



VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Basic Financial Statements

September 30, 2012

(With Independent Auditors' Report Thereon)

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

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INDEPENDENT AUDITORS' REPORT

Board of Supervisors
Village Community Development District No. 4
The Villages, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of Village Community Development District No. 4 (the District), as of and for the year ended September 30, 2012, which collectively comprise the District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the District's management. 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 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 opinions.

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, 2012, 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 January 31, 2013, 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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MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

Board of Supervisors
Village Community Development District No. 4
The Villages, Florida

INDEPENDENT AUDITORS' REPORT
(Concluded)

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 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'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.

Purvis, Gray and Company, LLP

January 31, 2013
Ocala, Florida

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
Management's Discussion and Analysis
(UNAUDITED)
September 30, 2012

The Village Community Development District No. 4 (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 of the District exceeded its liabilities as of September 30, 2012 by \$25,230,530 (net assets). Of this amount, \$3,669,305 of unrestricted net assets may be used to meet the District's ongoing obligations to citizens and creditors.
- The District's total net assets increased by \$1,456,945, compared to the prior fiscal year. This increase largely resulted from the Village Center Community Development District donation of \$1,999,757 in capital assets representing the improvements to the District's Multi-modal paths. This increase was offset in part by \$637,797 in depreciation expenses that reflect the using up of the value of the capital assets over time.
- At the close of the fiscal year, the District's governmental funds reported combined fund balances of \$5,200,637, a net decrease of \$570, compared to the prior year. Of the total, \$1,025,760 is available for spending at the District's discretion as *unassigned fund balance*.
- At the end of the year, unassigned fund balance of the general fund was \$1,025,760 or 68.3 percent of total general fund annual expenditures, a healthy contingency for unexpected expenditures.
- The District's total long-term debt decreased by \$1,421,717 during the current fiscal year. The decrease relates mostly to principal payments made on outstanding revenue bonds during the year ended September 30, 2012. In addition, in May 2012, a current refunding was completed pertaining to all of the Special Assessment Revenue Bonds, Series 2002 for Phase II of District No. 4. A total of \$5,900,000 was recalled in this bond issue with new Special Assessment Refunding Bonds, Series 2012 issued in the amount of \$5,732,031 to BB&T Bank to replace the legally defeased bonds. The Net Present Value of Savings was \$1,429,491.65 in future interest costs resulted from this refunding, benefiting the District and those property owners in District 4, Phase II who had not yet paid their bond assessments in full.
- Special assessments are shown as assessments receivable. At the fund level, there is an offsetting line item for deferred revenue pertaining to assessments due in future years. Assessments receivable decreased by \$1,397,969 during the year and has a September 30, 2012 balance of \$12,217,684.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Village Community Development District No. 4'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. 4 is improving or deteriorating.

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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 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. 4, 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 maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund 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 both its general fund and its 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.

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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, 2012 and September 30, 2011 were \$25.231 million and \$23.774 million, respectively, an increase of approximately \$1,457,000. The District's revenues for the years ended September 30, 2012 and September 30, 2011, including assessments and investment earnings, were approximately \$4.243 million and \$3.537 million, respectively. The District's expenses for the years ended September 30, 2012 and September 30, 2011 were \$2.786 million and \$2.879 million, respectively. Table 1 reflects the summary statement of net assets for the current year and prior year.

Table 1

Net Assets

	Governmental Activities	
	September 30, 2012	September 30, 2011
Assets:		
Current and other assets	\$ 5,515,272	5,601,472
Assessments receivable	12,217,684	13,615,653
Capital assets - net	19,750,375	18,308,117
Total assets	37,483,331	37,525,242
Liabilities:		
Current and other liabilities	274,013	351,152
Noncurrent liabilities		
Due within one year	435,154	390,000
Due in more than one year	11,543,634	13,010,505
Total liabilities	12,252,801	13,751,657
Net assets:		
Invested in capital, net of related debt	8,589,458	5,829,388
Restricted for debt service	12,971,767	14,593,491
Unrestricted	3,669,305	3,350,706
Total net assets	\$ 25,230,530	23,773,585

The largest share of the District's net assets (51.4 percent) relates to reserves to pay debt service expenses. Investments in capital assets, less any related debt outstanding, used to acquire those capital assets represents another 34.0 percent. The resources required to repay the debt must be provided annually from assessments, since the capital assets themselves cannot be liquidated to pay the liabilities.

