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Statement of Net Assets

September 30, 2009

<b>Assets</b>		<b>Governmental Activities</b>
Cash and cash equivalents	\$	588,058
Investments		830,659
Accrued interest receivable		9
Assessments receivable		757,620
Unamortized bond issuance costs		19,862
Capital assets, net of accumulated depreciation		<u>18,306,510</u>
Total assets		<u>20,502,718</u>
<b>Liabilities</b>		
Accounts payable		47,461
Accrued interest payable		11,404
Due to Other Governments		1,097
Noncurrent liabilities:		
Due within one year		100,000
Due in more than one year		<u>490,000</u>
Total liabilities		<u>649,962</u>
<b>Net Assets</b>		
Invested in capital assets, net of related debt		17,806,872
Restricted for debt service		877,181
Unrestricted		<u>1,168,703</u>
Total net assets	\$	<u>19,852,756</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Statement of Activities

Year ended September 30, 2009

Functions/Programs	<u>Expenses</u>	<u>Program revenues</u>			<u>Net (expense) revenue and changes in net assets</u>	
		<u>Charges for services</u>	<u>Operating contributions</u>	<u>Capital grants and contributions</u>	<u>Governmental activities</u>	<u>Total</u>
Governmental activities:						
General government	\$ 1,467,797	824,447	-	-	(643,350)	(643,350)
Interest on long-term debt	30,680	-	-	-	(30,680)	(30,680)
Total governmental activities	<u>\$ 1,498,477</u>	<u>824,447</u>	<u>-</u>	<u>-</u>	<u>(674,030)</u>	<u>(674,030)</u>
General revenue:						
Other revenues					\$ 59,852	59,852
Investment earnings					53,300	53,300
Total general revenues					<u>113,152</u>	<u>113,152</u>
Change in net assets					(560,878)	(560,878)
Net assets – beginning (as restated)					<u>20,413,634</u>	<u>20,413,634</u>
Net assets – ending					<u>\$ 19,852,756</u>	<u>19,852,756</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Balance Sheet – Governmental Funds

September 30, 2009

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
<b>Assets:</b>			
Cash and cash equivalents	\$ 386,593	-	386,593
Cash with fiscal agent	-	201,465	201,465
Investments	830,659	-	830,659
Accrued interest receivable	9	-	9
Assessments receivable	-	757,620	757,620
<b>Total assets</b>	<b>\$ 1,217,261</b>	<b>959,085</b>	<b>2,176,346</b>
<b>Liabilities:</b>			
Accounts payable	\$ 47,461	-	47,461
Due to other governments	1,097	-	1,097
Deferred assessment revenue	-	757,620	757,620
<b>Total liabilities</b>	<b>48,558</b>	<b>757,620</b>	<b>806,178</b>
<b>Fund balances:</b>			
<b>Reserved:</b>			
Debt service	-	201,465	201,465
<b>Unreserved, designated for:</b>			
Renewal and replacement	888,981	-	888,981
Future expenditures	125,000	-	125,000
<b>Unreserved, undesignated</b>	<b>154,722</b>	<b>-</b>	<b>154,722</b>
<b>Total fund balances</b>	<b>1,168,703</b>	<b>201,465</b>	<b>1,370,168</b>
<b>Total liabilities and fund balances</b>	<b>\$ 1,217,261</b>	<b>959,085</b>	<b>2,176,346</b>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Assets

September 30, 2009

Total fund balances, governmental funds		\$	1,370,168
Total net assets reported for governmental activities in the statement of net assets is different because:			
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds:			
Capital assets	\$	24,815,236	
Less accumulated depreciation		<u>(6,508,726)</u>	18,306,510
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:			
Special assessment revenue bonds		(590,000)	
Accrued interest payable		<u>(11,404)</u>	(601,404)
Deferred revenue reported in the funds is added to the balance of net assets restricted for debt service to reflect the revenue as recorded when the total assessment is levied.			757,620
Certain long-term assets are not available to pay for current period expenditures and therefore are not included in the funds:			
Unamortized bond issuance costs			<u>19,862</u>
Net assets of governmental activities	\$		<u><u>19,852,756</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Statement of Revenues, Expenditures and Changes in  
Fund Balances – Governmental Funds

