



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Basic Financial Statements

September 30, 2014

(With Independent Auditors' Report Thereon)

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

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## INDEPENDENT AUDITORS' REPORT

Board of Supervisors  
Village Community Development District No. 10  
The Villages, Florida

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Village Community Development District No. 10 (the District) as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

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

### **Auditors' Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic 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 auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of

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

Board of Supervisors  
Village Community Development District No. 10  
The Villages, Florida

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

**Opinions (Concluded)**

September 30, 2014, and the respective changes in financial position thereof, and, the budgetary comparison of the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters**

*Required Supplementary Information*

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

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards* we have also issued our report dated January 20, 2015, 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* in considering the District's internal control over financial reporting and compliance.

*Purvis, Gray and Company, LLP*

January 20, 2015  
Ocala, Florida

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2014

The Village Community Development District No. 10 (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 challenges.

### Financial Highlights

- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2014, by \$142,164,392 (net position). The increase from \$75,193,519 in the prior year resulted from the issuance of the District's Phase II Series 2014 Special Assessment Revenue Bonds in February of 2014. The net position is primarily invested in restricted for debt service in the amount of \$144,940,263 with negative net investment in capital assets of (\$3,911,663) and unrestricted net position of \$1,135,792. The net investment in capital assets will become positive as debt is paid down and as operations begin in future years.
- In the current Fiscal Year, District No. 10 completed the issuance of the special assessment revenue debt of \$68,615,000 to fund the infrastructure needed in the second Phase of the District. Active development continues and as of September 30, 2014, 2,489 dwelling units in the District were sold and closed. Additional net capital assets were acquired in Fiscal Year 2013-2014 of \$53,506,425 with the proceeds of the Series 2012 and 2014 bonds, with depreciation expenses on existing capital assets amounting to \$1,220,512 to show the need for the gradual replacement of these assets over time.
- At the close of the Fiscal Year, the District's General Fund reported a fund balance of \$1,326,413, a net increase of \$1,017,777, compared to the prior year. Total governmental fund balances were \$39,690,141, with \$15,721,311 in the Debt Service Fund and \$22,642,417 in the Capital Projects Fund.
- At the end of the year, unassigned fund balance of the General Fund was \$826,413 or 59.6 percent of total General Fund annual expenditures, a healthy contingency for unexpected expenditures.
- Special assessments are shown as assessments receivable. At the fund level, there is an offsetting line item for unavailable revenue, a deferred inflow, pertaining to assessments due in future years. Assessments receivable increased by \$65,960,267 during the year due to the assessment of Phase II properties. The balance as of September 30, 2014, was \$142,884,923.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Village Community Development District No. 10'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 Position** presents information on all of the District's assets and deferred outflows compared to liabilities and deferred inflows, with the difference between the two reported as *net position*. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Village Community Development District No. 10 is improving or deteriorating.

The **Statement of Activities** presents information showing how the government's net position changed during the most recent Fiscal Year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of 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).

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Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2014

Both of the government-wide financial statements distinguish functions of the District that are principally supported by donations, 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 physical environment services. 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. 10, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All 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 now maintains three governmental funds, the General Fund, Debt Service Fund and the Capital Projects Fund. 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 three funds, all of which are considered to be major funds. The District adopts an annual appropriated budget for its General Fund, Capital Projects Fund, and Debt Service 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.

### ***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 position as of September 30, 2014, and September 30, 2013, were \$142.164 million and \$75.194 million, respectively, representing an increase of \$66.970 million as a result of the issuance of the Series

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2014 Special Assessment Revenue Bonds. The District's revenues for the years ended September 30, 2014, and September 30, 2013, including special assessments and donations, were \$76.691 million and \$79.518 million, respectively. The District's expenses for the years ended September 30, 2014, and September 30, 2013, were \$9.720 million and \$4.375 million, respectively.

Table 1, below, reflects the summary statement of net position for the current year and prior year.

**Table 1**

	<b>Governmental Activities</b>	
	<b>September 30, 2014</b>	<b>September 30, 2013</b>
<b>Assets:</b>		
Current and other assets	\$ 39,698,037	21,644,829
Assessments receivable	142,884,923	76,924,656
Capital assets, net	107,572,180	55,286,267
Total assets	<u>290,155,140</u>	<u>153,855,752</u>
<b>Liabilities:</b>		
Current and other liabilities	4,005,748	1,622,233
Long-term debt		
Due within one year	2,145,000	1,180,000
Due in more than one year	141,840,000	75,860,000
Total liabilities	<u>147,990,748</u>	<u>78,662,233</u>
<b>Net position:</b>		
Net investment in capital assets	(3,911,663)	(560,012)
Restricted for debt service	144,940,263	75,444,537
Unrestricted	1,135,792	308,994
Total net position	<u>\$ 142,164,392</u>	<u>75,193,519</u>

The District's net position is primarily in the restricted for debt service category of \$144,940,263. Net investment in capital assets when associated debt is considered is a negative (\$3,911,663). Unrestricted net position is \$1,135,792.