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

Table 2

Changes in Net Assets

	Governmental Activities	
	September 30, 2012	September 30, 2011
Revenues:		
Special assessments	\$ 2,154,592	3,454,646
Other revenues	46,013	59,222
Donated capital	1,999,757	-
Investment earnings	43,050	23,397
Total revenues	4,243,412	3,537,265
Expenses:		
General government	385,062	284,106
Physical environment	887,222	835,257
Transportation	189,421	262,342
Interest on long-term debt	686,965	922,507
Depreciation (unallocated)	637,797	574,323
Total expenses	2,786,467	2,878,535
Increase (decrease) in net assets	\$ 1,456,945	658,730

Revenues

Revenues include assessments on District landowners for maintenance and debt service. The second largest source of revenue in FY 2011-2012 was the donation by Village Center Community Development District of \$1,999,757 in capital assets related to improvements to the District's Multi-modal paths. Other revenue includes reimbursements for the District maintaining Route 42 landscaping. Investment earnings on cash balances held during the year make the final source of revenue to the District. Investment income increased by \$19,653 as a result of adding the Florida Local Government Investment Pool to the District's portfolio.

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. U.S. Bank maintains the District's trust investments in the Federated Prime Cash Obligations Fund and Fidelity Prime Money Market Portfolio Fund.

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. The initial investment was made in the 1-3 Year High Quality Bond Fund. In September 2009, an investment was also made in the 0-2 Year High Quality Bond Fund, another pool sponsored by the FMIVT. As of September 30, 2012, investments in these two funds amounted to \$1,491,134. Investments were made in the FMIVT to achieve a greater rate of return on long-term reserve balances. During fiscal year 2011-2012, the FMIVT recorded net unrealized gains of \$9,030. To

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realize these gains the underlying shares would have to be sold at a future date. In September and December 2011, the District moved approximately half of its balances in the FMIVT funds to the Florida Local Government Investment Trust (FLGIT), a pool sponsored by the Florida Association of Counties and Florida Association of County Clerks. At the end of FY 2011-2012, the District had \$1,362,238 invested in FLGIT and had an unrealized gain for the year of \$27,667. Further information can be found in Note 2 of the Notes to the Basic Financial Statements.

Investment earnings increased by 84.0 percent due to the introduction of the Florida Local Government Investment Pool into the investment portfolio. The District realized positive investment earnings totaling \$43,049 during the year.

Expenses

General government expenses of the District increased by \$100,956 compared to the prior year. Physical environment expenses, which are mainly for landscaping, irrigation, utilities and maintenance costs, increased by \$51,965 compared to the prior year. Transportation expenses, which are primarily electric utility costs related to street lighting, decreased by \$72,921. Interest on the long-term debt is the amount of interest paid to bondholders pertaining to the District's revenue bonds. The interest on the long-term debt decreased by \$235,542, and will continue to decrease as the existing bond issues are paid off and due to the lower interest rate on the Series 2011 and Series 2012 Special Assessment Refunding Bonds for Phases I and II, respectively. Total expenses declined by \$92,068 compared to the prior year.

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 2011-2012, the District's governmental funds reported combined ending fund balances of \$5,200,637, a decrease of \$570 in comparison with the end of fiscal year 2010-2011. Approximately 19.7 percent of this total amount (\$1,025,760) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is *restricted or committed* to indicate that it is not available for new spending because it has already been committed to renewal and replacement (\$2,643,546) or restricted to debt service (\$1,531,331).

The general fund is the chief operating fund of the District. At the end of fiscal year 2011-2012, unassigned fund balance was \$1,025,760, while total fund balance reached \$3,669,306. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 68.3 percent of total general fund expenditures, while total fund balance represents 244.2 percent of that same amount.