Year ended September 30, 2009

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
Revenues:			
Special assessments	\$ 787,563	202,468	990,031
Other revenues	59,852	-	59,852
Interest income	52,475	825	53,300
Total revenues	<u>899,890</u>	<u>203,293</u>	<u>1,103,183</u>
Expenditures:			
Current – general government	855,620	-	855,620
Debt service:	-		
Principal	-	175,000	175,000
Interest	-	34,050	34,050
Total expenditures	<u>855,620</u>	<u>209,050</u>	<u>1,064,670</u>
Excess (deficiency) of revenues over expenditures	<u>44,270</u>	<u>(5,757)</u>	<u>38,513</u>
Other financing sources (uses):			
Transfers in (out)	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	44,270	(5,757)	38,513
Fund balances, beginning	<u>1,124,433</u>	<u>207,222</u>	<u>1,256,808</u>
Fund balances, ending	\$ <u><u>1,168,703</u></u>	<u><u>201,465</u></u>	<u><u>1,370,168</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
Fund Balances – Governmental Funds to the Statement of Activities

Year ended September 30, 2009

Net change in fund balances – total governmental funds	\$	38,513
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures.		
However, in the statement of activities, the cost of those assets is capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of depreciation expense in the current period.		(600,091)
Governmental funds report the costs of bond issuance as expenditures. However, in the statement of activities, bond issuance costs are capitalized and allocated over the term of the related bonds as amortization expense. This is the amount of bond issuance cost amortization expense in the current period.		
		(12,086)
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 governmental funds:		
Accrued interest payable		3,370
Governmental funds report special assessment debt service revenue when collected. However, in the statement of activities, the revenue is recorded when the total assessment is levied.		
Deferred assessment revenue as of September 30, 2009	\$	757,620
Deferred assessment revenue as of September 30, 2008		<u>(923,204)</u>
		(165,584)
Repayment of bond principal is an expenditure in governmental funds, but the repayment reduces long-term liabilities in the statement of net assets.		
		<u>175,000</u>
Change in net assets of governmental activities	\$	<u><u>(560,878)</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

General Fund

Year ended September 30, 2009

	Budgeted Amount		Actual Amounts	Variance with final budget
	Original	Final		
<b>Revenues:</b>				
Special assessments	\$ 784,210	784,210	787,563	3,353
Interest and other income	97,865	113,260	112,327	(933)
Total revenues	<u>882,075</u>	<u>897,470</u>	<u>899,890</u>	<u>2,420</u>
<b>Expenditures:</b>				
General government:				
Personnel services	-	13,054	12,430	624
Professional services	233,822	242,237	240,180	2,057
Accounting and auditing	15,810	16,410	14,177	2,233
Other contractual services	-	137	137	-
Travel & per diem	800	4,589	4,589	-
Communication and freight	1,200	1,200	1,033	167
Utility services	128,865	132,013	131,792	221
Rentals and leases	1,000	100	59	41
Insurance	9,800	9,899	9,899	-
Repair and maintenance/landscape	355,306	428,527	427,921	606
Printing and binding	1,000	400	348	52
Other current charges	1,450	7,006	6,806	200
Office supplies	1,000	510	510	-
Dues and subscriptions	-	-	-	-
Operating supplies	2,250	5,739	5,739	-
Capital outlay	115,000	-	-	-
Total expenditures	<u>867,303</u>	<u>861,821</u>	<u>855,620</u>	<u>6,201</u>
Excess of revenues over expenditures	<u>14,772</u>	<u>35,649</u>	<u>44,270</u>	<u>8,621</u>
<b>Other financing sources:</b>				
Transfers in	-	-	-	-
Total other financing sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	14,772	35,649	44,270	8,621
Fund balance, beginning	1,124,433	1,124,433	1,124,433	-
Fund balance, ending	<u>\$ 1,139,205</u>	<u>1,160,082</u>	<u>1,168,703</u>	<u>8,621</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

(1) **Summary of Significant Accounting Policies**

(a) **Reporting Entity**

Village Community Development District No. 1 (the District) was established in 1992 for the purpose of planning, financing, constructing, operating, and maintaining certain community-wide infrastructure for a community development district located entirely within Sumter County, Florida. The District was created by Sumter County Commission Ordinance No. 92-2 pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors. As of September 30, 2009, each member of the Board of Supervisors is an elected resident of the District.