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Table 2 below reflects the summary statement of changes in net position for the current year and prior year.

**Table 2**

**Changes in Net Position**

	<b>Governmental Activities</b>	
	<b>September 30,</b>	<b>September 30,</b>
	<b>2014</b>	<b>2013</b>
Revenues:		
Special assessments	\$ 74,883,895	77,040,000
Developer's contribution	-	565,645
Donated capital	1,797,218	1,879,849
Miscellaneous revenue	986	15,005
Investment income	8,695	17,953
Total revenues	<u>76,690,794</u>	<u>79,518,452</u>
Expenses:		
General government	1,089,076	1,086,522
Physical environment	1,098,923	140,985
Transportation	81,356	18,531
Interest on long-term debt	6,230,054	3,012,019
Depreciation (unallocated)	1,220,512	117,227
Total expenses	<u>9,719,921</u>	<u>4,375,284</u>
Increase (decrease) in net position	<u>\$ 66,970,873</u>	<u>75,143,168</u>

**Revenues**

The largest revenue recorded during the year was the Special Assessment revenue of \$74,883,895 due to the establishment of Special Assessments on Phase II of the District to repay the Phase II bonds issued in Fiscal Year 2013-2014. Revenues also include contributions and donations from private sources, primarily The Villages at Lake Sumter, Inc., of \$1,797,218. There were no operating contributions from the developer in Fiscal Year 2013-2014 compared to \$565,645 in the prior year. In Fiscal Year 2014-2015, upcoming maintenance assessments will be billed to all property owners as the primary source of operating funds. Miscellaneous revenue of \$986 and investment income of \$8,695 complete the revenue for the year.

**Expenses**

General government expenses of the District were \$1,089,076, up from \$1,086,522 the prior year as the District is now growing rapidly. They are primarily related to management, legal and administrative costs related to the management of the District as well as other debt service costs associated with the bond issuance. Physical environment expenses are mainly for landscaping, irrigation, utilities and maintenance costs and amounted to \$1,098,923 in Fiscal Year 2013-2014, an increase of \$957,938 over the prior Fiscal Year. This is mainly due to the increase in property being maintained by the District. Transportation expenses of \$81,356 were incurred,



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largely related to electric bills for street lighting. Depreciation expenses amounted to \$1,220,512. The largest expenditure during the year was for interest expense on the debt in the amount of \$6,230,054.

### 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, *unassigned 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 2013-2014, the District's governmental funds reported ending fund balances of \$39,690,141. The fund balance of the General Fund grew from \$308,636 to \$1,326,413 this year as operations continued to increase. The Debt Service Fund and Capital Projects Fund balances grew from \$7,022,320 to \$15,721,311 and from \$14,288,116 to \$22,642,417, respectively, as a result of the issuance of the Series 2014 Special Assessment Revenue Bonds and related transactions. Total Revenues in Fiscal Year 2013-2014 for all funds was \$8,933,309, while total expenditures were \$59,477,240. In addition \$68,615,000 in debt proceeds was recognized as an other financing source.

### General Fund Budgetary Highlights

During the year, there was no change in the total revenue and expenditure budgets. Revenues were \$2,467 more than budgeted and expenses were \$160,525 less than budgeted.

### Capital Asset and Debt Administration

**Capital Assets.** The District's capital assets as of September 30, 2014, and September 30, 2013, amounted to \$107,572,180 and \$55,286,267, respectively. The increase resulted from the donation of land by the developer and the purchase of capital assets from the developer using bond proceeds. These amounts are net of accumulated depreciation, and include land and improvements. Additional information regarding the District's capital assets can be found in Note 3 of the Notes to the Basic Financial Statements.

**Long-term Debt.** In February of 2014, the District issued its Series 2014 Special Assessment Revenue Bonds in the amount of \$68,615,000. No principal on the new issue was paid down in Fiscal Year 2013-2014, however, \$1,670,000 was paid on the 2012 bond issue. The September 30, 2014, long-term debt balance was \$143,985,000. Additional information regarding the District's long-term debt can be found in Note 4 of the Notes to the Basic Financial Statements.