The debt service fund has a total fund balance of \$1,531,331 all of which is reserved for the payment of debt service. The net decrease in debt service fund balance was \$319,170. This decrease resulted primarily from the additional assessment prepayments used to reduce outstanding principal on the Series 2002 Assessment Bond Issue, prior to the May 2012 refunding of the bond issue. This fund's revenue is comprised entirely of special

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assessment proceeds and interest earnings on cash balances. The District issued \$5,732,031 in new debt and retired \$5,900,000 in the Series 2002 Special Assessment Revenue Bonds during fiscal year 2012. A \$1,421,717 reduction in the principal of outstanding bond issues occurred during the year.

General Fund Budgetary Highlights

During the year, there was no change in either the revenue projected or in the expenditure appropriations for the general fund between the original and final budget.

Capital Asset and Debt Administration

Capital Assets. The District's capital assets as of September 30, 2012 and September 30, 2011 amounted to \$19,750,375 and \$18,308,117, respectively. This is net of accumulated depreciation and includes land and improvements. The current year increase resulted from the donation of the Multi-modal path improvements address above, netted with annual depreciation expenses of \$637,797. 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. As of September 30, 2012 and September 30, 2011, the District had long-term debt outstanding of \$11,978,788 and \$13,400,505, respectively. Debt principal of \$5,900,000 was retired through refunding, while \$5,732,032 in new debt resulted from the issuance of the Special Assessment Refunding Assessment Bonds, Series 2012. 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 of the Notes to the Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate in Marion County where the District is located was 9.8 percent in September 2012 which is a decrease from a rate of 12.4 percent a year ago. This compares unfavorably with the State's average unemployment rate of 8.7 percent and the national average rate of 7.8 percent.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual increase for all urban consumers moved significantly lower from 3.87 percent in September 2011 to 1.99 percent in September 2012.

These factors were considered in preparing the Districts' budget for the 2012-2013 fiscal year. In FY 2012-2013, the annual maintenance assessment remains unchanged from the FY 2011-2012 amount. Total projected operating revenues have increased in the FY 2012-2013 budget by \$2,575, compared to the FY 2011-2012 final budget due to minor increases of all revenue accounts. The expenditure budget increased by \$153,591, primarily due to increases in the capital outlay account.

Requests for Information

The District's financial statements are designed to present users (citizens, 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. 4

Statement of Net Assets
September 30, 2012

	Governmental Activities
Assets:	
Cash and cash equivalents	\$ 2,399,595
Investments	2,853,373
Accrued interest receivable	198
Assessments receivable	12,217,684
Unamortized bond issuance costs	262,106
Capital assets, net of accumulated depreciation	19,750,375
Total assets	<u>37,483,331</u>
Liabilities:	
Accounts payable	46,725
Due to other governments	1,394
Other current liabilities	4,410
Accrued interest payable	221,484
Noncurrent liabilities:	
Due within one year	435,154
Due in more than one year	11,543,634
Total liabilities	<u>12,252,801</u>
Net Assets:	
Invested in capital, net of related debt	8,589,458
Restricted for debt service	12,971,767
Unrestricted	3,669,305
Total net assets	<u>\$ 25,230,530</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Statement of Activities

Year ended September 30, 2012

	Program revenues			Net (expense) revenue and changes in net assets		
	Functions/Programs	Charges for services	Operating contributions	Capital grants and contributions	Governmental activities	Total
Governmental activities:						
General government	\$ 385,062	2,154,592	-	-	1,769,530	1,769,530
Physical environment	887,222	-	-	1,999,757	1,112,535	1,112,535
Transportation	189,421	-	41,440	-	(147,981)	(147,981)
Interest on long-term debt	686,965	-	-	-	(686,965)	(686,965)
Depreciation (unallocated)	637,797	-	-	-	(637,797)	(637,797)
Total governmental activities	\$ 2,786,467	2,154,592	41,440	1,999,757	1,409,322	1,409,322
General revenue:						
Other revenues					4,573	4,573
Investment earnings					43,050	43,050
Total general revenues					47,623	47,623
Change in net assets					1,456,945	1,456,945
Net assets – beginning					23,773,585	23,773,585
Net assets – ending					25,230,530	25,230,530