The District boundary consists of approximately 998 acres in the northeast corner of the county. Planned development includes construction of 3,420 residential units. The land within the District is part of the active adult retirement community known as "The Villages". The Villages consists of approximately 23,000 acres spanning the borders of Lake, Sumter and Marion Counties, City of Wildwood, and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 55,000 residences and 105,000 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. Substantially all of the residential units in Village Community Development District No. 1 have been completed by the developer and sold to the current residents of the District. The Villages continues to be developed by the developer, a family-owned business established for the single purpose of developing The Villages. Most current development is being performed in Districts Nos. 7 and 8, south and west of District No. 1.

The financial statements of the District have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

There are no component units that are legally separate from the District. There are twelve Community Development Districts (CDDs) in the total structure of The Villages, each being a separate government entity established pursuant to Chapter 190, Florida Statutes.

The Developer has formed the following community development districts:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation and security services, and fire protection and paramedic services to the residents. The cost of operations is funded by amenity and utility fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Sumter Landing CDD (Sumter County) – This CDD provides recreation and security services to the residents. The cost of operations is funded by amenity fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Village CDD No. 1 (Sumter County) – This CDD's boundary consists of approximately 998 acres in the northeast corner of the county. The development includes construction of 3,420 residential units.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

(1) **Summary of Significant Accounting Policies (continued)**

(a) **Reporting Entity (continued)**

- Village CDD No. 2 (Sumter County) – This CDD’s boundary consists of approximately 990 acres in the northeast corner of the county. The development includes construction of 3,668 residential units.
- Village CDD No. 3 (Sumter County) – This CDD’s boundary consists of approximately 894 acres in the northeast corner of the county. The development includes construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD’s boundary consists of approximately 1,187 acres in the southern portion of the county. The development includes construction of 5,132 residential units.
- Village CDD No. 5 (Sumter County) – This CDD’s boundary consists of approximately 1,408 acres in the northeast corner of the county. The development includes construction of 6,399 residential units.
- Village CDD No. 6 (Sumter County) – This CDD’s boundary consists of approximately 1,497 acres in the northeast corner of the county. Planned development includes construction of 6,677 residential units.
- Village CDD No. 7 (Sumter County) – This CDD’s boundary consists of approximately 976 acres in the northeast corner of the county. Planned development includes construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD’s boundary consists of approximately 1,070 acres in the northeast corner of the county. Planned development includes construction of 5,140 residential units.
- Village CDD No. 9 (Sumter County) – This CDD’s boundary consists of approximately 946 acres in the northeast corner of the county. This CDD has been formed, but is not yet being developed as of September 30, 2009.
- Village CDD No. 10 (Sumter County) – This CDD’s boundary consists of approximately 999 acres in the northeast corner of the county. This CDD has been formed, but is not yet being developed as of September 30, 2009.

Certain of these community development districts have issued special assessment revenue bonds to finance various infrastructure improvements in their respective boundaries that are secured by special assessments levied on benefited lands in each district. It is anticipated that additional infrastructure improvements within The Villages will be undertaken by these community development districts and/or community development districts that will be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

(1) **Summary of Significant Accounting Policies (continued)**

(b) ***Basic Financial Statements***

**Government-wide and Fund Financial Statements**

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements (i.e. the statement of net assets and statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of internal activity has been removed from these statements.