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

- The unemployment rate in Sumter County where the District is located was 5.1 percent in September 2014 which is a decrease from a rate of 5.7 percent a year ago. This compares favorably with the State's average unemployment rate of 6.1 percent and is below the national average rate of 5.9 percent.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual increase for all urban consumers increased from 1.18 percent in September 2013 to 1.66 percent in September 2014.

These factors were considered in preparing the District's General Fund budget for the 2014-2015 Fiscal Year. In Fiscal Year 2014-2015, revenues are projected to increase by \$959,620, compared to the 2013-2014 Fiscal Year

## **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2014

budget. This is due to the Phase II assessments being included in the Fiscal Year 2014-2015 budget. Total Fiscal Year 2014-2015 General Fund expenditures are projected to be \$3,233,399, up from a budget the prior year of \$2,046,595. Most of the projected increase is in the Repairs and Maintenance services and the Project Wide Fees.

### **Requests 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 984 Old Mill Run, The Villages, FL 32162; Telephone (352) 753-0421.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

**Statement of Net Position**

September 30, 2014

	<b>Governmental Activities</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 39,691,473
Accounts receivable, other	12
Accrued interest receivable	501
Due from other governments	6,051
Assessments receivable	142,884,923
Capital assets:	
Non-depreciable	52,811,420
Depreciable, net of accumulated depreciation	54,760,760
Total assets	<u>290,155,140</u>
<b>Liabilities</b>	
Accounts payable	2,202
Accrued interest payable	3,997,852
Due to other governments	5,694
Long-term debt:	
Due within one year	2,145,000
Due in more than one year	141,840,000
Total liabilities	<u>147,990,748</u>
<b>Net Position</b>	
Net investment in capital assets	(3,911,663)
Restricted for debt service	144,940,263
Unassigned	1,135,792
Total net position	<u>\$ 142,164,392</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Statement of Activities

Year Ended September 30, 2014

Functions/Programs	Expenses	Program revenues			Net (expense) revenue and changes in net assets	
		Charges for services	Operating contributions	Capital grants and contributions	Governmental activities	Total
Governmental activities:						
General government services	\$ 1,089,076	74,883,895	-	1,797,218	75,592,037	75,592,037
Physical environment	1,098,923	-	-	-	(1,098,923)	(1,098,923)
Transportation	81,356	-	-	-	(81,356)	(81,356)
Interest on long-term debt	6,230,054	-	-	-	(6,230,054)	(6,230,054)
Depreciation (unallocated)	1,220,512	-	-	-	(1,220,512)	(1,220,512)
Total governmental activities	<u>9,719,921</u>	<u>74,883,895</u>	<u>-</u>	<u>1,797,218</u>	<u>66,961,192</u>	<u>66,961,192</u>
Total primary government	<u>9,719,921</u>	<u>74,883,895</u>	<u>-</u>	<u>1,797,218</u>	<u>66,961,192</u>	<u>66,961,192</u>
General revenues:						
Miscellaneous revenues					986	986
Investment earnings					8,695	8,695
Total general revenues					<u>9,681</u>	<u>9,681</u>
Change in net position:					66,970,873	66,970,873
Net position – beginning					75,193,519	75,193,519
Net position – ending					<u>\$ 142,164,392</u>	<u>\$ 142,164,392</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Balance Sheet – Governmental Funds

September 30, 2014

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets:				
Cash and cash equivalents	\$ 1,316,932	15,732,400	22,642,141	39,691,473
Accounts receivable, other	12	-	-	12
Due from other governments	6,051	-	-	6,051
Due from other funds	11,314	-	-	11,314
Accrued interest receivable	-	225	276	501
Assessment receivable	-	142,884,923	-	142,884,923
Total assets	<u>1,334,309</u>	<u>158,617,548</u>	<u>22,642,417</u>	<u>182,594,274</u>
Liabilities:				
Accounts payable	2,202	-	-	2,202
Due to other governments	5,694	-	-	5,694
Due to other funds	-	11,314	-	11,314
Total liabilities	<u>7,896</u>	<u>11,314</u>	<u>-</u>	<u>19,210</u>
Deferred inflows of resources:				
Unavailable special assessment revenue	-	142,884,923	-	142,884,923
Fund balances:				
Restricted for debt service	-	15,721,311	-	15,721,311
Restricted for capital improvements	-	-	22,642,417	22,642,417
Committed for renewal and replacement	500,000	-	-	500,000
Unassigned	826,413	-	-	826,413
Total fund balance	<u>1,326,413</u>	<u>15,721,311</u>	<u>22,642,417</u>	<u>39,690,141</u>
Total liabilities and fund balances	\$ <u>1,334,309</u>	<u>158,617,548</u>	<u>22,642,417</u>	<u>182,594,274</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