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Balance Sheet – Governmental Funds

September 30, 2012

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
Assets:			
Cash and cash equivalents	\$ 868,462	-	868,462
Cash with fiscal agent	-	1,531,133	1,531,133
Investments	2,853,373	-	2,853,373
Accrued interest receivable	-	198	198
Assessments receivable	-	12,217,684	12,217,684
Total assets	<u>3,721,835</u>	<u>13,749,015</u>	<u>17,470,850</u>
Liabilities:			
Accounts payable	46,725	-	46,725
Due to other governments	1,394	-	1,394
Other current liabilities	4,410	-	4,410
Deferred assessment revenue	-	12,217,684	12,217,684
Total liabilities	<u>52,529</u>	<u>12,217,684</u>	<u>12,270,213</u>
Fund Balances:			
Restricted for debt service	-	1,531,331	1,531,331
Committed for renewal and replacement	2,643,546	-	2,643,546
Unassigned	1,025,760	-	1,025,760
Total fund balances	<u>3,669,306</u>	<u>1,531,331</u>	<u>5,200,637</u>
Total liabilities and fund balances	<u>\$ 3,721,835</u>	<u>13,749,015</u>	<u>17,470,850</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
 Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Assets
 September 30, 2012

Total fund balances, governmental funds	\$	5,200,637
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	\$ 25,623,574	
Less accumulated depreciation	<u>(5,873,199)</u>	19,750,375
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:		
Special assessment revenue bonds	(12,497,031)	
Accrued interest payable	<u>(221,484)</u>	(12,718,515)
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.		
		12,217,684
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		262,106
Deferred amount on refunding		518,243
Net assets of governmental activities	\$	<u><u>25,230,530</u></u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
Statement of Revenues, Expenditures and Changes in
Fund Balances – Governmental Funds
Year ended September 30, 2012

	General	Debt Service	Total
Revenues:			
Special assessments	\$ 1,734,897	1,817,664	3,552,561
Other revenues	46,013	-	46,013
Investment earnings	40,381	2,668	43,049
Total revenues	1,821,291	1,820,332	3,641,623
Expenditures:			
General government services	345,751	39,311	385,062
Physical environment	887,222	-	887,222
Transportation	189,421	-	189,421
Capital outlay	80,297	-	80,297
Debt service:			
Principal	-	981,000	981,000
Interest	-	804,130	804,130
Bond issuance costs	-	88,092	88,092
Total expenditures	1,502,691	1,912,533	3,415,224
Excess (deficiency) of revenues over expenses	318,600	(92,201)	226,399
Other financing sources (uses):			
Refunding bonds issued	-	5,732,031	5,732,031
Payment to refunded bond escrow agent	-	(5,959,000)	(5,959,000)
Total other financing sources (uses)	-	(226,969)	(226,969)
Net change in fund balances	318,600	(319,170)	(570)
Fund balances, beginning	3,350,706	1,850,501	5,201,207
Fund balances, ending	\$ 3,669,306	1,531,331	5,200,637

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
 Reconciliation of the Statement of Revenues, Expenditures, and Changes in
 Fund Balances – Governmental Funds to the Statement of Activities
 Year ended September 30, 2012

Net change in fund balances – total governmental funds	\$	(570)
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 net of capital purchases and donations.		
Capital outlay	\$ 80,297	
Donated capital	1,999,757	
Depreciation expense	<u>(637,797)</u>	1,442,257
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 expenditures amortized for the Series 2003, 2010 and 2012 Bonds in the current fiscal year.		
		(187,124)
This is the amount of new cost of issuance expenditures for the new Series 2012 Bonds issued in the current fiscal year.		
	<u>88,092</u>	(99,032)
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:		
Change in accrued interest		95,429
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, 2012	12,217,684	
Deferred assessment revenue as of September 30, 2011	<u>(13,615,653)</u>	(1,397,969)
Bond and loan proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net assets. Repayment of long-term debt is an expenditure in governmental funds but the repayment reduces long-term liabilities in the statement of net assets. This is the amount of principal issued.		
Bond proceeds (gross)		(5,732,031)
In governmental funds, the refunding costs are expended in the year incurred. In the statement of activities, the refunding costs are capitalized and expensed over the life of the bond. This represents the unamortized portion of these capitalized refunding costs. The cost of refunding that was expensed this year:		
Loss on refunding	234,600	
Less amortization on loss on refundings	<u>(25,739)</u>	208,861
Repayment of long-term liabilities is an expenditure in governmental funds, but the repayment reduces long-term liabilities in the statement of net assets.		
Principal payments	981,000	
Payment to bond escrow agent	<u>5,959,000</u>	6,940,000
Change in net assets of governmental activities	\$	<u><u>1,456,945</u></u>