The financial reporting model focus is on either the District as a whole, or major individual funds. The government-wide statement of net assets reports the governmental activities of the District (a) on a government-wide basis and (b) on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets and receivables as well as long-term debt and obligations. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

The District's major funds are presented in separate columns on the fund financial statements. The definition of a major fund is one that meets certain criteria set forth in GASB 34. The General Fund and the Debt Service Fund meet this definition and are designated as major funds. The District has no non-major funds.

Program revenues in the Statement of Activities consist primarily of special assessment revenues.

Net assets are categorized as invested in capital assets, net of related debt, restricted and unrestricted.

***Invested in capital assets, net of related debt*** is intended to reflect the portion of net assets which are associated with capital assets net of accumulated depreciation less outstanding capital asset related debt. Related debt is the debt less any associated unamortized issuance costs.

***Restricted net assets*** are assets that have third party (statutory, bond covenant or granting agency) or enabling legislation limits on their use. The District would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

***Unrestricted net assets*** represent net assets not included in invested in capital assets, net of related debt or restricted net assets.

(c) ***Measurement Focus, Basis of Accounting and Financial Statement Presentation***

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

**(1) Summary of Significant Accounting Policies (continued)**

**(c) Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)**

and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year in which the related debt is issued and the assessments established.

Governmental fund financial statements 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 District considers revenues to be available if they are collected within sixty 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 are recorded only when payment is due.

The following are the District's major governmental funds:

**General Fund**

The general fund is the operating fund of the District and is used to account for all financial resources of the general government except those required to be accounted for in another fund.

**Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for, and payment of, general long-term debt principal, interest and related costs.

**(d) Budgetary Data**

Legal authority and control are established in accordance with Section 190.008, *Florida Statutes*. Annual budgets, as well as subsequent amendments, are adopted and approved for the general fund by the Board of Supervisors. Budgets are adopted on a basis consistent with GAAP.

All budget amounts presented in the statements reflect the original budget and the amended final budget.

**(e) Assets, Liabilities, and Net Assets or Equity**

**1. Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

- Money Market Mutual Funds
- Demand Deposits

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

**(1) Summary of Significant Accounting Policies (continued)**

**(e) Assets, Liabilities, and Net Assets or Equity (continued)**

**1. Deposits and Investments (continued)**

- Florida State Board of Administration's Local Government Investment Pool (SBA LGIP)

The money market mutual funds are stated at cost which approximates fair value.

In May 2008, the District transferred amounts approximately equal to its long-term reserved fund balances (less debt service reserves maintained with the bond trustee) into the Florida Municipal Investment Trust (FMIVT) operated by the Florida League of Cities. The investment was placed into the FMIVT's 1-3 Year High Quality Bond Fund. The investment in this pool is evidenced by shares which are marked to market monthly.

**2. Capital Assets**

Capital assets are reported in the government-wide financial statements. As defined by the District, capital assets are assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The District values and records donated capital assets at the estimated fair value of the item at the date of its donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Depreciation of capital assets is computed using the straight-line method and is recorded in general government expenses in the District's Statement of Activities. Estimated useful lives of the assets are as follows:

Improvements other than buildings and structures	40 years
Furniture and equipment	5-10 years

**3. Bond Issuance Costs**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities Statement of Net Assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and are amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the period current when the debt is issued. The face amount of debt issued is reported as other financial sources. Premiums are reported as other financial sources, while discounts are reported as other financial uses. Issuance costs are reported as other debt services expenditures.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

**(1) Summary of Significant Accounting Policies (continued)**

**4. Assessments**

*Bond Assessments*

The bond debt is repaid from the proceeds of an assessment levied by the District's Board of Supervisors. The levy is in the form of non-ad valorem special assessment that will have a lien against properties, within the boundary of the District, that receive special benefits from the infrastructure improvements financed by the bonds. These assessments may be prepaid in total or annually as non-ad valorem special assessments. The bond assessment revenue and the debt service activity are accounted for in the Debt Service Fund.

*Maintenance Assessments*

In addition to the assessment for the repayment of bond obligations, the District has levied an assessment for the maintenance of the infrastructure and the operations of the District. This assessment is as part of the General Fund's annual budget. The maintenance assessment revenue is classified as general revenue and is accounted for in the General Fund.