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

Year Ended September 30, 2014

Total fund balances, governmental funds		\$	39,690,141
Total net position reported for governmental activities in the statement of net position is different because:			
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.			
Capital assets	\$	108,909,919	
Less accumulated depreciation		<u>(1,337,739)</u>	107,572,180
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:			
Special assessment revenue bonds		(143,985,000)	
Accrued interest payable		<u>(3,997,852)</u>	(147,982,852)
Unavailable special assessment revenue reported in the funds is added to the beginning balance of net position restricted for debt service to reflect the revenue as recorded when the total assessment is levied.			142,884,923
Net position of governmental activities		\$	<u><u>142,164,392</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Statement of Revenues, Expenditures and Changes in

Fund Balances – Governmental Funds

Year Ended September 30, 2014

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Revenues:				
Special assessments	\$ 2,400,287	6,523,341	-	8,923,628
Miscellaneous revenue	986	-	-	986
Investment earnings	2,574	2,522	3,599	8,695
Total revenues	<u>2,403,847</u>	<u>6,525,863</u>	<u>3,599</u>	<u>8,933,309</u>
Expenditures:				
General government services	205,791	118,001	-	323,792
Other physical environment	1,098,923	-	-	1,098,923
Transportation	81,356	-	-	81,356
Capital outlay	-	-	51,709,207	51,709,207
Debt service:				
Principal	-	1,670,000	-	1,670,000
Interest	-	3,828,678	-	3,828,678
Miscellaneous bond expense	-	2,100	-	2,100
Bond issuance costs	-	-	763,184	763,184
Total expenditures	<u>1,386,070</u>	<u>5,618,779</u>	<u>52,472,391</u>	<u>59,477,240</u>
Excess (deficiency) of revenues over expenditures	<u>1,017,777</u>	<u>907,084</u>	<u>(52,468,792)</u>	<u>(50,543,931)</u>
Other financing sources (uses):				
Debt Proceeds	-	7,800,076	60,814,924	68,615,000
Transfers in (out)	-	(8,169)	8,169	-
Total other financing sources (uses)	<u>-</u>	<u>7,791,907</u>	<u>60,823,093</u>	<u>68,615,000</u>
Net change in fund balances	<u>1,017,777</u>	<u>8,698,991</u>	<u>8,354,301</u>	<u>18,071,069</u>
Fund balances, at beginning of year	308,636	7,022,320	14,288,116	21,619,072
Fund balances, at end of year	\$ <u>1,326,413</u>	<u>15,721,311</u>	<u>22,642,417</u>	<u>39,690,141</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**  
 Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
 Fund Balances – Governmental Funds to the Statement of Activities  
 Year Ended September 30, 2014

Net change in fund balances – total governmental funds	\$	18,071,069
<p>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 capital assets          that were purchased but not depreciated in the current period.</p>		
Capital outlay	\$	51,709,207
Donated capital assets		1,797,218
Depreciation expense		<u>(1,220,512)</u>
		52,285,913
<p>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.</p>		
Change in accrued interest		(2,401,376)
<p>Governmental funds report special assessment debt service as          revenue when collected, however in the statement of activities          the revenue is recorded when the total assessment is levied.</p>		
Special assessment receivable as of September 30, 2014		142,884,923
Special assessment receivable as of September 30, 2013		<u>(76,924,656)</u>
		65,960,267
<p>Bond proceeds provide current financial resources to governmental          funds, but issuing debt increases long-term liabilities in the          statement of Net Position.</p>		
Bond Proceeds (gross)		(68,615,000)
<p>Repayment of long-term debt is an expenditure in governmental          funds, but the repayment reduces long-term liabilities in the          statement of net position.</p>		
		1,670,000
Change in net position of governmental activities	\$	<u><u>66,970,873</u></u>

See accompanying notes to basic financial statements.