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

General Fund

Year ended September 30, 2012

	Budgeted Amount		Actual	Variance with
	Original	Final	Amounts	final budget
Revenues:				
Special assessments, charges for public services	\$ 1,729,448	1,729,448	1,734,897	5,449
Local government unit grant - transportation	47,235	47,235	41,440	(5,795)
Other earnings	3,000	3,000	4,573	1,573
Investment earnings	2,300	2,300	40,381	38,081
Total revenues	1,781,983	1,781,983	1,821,291	39,308
Expenditures:				
General government:				
Personnel services	19,645	19,645	17,475	(2,170)
Professional services	304,148	308,148	301,463	(6,685)
Accounting and auditing	10,654	15,454	15,422	(32)
Other contractual services	1,638	2,288	2,297	9
Travel and per diem	1,200	1,200	-	(1,200)
Communication and freight	1,100	1,450	1,411	(39)
Utility services	217,300	214,800	211,435	(3,365)
Rental and leases	1,000	1,000	-	(1,000)
Insurance	5,000	5,000	5,000	-
Repairs and maintenance/landscape	844,651	837,351	800,703	(36,648)
Printing and binding	500	500	124	(376)
Other current charges	72,750	72,750	66,475	(6,275)
Operating supplies	500	500	589	89
Capital outlay	91,102	91,102	80,297	(10,805)
Total expenditures	1,571,188	1,571,188	1,502,691	(68,497)
Excess of revenues over expenditures	210,795	210,795	318,600	107,805
Other financing sources:				
Transfer in from other funds	(268,882)	(268,882)	-	268,882
Total other financing sources	(268,882)	(268,882)	-	268,882
Net change in fund balance	(58,087)	(58,087)	318,600	376,687
Fund balance, beginning	3,350,706	3,350,706	3,350,706	-
Fund balance, ending	\$ 3,292,619	3,292,619	3,669,306	376,687

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Notes to Basic Financial Statements

September 30, 2012

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

Village Community Development District No. 4 (the District) was established in 2000 for the purpose of planning, financing, constructing, operating, and maintaining certain community-wide infrastructure for a community development district located entirely within Marion County, Florida. The District was created by Marion County Commission Ordinance No. 00-06 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, 2012, each member of the Board of Supervisors is an elected resident of the District.

The District boundary consists of approximately 1,186 acres in the southern portion of the county. Development includes construction of 5,132 residential units. The land within the District is part of the active adult retirement community known as "The Villages". The Villages consists of approximately 21,812 acres spanning the borders of Lake, Sumter and Marion Counties, the City of Wildwood and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 56,294 residences and 110,336 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. All of the residential units in Village Community Development District No. 4 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 District Nos. 8 and 9, south of District No. 4.

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 thirteen 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. 4
Notes to Basic Financial Statements
September 30, 2012

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

- 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 will be funded through commercial maintenance assessments as the new downtown area builds out. Currently, the District is funded through Developer contributions.
- 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 includes construction of 6,697 residential units, of which 15 remain unsold.
- Village CDD No. 7 (Sumter County) – This CDD’s boundary consists of approximately 976 acres in the northeast corner of the county. Planned 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 underway.
- 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 underway.
- Village CDD No. 10 (Sumter County) – This CDD’s boundary consists of approximately 1,489.5 acres in the northeast corner of the county. Planned development includes construction of 6,200 residential units. The first Phase Infrastructure Assessment Bonds were issued December 18, 2012, and active development is anticipated to begin in FY 2012-2013.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Notes to Basic Financial Statements

September 30, 2012

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

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.