*Assessment Methodology*

The assessment methodology consists of five steps. First, the District engineer determines the costs for all District improvements needed. Second, the assessable acres that benefit from the District's infrastructure improvements are determined. Third, the District financial advisor and underwriter estimate total funding needed to acquire and/or construct the infrastructure improvements. Fourth, this amount is divided equally among the benefited properties on a net assessable acreage basis. Finally, as land is platted, the debt on each assessable acre is allocated to each residential unit. This methodology is applied to both the bond and the maintenance assessments.

*Billing / Collection of Assessments*

The District has entered into an agreement with the Tax Collector of Sumter County. The assessments are placed on the county property tax bill as a non-ad valorem assessment. It is collected by the county under the uniform tax collection process and then remitted to the District.

*(f) Use of Estimates*

The management of the District has made a number of estimates and assumptions relating to the reporting of assets and liabilities and the disclosure of contingent assets and liabilities to prepare these financial statements in conformity with GAAP. Examples of major areas where estimates are used include the estimate for useful lives of land improvements. Actual results could differ from those estimates.

**(2) Deposits and Investments**

As of September 30, 2009, the District had the following investments:

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

(2) **Deposits and Investments (continued)**

<u>Deposits and Investment Type</u>	<u>Fair Value at September 30, 2009</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Demand Deposits, CFB	\$ 314,945	1.0	n/a
Local Government Investment Pool, SBA	71,648	31.5	AAAm
Money Market Mutual Funds, US Bank	201,465	45.0	AAAm
1-3 Year Bond Fund, FMIvT	830,659	576.7	AAA/v2
Total Fair Value	<u>\$ 1,418,717</u>		
Portfolio Weighted Average Maturity (WAM)		345.9	

**Interest Rate Risk.** Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years as provided in the District Investment Policy. The WAM on September 30, 2009 was 345.9 days.

**Credit Risk.** GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, money market funds, and other pooled investments of fixed income securities. Investments may be aggregated by ratings categories within the disclosure. Ratings are set by nationally recognized statistical rating organizations (Fitch, Moody's, and S&P). Fitch provides the ratings for FMIvT, while S&P provides the ratings for the U.S. Bank money market and the SBA investment pool.

Operating cash is maintained with Citizens First Bank, an authorized Public Depository, pursuant to Chapter 280, Florida Statutes.

The District's investments consist of funds placed with three entities:

- The State Board of Administration for participation in the Local Government Surplus Funds Trust Fund investment pool created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in the Local Government Surplus Funds Trust Fund, a Securities and Exchange Commission Rule 2a7-like external investment pool, are reported at fair value which is amortized cost.
- Trust balances related to restricted debt service accounts are maintained with U.S. Bank and are invested in First American Government Obligation Fund Class Y, a money market mutual fund.
- The District also has investments consisting of funds placed with the Florida League of Cities, Inc. for participation in the Florida Municipal Investment Trust (FMIvT)

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

(2) **Deposits and Investments (continued)**

investment pool. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes and the District's investment policy. The District owns shares in the 1-3 Year High Quality Bond Fund, a pool operated by the FMIvT. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2009, the FMIvT had incurred unrealized gains of a net amount of \$47,778, compared to unrealized losses of \$9,808 in the prior year. These gains would only be realized if the underlying shares in the FMIvT pool are sold.

- In total, the District recognized an investment gain of \$53,300 during the fiscal year.

**Concentration of Credit Risk.** The District's investment policy requires the diversification of its investment portfolio. Investments may be diversified by:

- Limiting investments to avoid over-concentration in securities from a specific issuer or business sector;
- Limiting investments in securities with higher credit risks;
- Investment in securities with varying maturities; and
- Continuously investing a portion of the portfolio in readily available funds, such as the Local Government Investment Pool, money market funds, or overnight repurchase agreements to ensure the appropriate liquidity is maintained to meet ongoing obligations.