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Statement of Revenues, Expenditures and Changes in  
Fund Balances – Budget and Actual  
General Fund

Year Ended September 30, 2014

	<u>Budgeted Amounts</u>		<u>Actual amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Special assessments, charges for public services	\$ 2,400,000	2,400,000	2,400,287	287
Shared revenues from other local governments	880	880	880	-
Interest earnings	500	500	2,574	2,074
Miscellaneous revenue	-	-	106	106
Total revenues	<u>2,401,380</u>	<u>2,401,380</u>	<u>2,403,847</u>	<u>2,467</u>
Expenditures:				
Professional services	186,999	189,530	184,519	5,011
Accounting & audit	15,654	15,654	8,789	6,865
Other contractual services	2,135	2,135	407	1,728
Communication and freight	200	200	32	168
Utilities services	195,000	192,500	102,903	89,597
Insurances	5,950	5,950	5,408	542
Repairs and maintenance/landscape	130,881	129,350	73,849	55,501
Printing and binding	500	500	688	(188)
Other current charges	1,009,276	1,010,776	1,009,475	1,301
Total expenditures	<u>1,546,595</u>	<u>1,546,595</u>	<u>1,386,070</u>	<u>160,525</u>
Excess of revenues over expenditures	<u>854,785</u>	<u>854,785</u>	<u>1,017,777</u>	<u>162,992</u>
Other financing sources (uses):				
Transfers out	<u>(500,000)</u>	<u>(500,000)</u>	<u>-</u>	<u>500,000</u>
Total other financing sources	<u>(500,000)</u>	<u>(500,000)</u>	<u>-</u>	<u>500,000</u>
Net change in fund balances	354,785	354,785	1,017,777	662,992
Fund balances, beginning	308,636	308,636	308,636	-
Fund balances, ending	<u>\$ 663,421</u>	<u>663,421</u>	<u>1,326,413</u>	<u>662,992</u>

See accompanying notes to basic financial statements.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Basic Financial Statements

September 30, 2014

### (1) Summary of Significant Accounting Policies

#### (a) Reporting Entity

Village Community Development District No. 10 (the District) was established on September 28, 2004, for the purpose of acquiring, operating, and maintaining certain community-wide infrastructure for a commercial community development district located entirely within the Sumter County, Florida. The District was created by the Sumter County Ordinance No. 04-38, 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, 2014, each member of the Board of Supervisors is a landowner elected member selected by the developer, The Villages of Lake-Sumter, Inc.

The District boundary consists of approximately 1,588.8 acres in the northeast portion of Sumter County. The land within the District is part of the active adult retirement community known as "The Villages". The Villages consists of approximately 22,601 acres spanning the borders of Lake, Sumter and Marion Counties, City of Wildwood, City of Fruitland Park and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 58,789 residences and 111,699 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. As of September 30, 2014, 2,489 housing units have been sold and closed in District No. 10. 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 District No. 10 and in District No. 11 to the east of District No. 10.

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 fourteen Community Development Districts (CDD) 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 COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Basic Financial Statements

September 30, 2014

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

#### (a) Reporting Entity (continued)

- Brownwood CDD (Sumter County) – Brownwood CDD (Sumter County) – This CDD was newly established in June 2012 by the City of Wildwood, Florida and is located at the southern end of The Villages. This CDD 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 as the new downtown area builds out.
- Village CDD No. 1 (Sumter County) – This CDD’s boundary consists of approximately 993 acres in the northeast corner of the county. The development included construction of 3,420 residential units.
- Village CDD No. 2 (Sumter County) – This CDD’s boundary consists of approximately 990 acres in the northeast corner of the county. The development included 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 included construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD’s boundary consists of approximately 1,186 acres in the southern portion of the county. The development included construction of 5,132 residential units.
- Village CDD No. 5 (Sumter County) – This CDD’s boundary consists of approximately 1,407 acres in the northeast corner of the county. The development included 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 included construction of 6,697 residential units of which 1 remains unsold as of September 30, 2014.
- Village CDD No. 7 (Sumter County) – This CDD’s boundary consists of approximately 976 acres in the northeast corner of the county. The development included construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD’s boundary consists of approximately 1,098 acres in the northeast corner of the county. Planned development includes construction of 5,193 residential units. Construction is now complete with 127 unsold and being used as lifestyle preview homes by the Developer.
- Village CDD No. 9 (Sumter County) – This CDD’s boundary consists of approximately 1,280 acres in the northeast corner of the county. Planned development includes construction of 5,376 residential units. Construction is now almost complete with 57 remaining unsold as of September 30, 2014.
- Village CDD No. 10 (Sumter County) – This CDD’s boundary consists of approximately 1,588.8 acres in the northeast corner of the county. Planned development includes construction of 6,639 residential units. Construction is now underway with 2,489 homes closed as of September 30, 2014.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Basic Financial Statements

September 30, 2014

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

#### (a) Reporting Entity (continued)

- Village CDD No. 11 (Lake County) – This CDD’s boundary consists of approximately 693 acres in the city limits of Fruitland Park in the western portion of Lake County. Planned development includes construction of 2,050 residential units. The infrastructure assessment bonds were issued on November 14, 2014, and active development has begun.