(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.

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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
Notes to Basic Financial Statements
September 30, 2012

(1) Summary of Significant Accounting Policies (continued)

(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 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

The following are the District's two major governmental funds. The District has no non-major 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
- Florida State Board of Administration's Local Government Investment Pool (SBA LGIP).

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
Notes to Basic Financial Statements
September 30, 2012

(1) Summary of Significant Accounting Policies (continued)

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

1. Deposits and Investments

The money market mutual funds and repurchase agreements 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. In September 2009, the District opened an account in the 0-2 Year High Quality Bond Fund, another pool operated by the FMIvT. In September 2011, the District opened an account with the Florida Local Government Investment Trust (FLGIT), sponsored by the Florida Association of Counties and the Florida Association of County Clerks. Approximately half of the balances in the FMIvT 0-2 Year High Quality Bond Fund were transferred to the FLGIT fund. In December 2011 approximately half of the balance in the FMIvT 1-3 Year High Quality Bond Fund was also transferred to the FLGIT fund. The FLGIT fund has an investment portfolio similar in duration to the FMIvT 1-3 Year High Quality Bond Fund. This change was done to improve liquidity, enhance diversification and slightly improve yield. The investment in these pools 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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Notes to Basic Financial Statements

September 30, 2012

(1) Summary of Significant Accounting Policies (continued)

3. Bond Issuance Costs

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.

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 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 Marion 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Notes to Basic Financial Statements

September 30, 2012

(1) Summary of Significant Accounting Policies (continued)

(f) Implementation of GASB 54

The Governmental Accounting Standards Board (GASB) has promulgated Statement No. 54, entitled Fund Balance Reporting and Governmental Fund Type Definitions. This new standard makes two major changes to the accounting for governmental funds. It became effective for all fiscal periods beginning after June 15, 2010 and the District has implemented this standard. The statement is designed to do two things. First, it clarifies the definition of what activities are to be reported within different types of governmental funds (general fund, special revenue fund type, capital project fund type, debt service fund type and permanent fund type). No changes were required by the District based on this standard clarification.

Second, it provides clearer fund balance definitions that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of resources reported in governmental funds as follows:

Non-spendable: Resources that can not be spent, such as for inventories.

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.

(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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Notes to Basic Financial Statements

September 30, 2012

(2) Deposits and Investments

As of September 30, 2012, the District had the following deposits and investments:

<u>Deposits and Investment Type</u>	<u>Fair Value at September 30, 2012</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Demand Deposits, CFB	\$ 253,002	1.0	n/a
Local Government Investment Pool, SBA	615,461	39.0	AAAm
U.S. Bank Money Market Mutual Funds, Federated	1,476,888	40.0	AAAm
U.S. Bank Money Market Mutual Funds, Fidelity	54,245	55.0	AAAm
Florida Local Government Investment Trust	1,362,238	759.2	AAAf/S1
0-2 Year High Quality Bond Fund, FMIvT	406,758	303.0	AAAf/S1
1-3 Year High Quality Bond Fund, FMIvT	1,084,376	609.6	AAA/v2
Total Fair Value	<u>\$ 5,252,968</u>		
Portfolio Weighted Average Maturity (WAM)		362.6	

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, 2012 was 362.6 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)). Fitch provides the ratings for the Florida Municipal Investment Trust (FMIvT) 1-3 Year High Quality Bond Fund, while S&P provides the ratings for the U.S. Bank money market accounts, the FMIvT 0-2 Year High Quality Bond Fund, the Florida Local Government Investment Trust (FLGIT) Fund, 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 cash equivalents and investments consist of funds placed with four entities:

- The State Board of Administration (SBA) 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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Notes to Basic Financial Statements

September 30, 2012

(2) Deposits and Investments (continued)

Credit Risk (continued)