**Custodial Credit Risk-Deposits.** In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District invests its operating cash solely in Guaranteed Public Depositories that meet the requirements of Chapter 280, Florida Statutes. In addition to protection of up to \$250,000 for its deposits with a single bank being provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided an extra level of security afforded by using a public depository that meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. The Citizens First Bank is a Guaranteed Public Depository.

**Custodial Credit Risk-Investments** For an investment, this is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All investments are held in the name of the District by a custodian or a Trustee for the District.

**Investment Policy**

The District is authorized to invest in those financial instruments as established by the Investment Policy of the District. This policy allows investments authorized under *Florida Statutes* 218.415 amended to include Repurchase Agreements and prohibiting derivative type investments. The authorized investments consist of:

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

**(2) Deposits and Investments (continued)**

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act as provided in section 163.01 Florida Statutes.
- Securities and Exchange Commission registered money market mutual funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories as defined in section 280.02 Florida Statutes.
- Direct obligations of the United States Treasury.
- Federal agencies and instrumentalities.
- Repurchase agreements with financial institutions approved as public depositories, provided that the underlying collateral consist of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

**(3) Capital Assets**

Capital asset activity for the year ended September 30, 2009 was as follows:

	<u>Beginning balance (as restated)</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 802,959	-	-	802,959
Assets being depreciated:				
Improvements other than buildings	24,003,597	-	-	24,003,597
Furniture and equipment	9,757	-	(1,077)	8,680
Less accumulated depreciation for:				
Improvements other than buildings	(5,899,955)	(600,091)	-	(6,500,046)
Furniture and equipment	(9,757)	-	1,077	(8,680)
Total assets being depreciated, net	<u>18,103,642</u>	<u>(600,091)</u>	<u>-</u>	<u>17,503,551</u>
Governmental activities, capital assets	<u>\$ 18,906,601</u>	<u>(600,091)</u>	<u>-</u>	<u>18,306,510</u>

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

**(4) Long-term Debt**

Long-term debt consisted of the following as of September 30, 2009:

\$515,000 Special Assessment Revenue Bonds, Series 2003A principal installments ranging from \$25,000 to \$30,000 through May 2012 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rate is 4.25%.	\$ 80,000
\$1,505,000 Special Assessment Revenue Bonds, Series 2003B principal installments ranging from \$75,000 to \$95,000 through May 2015 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rate is 4.70%.	<u>510,000</u>
Total long-term debt	590,000
Less current installments of bonds payable	<u>(100,000)</u>
Long-term debt payable less current installments	<u><u>\$ 490,000</u></u>

The Special Assessment Revenue Bonds are secured by a lien and pledge of revenues under the indentures, which are derived by the District through levy and collection on land within the District specifically benefited. These bonds are additionally secured by amounts on deposit in the funds and accounts created pursuant to the indentures. The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2009 are as follows:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
Fiscal year ending September 30, 2009			
2010	100,000	27,370	127,370
2011	105,000	22,783	127,783
2012	115,000	17,960	132,960
2013	85,000	12,690	97,690
2014	90,000	8,695	98,695
2015	95,000	4,465	99,465
	<u>\$ 590,000</u>	<u>93,963</u>	<u>683,963</u>

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

**(4) Long-term Debt (continued)**

*Changes in Long-term Debt*

	<u>Beginning balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending balance</u>	<u>Due within one year</u>
Governmental activities:					
Bonds payable	\$ 765,000	-	175,000	590,000	100,000
Governmental activities long-term debt	\$ 765,000	-	175,000	590,000	100,000

*Pledged Revenues*

The District has pledged certain benefit special assessment revenue to pay the principal and interest on special assessment bonds issued to pay for infrastructure improvements. These special assessment revenue bonds were outstanding on September 30, 2009 as shown below. The table reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2009.