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.

In addition to the above there is one dependent district of Sumter County that is part of the family of Districts that comprise the local government of The Villages.

- North Sumter County Utility Dependent District (NSCUDD) (Sumter and Marion Counties) – The dependent district was established in July 2010 to manage and finance basic potable water, wastewater treatment and reclaimed water services for approximately 7,721 acres of land located in unincorporated Sumter County in The Villages, Florida. The District was created on July 13, 2010, by Sumter County, Florida, in Ordinance No. 2010-10, pursuant to the provisions of Chapter 189 of the *Florida Statutes*, and operates within the criteria established by Chapter 189. The service area of NSCUDD was expanded to include solid waste collection services for the entire Sumter County portion of The Villages. The City of Wildwood and Marion County entered into interlocal agreements with the District on November 20, 2012, authorizing the District to provide solid waste collection services in portions of their jurisdictions, including Brownwood District and District No. 4.

#### (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 position 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 position 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 net position also addresses deferred inflows and deferred outflows. 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.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Basic Financial Statements

September 30, 2014

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

#### (b) Basic Financial Statements (continued)

##### Government-wide and Fund Financial Statements (continued)

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, Debt Service Fund and the Capital Projects 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 position is categorized as net investment in capital assets, restricted, and unrestricted.

*Net investment in capital assets* is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt. As a result of early implementation of GASB 65 in this report, all new issuance costs have been expensed in the current year and will no longer be amortized over the life of the debt.

*Restricted net position* is 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 position* represents net position not included in net investment in capital assets or restricted net position.

#### (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 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.

Governmental funds report fund balances either as non-spendable or spendable. Spendable balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances. A discussion of each is as follows:

*Non-spendable*: Resources that cannot be spent such as for inventories.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Basic Financial Statements

September 30, 2014

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

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

*Restricted:* Balances that only can be spent for specific purposes imposed by external sources.

*Committed:* Resources that can only be spent for purposes established by the highest decision making authority in the government.

*Assigned:* Amounts designated for specific purposes, but does not meet the criteria to be designated restricted or committed.

*Unassigned:* The residual classification for all remaining funds not contained in other classifications.

The District does not currently use *Non-spendable* or *Assigned* categories of fund balance. All *Restricted* fund balances relate to external debt service restrictions. The Board of Supervisors, the highest decision making authority of the District, approves the establishment, increase and reduction in *Committed* fund balances by budget resolutions and amendments. All other fund balances are *Unassigned*. *Restricted* and *Committed* fund balances are always used first for the purposes for which they are designated. Changes to this practice require prior Board of Supervisors approval. A minimum fund balance amount has not been formally adopted.

The following are the District's major governmental funds. The District has no non-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.

#### **Capital Projects Fund**

The capital projects fund is used to account for the funds provided through debt issues and other sources necessary to construct or acquire capital assets of the District.

#### (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.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Notes to Basic Financial Statements

September 30, 2014

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

*(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 (Restricted Investments)
- Demand Deposits
- Florida State Board of Administration, Florida Prime™

As of September 30, 2014, the District has opened a single demand deposit account with Citizens First Bank. The balance at the end of the Fiscal Year was \$45,000. During Fiscal Year 2013-2014, the District opened an account with the Local Government Investment Pool with the State Board of Administration (Florida Prime™), State of Florida. On September 30, 2014, the balance was \$1,271,932.

Following the issuance of the Series 2012 Special Assessment Revenue Bonds, the proceeds were placed in Trust accounts with U.S. Bank, the District's trustee, which invested them in Federated Prime Cash Obligations Fund, money market mutual fund. September 30, 2014, balance was \$14,669,123. The proceeds of the Series 2014 bonds were invested in Trust accounts with U.S. Bank, the District's Trustee, which invested them in Fidelity Prime Money Market Fund. The balance on September 30, 2014, was \$23,705,418.

**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 Position. Bond premiums and discounts 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. As a result of the early implementation of GASB 65, bond issuance costs are no longer treated as deferred charges.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Basic Financial Statements

September 30, 2014

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

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

##### **3. Bond Issuance Costs (continued)**

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

##### **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 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 part of the General Fund's annual budget. The maintenance assessment revenue is classified as program 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) *Implementation of Governmental Accounting Standards Statements*

GASB 65, which was effective for the Fiscal Year ending September 30, 2014, was early implemented during the last Fiscal Year, ending September 30, 2013. There are no other GASB standards that are effective with the current Fiscal Year that were applicable to the District and required Fiscal Year 2014 implementation.