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 Federated Prime Cash Obligations Fund and Fidelity Prime Money Market Portfolio Fund since August 1, 2010.
- The District has investments consisting of funds placed with the Florida League of Cities, Inc. for participation in the Florida Municipal Investment Trust (FMIVT) investment pools. The pools are authorized investments consistent with Section 218.415(16)(a), Florida Statutes and the District's investment policy. The District owns shares in the 0-2 Year High Quality Bond Fund and the 1-3 Year High Quality Bond Fund, both pools 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, 2012, the FMIVT had recorded an unrealized gain of \$9,030 during the current year.
- The District initiated investments in the Florida Local Government Investment Trust (FLGIT), a pool sponsored by the Florida Association of Counties and the Florida Association of County Clerks, on September 2, 2010. Initially amounts were moved from the FMIVT 0-2 Year Bond Fund to establish the FLGIT investment. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes and the District's investment policy. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2012, the FLGIT had achieved unrealized gains of \$27,667.
- In total, the District recognized investment earnings of \$43,049 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Notes to Basic Financial Statements

September 30, 2012

(2) Deposits and Investments (continued)

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 include:

- 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
Notes to Basic Financial Statements
September 30, 2012

(3) Capital Assets

Capital asset activity for the year ended September 30, 2012 was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 566,004	-	-	566,004
Assets being depreciated:				
Furniture & equipment	6,646	-	-	6,646
Improvements other than buildings	22,970,870	2,080,054	-	25,050,924
	<u>22,977,516</u>	<u>2,080,054</u>	<u>-</u>	<u>25,057,570</u>
Less accumulated depreciation for:				
Furniture & equipment	(69)	(166)	-	(235)
Improvements other than buildings	(5,235,333)	(637,631)	-	(5,872,964)
	<u>(5,235,402)</u>	<u>(637,797)</u>	<u>-</u>	<u>(5,873,199)</u>
Total assets being depreciated, net	<u>17,742,114</u>	<u>1,442,257</u>	<u>-</u>	<u>19,184,371</u>
Governmental activities, capital assets, net	<u>\$ 18,308,118</u>	<u>1,442,257</u>	<u>-</u>	<u>19,750,375</u>

Of the improvements to building capital increase during FY 2011-2012, \$1,999,757 of the increase in capital assets resulted from the donation of Multi-modal path improvements by the Villages Community Development District to District No. 4.

(4) Long-term Debt

Long-term debt consisted of the following as of September 30, 2012:

\$930,000 Special Assessment Revenue Bonds, Series 2003 principal installments ranging from \$10,000 to \$35,000 through May 2033 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. The interest rate is 6.5%. \$ 420,000

\$7,050,000 Special Assessment Revenue Bonds, Series 2010 principal installments ranging from \$235,000 to \$490,000 through May 2031 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 rates range from 2.00% to 5.00%. 6,345,000

\$5,732,031 Special Assessment Revenue Bonds, Series 2012 principal installments ranging from \$190,154 to \$405,261 through May 2032 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. The interest rate is 4.09%. 5,732,031

Total long-term debt	<u>12,497,031</u>
Less cumulative loss on refundings	(518,243)
Less current installments of bonds payable	(435,154)
Revenue bonds payable less current installments	<u>\$ 11,543,634</u>

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
Notes to Basic Financial Statements
September 30, 2012

(4) Long-term Debt (continued)

The Special Assessment Revenue Bonds, Series 2002 in the amount of \$5,900,000 were called and defeased on May 1, 2012. A one (1) percent prepayment premium of \$59,000 was also paid as required in the Indenture of Trust. These bonds were replaced by the Special Assessment Refunding Revenue Bonds Series 2012, which were issued in the form of a bank loan with BB&T Bank in the amount of \$5,732,031 and available funds in the debt service fund. The interest rate nominally 4.09% has an all-in total interest cost of 4.276305% when all issuance costs are included. The net present value of savings resulting from this refunding was \$1,429,491.65, which will be shared by the District and the property owners who have not yet paid off their assessments in Phase II of the District.