<u>Description of Debt</u>	<u>Pledged Revenue</u>	<u>Revenue Received</u>	<u>Principal and Interest Paid</u>	<u>Estimated Percent Pledged</u>	<u>Outstanding Principal and Interest</u>	<u>Pledged Through</u>
Special Assessment Revenue Refunding Bonds, Series 2003A	Special Assessments Phase I	\$ 47,925	\$ 34,675	100%	\$ 87,013	2012
Special Assessment Revenue Refunding Bonds, Series 2003B	Special Assessments Phase II	\$ 155,368	\$ 174,375	100%	\$ 596,950	2015

**(5) Related Parties**

The District has no employees. For certain management, finance, and administrative services, the District entered into an inter-local agreement with Village Center Community Development District (Center District), a community development district created under Florida Statute 190. Under the agreement, fees accrued to Center District by the District for such services totaled \$173,622 for the year ended September 30, 2009.

The Developer provides to Center District at no cost information system support, including software, hardware, computer programming and internal mailroom operations. The Center District then passes on this benefit to the District.

Substantially all capital costs for infrastructure were acquired from the Developer or paid on contracts that were assigned to the District by the Developer using bond proceeds in previous years.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
Notes to Basic Financial Statements  
September 30, 2009

**(6) Risk Management**

The District is exposed to various risks of loss related to torts, theft, damage and destruction of assets, errors and omissions, and natural disasters. The District generally carries insurance for these risks, however, the District retains risk for certain property coverage and for losses in excess of coverage limits. There have been no claims in excess of coverage limits for the past three years.

**(7) Restatement of Beginning Net Assets**

The beginning net assets at the government-wide level were restated to more accurately reflect the value of Capital Assets. The net change to capital assets is a decrease of \$203,092, resulting in a like decrease in net assets.

**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 Supervisors  
Village Community Development District No. 1  
The Villages, Florida

We have audited the financial statements of the governmental activities and each major fund of Village Community Development District No. 1 (the District), as of and for the year ended September 30, 2009, and have issued our report thereon dated February 1, 2010. 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.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the District's internal control over financial reporting as a basis for designing our auditing procedures 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 District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the District'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 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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above. However, we identified a deficiency in internal control over financial reporting that we consider to be a significant deficiency in internal control over financial reporting. 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. The following comment describes the significant deficiency:

**Certified Public Accountants**

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MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS  
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

Board of Supervisors  
Village Community Development District No. 1  
The Villages, Florida

**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  
(Concluded)**

**Internal Control Over Financial Reporting (Concluded)**

■ **2009-1 Prior Period Adjustment**

Our prior year management letter comment stated that the initial purchase of the infrastructure assets obtained from the developer was shown as one large amount in the capital asset records although the actual makeup of the purchase consisted of land, roads, and structures. We recommended that management determine the actual makeup of the assets by type and allocate accordingly the costs associated with the asset type.

During the year, the District completed an in depth review and valuation of their capital asset acquisitions. During this process, it was determined that certain capital assets were not properly recorded or removed as needed. To correct the capital asset subsidiary records and adjust the financial records, a prior period adjustment was made to restate the capital and net assets of the District.

We recommend that management continue developing an internal control process that identifies and records all capital asset transactions with specific attention to contributions of capital assets to or from the District.

**Compliance and Other Matters**

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

Pursuant to Chapter 119, Florida Statutes, this report is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this report is intended solely for the information and use of management and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.

*Purvis, Gray and Company, LLP*

February 1, 2010  
Ocala, Florida

**MANAGEMENT LETTER**

Board of Supervisors  
Village Community Development District No. 1  
The Villages, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of Village Community Development District No. 1 (the District), as of and for the fiscal year ended September 30, 2009, and have issued our report thereon dated February 1, 2010.

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. We have issued our report on internal control over financial reporting and compliance, and other matters. Disclosures in those reports, which are dated February 1, 2010, should be considered in conjunction with this management letter.

Additionally, our audit was conducted in accordance with Chapter 10.550, *Rules of the Auditor General*, which governs the conduct of local governmental entity audits performed in the State of Florida. This letter includes the following information, which is not included in the aforementioned auditors' report:

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective action has been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report (see attached management letter comments).