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Notes to Basic Financial Statements

September 30, 2014

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

*(g) 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, 2014, the District had the following deposits and investments.

<u>Deposits Type</u>	<u>Fair Value at September 30, 2014</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Demand Deposits, CFB	\$ 45,000	1.0	n/a
State Board of Administration, Florida Prime™	1,271,932	39.0	AAAm
U.S. Bank Money Market Mutual Funds, Federated	14,669,123	49.0	AAAm
U.S. Bank Money Market Mutual Funds, Fidelity	23,705,418	43.0	AAAm
Total Fair Value	<u>\$ 39,691,473</u>		
Portfolio Weighted Average Maturity (WAM)		45.0	

**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. The WAM on September 30, 2014, was 45.0 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 Standard and Poor's (S&P)). S&P provides the ratings for the U.S. Bank money market accounts with Federated and Fidelity and the State Board of Administration, Florida Prime™ investment pool.

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

The District's investments and cash equivalents consist of funds placed with two entities:

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Basic Financial Statements

September 30, 2014

### (2) Deposits and Investments (continued)

#### *Credit Risk (continued)*

- The State Board of Administration for participation in the Local Government Investment Pool (Florida Prime™) 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 Florida Prime™, 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 Federated Prime Cash Obligations Fund and Fidelity Prime Money Market Portfolio Fund.
- In total, the District recognized investment earnings of \$8,695 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 Florida Prime™, 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 Qualified 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 Qualified 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. 10**

Notes to Basic Financial Statements

September 30, 2014

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

*Investment Policy (continued)*

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal 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, 2014, was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Transfers</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 1,921,173	1,797,218	-	3,718,391
Construction in progress	13,998,329	41,988,935	(6,894,235)	49,093,029
Total assets not being depreciated	<u>15,919,502</u>	<u>43,786,153</u>	<u>(6,894,235)</u>	<u>52,811,420</u>
Assets being depreciated:				
Furniture & equipment	7,289	-	-	7,289
Improvements other than buildings	39,476,703	9,720,272	6,894,235	56,091,210
Total assets being depreciated	<u>39,483,992</u>	<u>9,720,272</u>	<u>6,894,235</u>	<u>56,098,499</u>
Less accumulated depreciation for:				
Furniture & equipment	(304)	(728)	-	(1,032)
Improvements other than buildings	(116,923)	(1,219,784)	-	(1,336,707)
Total depreciation	<u>(117,227)</u>	<u>(1,220,512)</u>	<u>-</u>	<u>(1,337,739)</u>
Total assets being depreciated, net	<u>39,366,765</u>	<u>8,499,760</u>	<u>6,894,235</u>	<u>54,760,760</u>
Governmental activities, capital assets	<u>\$ 55,286,267</u>	<u>52,285,913</u>	<u>-</u>	<u>107,572,180</u>

A donation of \$1,797,218 of land to the District consisting of road right-of-way was made by The Villages of Lake Sumter, Inc. during Fiscal Year 2013-2014. The remaining assets were acquired using the proceeds of the Series 2012 and Series 2014 Special Assessment Revenue Bonds.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Notes to Basic Financial Statements

September 30, 2014

**(4) Long-term Debt**

Long-term debt consisted of the following as of September 30, 2014:

\$77,040,000 Special Assessment Revenue Bonds, Series 2012, annual principal installments ranging from \$1,225,000 to \$4,830,000 through May 1, 2043 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 4.500% ; 5.000% and 5.125%.	\$ 75,370,000
\$68,615,000 Special Assessment Revenue Bonds, Series 2014, annual principal installments ranging from \$920,000 to \$4,735,000 through May 1, 2044 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 5.125% ; 5.750% and 6.000%.	<u>68,615,000</u>
Total long-term debt	<u>143,985,000</u>
Less current installments of bonds payable	<u>2,145,000</u>
Revenue bonds payable less current installments	<u><u>141,840,000</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, 2014, are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Fiscal year ending September 30, 2014			
2015	\$ 2,145,000	8,665,629	10,810,629
2016	2,250,000	7,634,138	9,884,138
2017	2,360,000	7,526,856	9,886,856
2018	2,475,000	7,414,281	9,889,281
2019	2,600,000	7,296,219	9,896,219
2020-2024	15,010,000	34,496,750	49,506,750
2025-2029	19,385,000	30,273,744	49,658,744
2030-2034	25,365,000	24,477,119	49,842,119
2035-2039	33,405,000	16,664,431	50,069,431
2040-2044	38,990,000	6,299,169	45,289,169
Total	\$ <u><u>143,985,000</u></u>	<u><u>150,748,336</u></u>	<u><u>294,733,336</u></u>

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10**

Notes to Basic Financial Statements

September 30, 2014

**(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	\$ 77,040,000	68,615,000	1,670,000	143,985,000	2,145,000

The District issued \$68,615,000 in Special Assessment Revenue Bonds, Series 2014, in February 2014. The first interest payment is due on November 1, 2014, and the first principal payment is due on November 1, 2015.