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, 2012 are as follows:

Fiscal year ending September 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2013	\$ 435,154	531,561	966,715
2014	447,963	517,847	965,810
2015	460,403	503,100	963,503
2016	482,460	487,311	969,771
2017	498,979	470,117	969,096
2018-2022	2,815,182	2,039,076	4,854,258
2023-2027	3,469,082	1,386,938	4,856,020
2028-2032	3,852,808	512,124	4,364,932
2033	35,000	2,275	37,275
Total	\$ <u>12,497,031</u>	<u>6,450,349</u>	<u>18,947,380</u>

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	\$ 13,705,000	5,732,031	(6,940,000)	12,497,031	435,154
Less:					
Cumulative loss on refundings	(304,495)	(234,600)	20,852	(518,243)	-
Long-term debt	\$ <u>13,400,505</u>	<u>5,497,431</u>	<u>(6,919,148)</u>	<u>11,978,788</u>	<u>435,154</u>

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4
Notes to Basic Financial Statements
September 30, 2012

(4) Long-term Debt (continued)

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, 2012 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, 2012.

<u>Description of Bonds</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 2010	Special Assessments Phase I	\$ 835,996	\$ 714,889	100%	\$ 9,662,914	2031
Special Assessment Revenue Bonds, Series 2002	Special Assessments Phase II	918,151	845,828	100%	-	refunded
Special Assessment Revenue Bonds, Series 2012	Special Assessments Phase II	\$ 5,732,031	6,104,000	100%	8,502,416	2032
Special Assessment Revenue Bonds, Series 2003	Special Assessments Phase III	\$ 66,184	\$ 79,413	100%	\$ 782,050	2033

(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 \$175,529 for the year ended September 30, 2012.

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 FY 2011-2012, the Center District began paying for information system support, with these expenses then passed on in a prorated basis to District No. 4. These costs for the year ended September 30, 2012 were \$6,034.

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.

(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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 4

Notes to Basic Financial Statements

September 30, 2012

(7) Contingent Liability

In July 2012, it was discovered that District No. 4 and Village Community Development District Nos. 1, 2, 3 and 5-9 had been incorrectly computing the amount of interest due on the final annual installment of Special Assessment Debt, when a property owner paid off the outstanding assessment in full. This error resulted from the fact that assessment payoffs often occurred after the annual assessment rolls had been submitted to the County Tax Collector each year for billing. The District established a refund application process in November 2012 for those individuals that have overpaid their final interest installment. The exact amount of refunds that will be made is unknown, but the maximum estimated cost of these refunds to the District is \$45,533.

**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. 4
The Villages, Florida

We have audited the financial statements of the governmental activities and each major fund of Village Community Development District No. 4 (the District), as of and for the year ended September 30, 2012, which collectively comprise the District's basic financial statements and have issued our report thereon dated January 31, 2013. 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

Management of the District is responsible for establishing and maintaining effective 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.

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*.

Certified Public Accountants

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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. 4
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)**

This report is intended solely for the information and use of management, the Board of Supervisors, and others within the entity and is not intended to be and should not be used by anyone other than these specified parties.

Purvis, Gray and Company, LLP

January 31, 2013
Ocala, Florida

MANAGEMENT LETTER

Board of Supervisors
Village Community Development District No. 4
The Villages, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of Village Community Development District No. 4 (the District), as of and for the fiscal year ended September 30, 2012, and have issued our report thereon dated January 31, 2013.

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 that report, which is dated January 31, 2013, 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. There were no findings or recommendations made in the preceding audit report.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires our audit to include a review of the provision of Section 218.415, Florida Statutes, regarding the 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 occurred, or are likely to have occurred, 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.

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) deficiencies in internal control that are not significant deficiencies. 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. 4
The Villages, Florida

MANAGEMENT LETTER
(Concluded)

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, 2012, 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, 2012, 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, 2012. In connection with our audit, we determined that these two reports agree.

Pursuant to Sections 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

January 31, 2013
Ocala, Florida



February 1, 2013

Board of Supervisors
Village Community Development District No. 4
The Villages, Florida 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for fiscal year 2011-2012 for Village Community Development District No. 4. We are proud to report that this audit has an unqualified opinion.

There are no internal control comments, material weaknesses or compliance issues identified and reported. No prior year comments were identified as all have been corrected in previous years 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. 4 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 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. 4
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