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires our audit to include a review of provision of Section 218.415, Florida Statutes, regarding investment of public funds. In connection with our audit we determined that the District complied with Section 218.415, Florida Statutes.

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires that we address in the management letter any recommendations to improve the District's financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that we address violations of provisions of contracts or grant agreements, or abuse that have an effect on the financial statements that is less than material but more than inconsequential. In connection with our audit, we did not have any such findings.

**Certified Public Accountants**

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Board of Supervisors  
Village Community Development District No. 1  
The Villages, Florida

**MANAGEMENT LETTER**  
*(Concluded)*

Section 10.554(1)(i)5., *Rules of the Auditor General*, provides that the auditor may, based on professional judgment, report the following matters that have an inconsequential effect on financial statements, considering both quantitative and qualitative factors: (1) violations of provisions of contracts or grant agreements, fraud, illegal acts, or abuse; and (2) control deficiencies that are not significant deficiencies. In connection with our audit, we did not have any such findings.

Section 10.554(1)(i)6., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in the management letter, unless disclosed in the notes to the financial statements. See Note 1 of the September 30, 2009, the District's basic financial statements for this information.

Section 10.554(1)(i)7.(a)., *Rules of the Auditor General*, requires a statement be included as to whether or not the local government entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any conditions described in Section 218.503(1), Florida Statutes.

Section 10.554(1)(i)7.(b) ., *Rules of the Auditor General*, requires that we determine whether the annual financial report for the District for the fiscal year ended September 30, 2009, filed with the Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2009. In connection with our audit, we determined that these two reports agree.

Pursuant to Section 10.554(1)(i)7.(c) and 10.556(7)., *Rules of the Auditor General*, we applied financial condition assessment procedures. 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 the review of financial information provided by same.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this letter is intended solely for the information and use of management and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

*Purvis, Gray and Company, LLP*

February 1, 2010  
Ocala, Florida

**MANAGEMENT LETTER COMMENTS**

Board of Supervisors  
Village Community Development District No. 1  
The Villages, Florida

**Status of Prior Year Comments and Recommendations**

The Village Community Development District No. 1 has addressed all prior year Comments and Recommendations.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this letter is intended solely for the information and use of management and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.

We would like to take this opportunity to express our appreciation for the courtesies that have been extended to our staff. If you have any questions or comments about the contents of this letter, please do not hesitate to contact us.

*Purvis, Gray and Company, LLP*

February 1, 2010  
Ocala, Florida

**Certified Public Accountants**

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February 2, 2010

Board of Supervisors  
Village Community Development District No. 1  
The Villages, Florida 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for fiscal year 2008-2009 for Village Community Development District No. 1. We are proud to report that this audit has an unqualified opinion.

There is one internal control deficiency reported, 2009-1, related to the restatement of capital asset values. In prior years our auditors have been concerned about the accuracy and discreet identification of capital assets as recorded on District accounting records. As a result, in the past eighteen months, staff has been working on a comprehensive review of the capital assets recorded in District records. The results of this review resulted in the identification of errors made in past years, and their correction as a prior period adjustment. Since this issue has now been corrected in a manner acceptable to the auditors, the management comment related to capital assets has been removed from the current year report, and the auditors recognize the corrected procedures have been implemented and encourage their continued use in the future.

There are no material weaknesses or compliance issues identified and reported. All prior year comments have now been corrected to the satisfaction of the auditors and no new comments have been identified.

Your District staff has worked hard to assure you as supervisors that the management of the District's funds is conducted professionally, consistent with generally accepted accounting principles and governing Florida Statutes.

We believe that Village Community Development District No. 1 continues to set an example for the appropriate management of Community Development Districts as conceived in Chapter 190, Florida Statutes. We would particularly like to commend the staff of the Villages District Finance

Village Community Development District No. 1  
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Business Phone: (352) 753-0421 Business Fax: (352) 751-3901

We would be happy to entertain any questions members of the Board of Supervisors may have on the audit report or the management of District resources.

Sincerely,



David R. Miles, CGFO  
Finance Director



Janet Y. Tutt  
District Manager

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