***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, 2014, 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, 2014.

<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 Bonds Series 2012 (Phase 1)	Special Assessments Phase I	\$ 6,440,025	5,498,678	100%	\$ 145,490,589	2043
Special Assessment Revenue Bonds Series 2014 (Phase 2)	Special Assessments Phase II	83,316	-	100%	149,242,748	2044

**(5) Related Parties**

The District has no employees. For certain management, finance, and administrative services, the District entered into an interlocal 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 \$123,141 for the year ended September 30, 2014.

In prior years the Developer provided to the Center District at no cost information system support, including software, hardware, computer programming and internal mailroom operations. The Center District then passed on this benefit to the District. In March 2012, a new company was formed, Villages Technology Services Group, to assume the information system support previously provided by the Developer. In Fiscal Year 2012-2013, the Center District began paying for information system support, with these expenses then passed on in a prorated basis to District No. 10. These costs for the year ended September 30, 2014, were \$6,965.

Substantially all capital costs for infrastructure were acquired from the Developer through donations or purchase of improvements in the current and prior Fiscal Years.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Basic Financial Statements

September 30, 2014

### **(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 since inception of the District.

### **(7) Subsequent Event**

During the Board meetings in August and September of 2014, all District Boards adopted a Long-Term Investment Policy. The initial funds were subsequently transferred to the Long-Term Investment Portfolio (LTIP) on October 3, 2014. The funds transferred for District 10 totaled \$202,119. The main investment objective of the LTIP is to achieve long-term growth of LTIP assets by maximizing long-term rate of return on investments and minimizing risk of loss to fulfill the District's obligations with an investment horizon of 5-10 years. The new policy was developed in accordance with Chapter 218.415, Florida Statutes.

**INDEPENDENT AUDITORS' 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. 10  
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Village Community Development District No. 10 (the District) as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 20, 2015.

**Internal Control Over Financial Reporting**

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

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

**Certified Public Accountants**

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Board of Supervisors  
Village Community Development District No. 10  
The Villages, Florida

**INDEPENDENT AUDITORS' 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)**

**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*.

**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 District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



January 20, 2015  
Ocala, Florida



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## MANAGEMENT LETTER

Board of Supervisors  
Village Community Development District No. 10  
The Villages, Florida

### Report on the Financial Statements

We have audited the financial statements of Village Community Development District No. 10 (the District) as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated January 20, 2015.

### Auditors' Responsibility

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

### Other Reports

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with American Institute of Certified Public Accountants Professional Standards, Section 601, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated January 20, 2015, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective action has been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the September 30, 2014, District's basic financial statements for this information).

### Financial Condition

Section 10.554(1)(i)5.a., *Rules of the Auditor General*, requires that we report the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and 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.

### Certified Public Accountants

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Board of Supervisors  
Village Community Development District No. 10  
The Villages, Florida

**MANAGEMENT LETTER**  
*(Concluded)*

**Financial Condition (Concluded)**

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), *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.

**Annual Financial Report**

Section 10.554(1)(i)5.b., *Rules of the Auditor General*, requires that we report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2014, filed with the Florida 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, 2014. In connection with our audit, we determined that these two reports agree.

**Other Matters**

Section 10.554(1)(i)2., *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)3., *Rules of the Auditor General*, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Board of Supervisors and applicable management, 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

January 20, 2015  
Ocala, Florida

**INDEPENDENT ACCOUNTANTS' REPORT**

Board of Supervisors  
Village Community Development District No. 10  
The Villages, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2014. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2014.



January 20, 2015  
Ocala, Florida

**Certified Public Accountants**

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January 21, 2014

Board of Supervisors  
Village Community Development District No. 10  
The Villages, Florida 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for fiscal year 2013-2014 for Village Community Development District No. 10. We are proud to report that this audit has an unmodified opinion.

There are no internal control deficiencies, material weaknesses or compliance issues identified and reported. No prior year comments were identified 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. 10 sets 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 Department for their diligent efforts in recording and maintaining the financial records of the District.

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

**Village Community Development District No. 10**  
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