



VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Basic Financial Statements

September 30, 2013

(With Independent Auditors' Report Thereon)

Village Community Development District No. 1
3201 Wedgewood Lane, The Villages, FL 32162
Business Telephone (352) 753-0421 Business Fax (352) 751-3901

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Table of Contents

	Page
Financial Section	
Independent Auditors' Report on the Financial Statements	1
Management's Discussion and Analysis (UNAUDITED)	3
Basic Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Balance Sheet – Governmental Funds	11
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	15
Notes to Basic Financial Statements	16
Other Reports	
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 <i>Government Auditing Standards</i>	28
Management Letter	30
Management Response Letter	32



INDEPENDENT AUDITORS' REPORT

Board of Supervisors
Village Community Development District No. 1
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. 1 (the District) as of and for the year ended September 30, 2013, 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

Certified Public Accountants

P.O. Box 141270 • 222 N.E. 1st Street • Gainesville, Florida 32614-1270 • (352) 378-2461 • FAX (352) 378-2505
Laurel Ridge Professional Center • 2347 S.E. 17th Street • Ocala, Florida 34471 • (352) 732-3872 • FAX (352) 732-0542
443 East College Avenue • Tallahassee, Florida 32301 • (850) 224-7144 • FAX (850) 224-1762
5001 Lakewood Ranch Blvd. N., Suite 101 • Sarasota, Florida 34240 • (941) 907-0350 • FAX (941) 907-0309
MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

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

INDEPENDENT AUDITORS' REPORT
(Concluded)

Opinions

September 30, 2013, 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.

Adoption of New Accounting Standards

As discussed in Note 1 to the financial statements, for the year ended September 30, 2013, the District adopted new accounting guidance as follows:

- Governmental Accounting Standard Board (GASB) Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.
- GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*.

Our opinion is not modified with respect to this matter.

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 GASB, 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 22, 2014, 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 22, 2014
Ocala, Florida

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2013

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

Financial Highlights

- The assets of the District exceeded its liabilities as of September 30, 2013 by \$18,389,495 (net position). Of this amount, \$1,216,564 of unrestricted net position may be used to meet the District's ongoing obligations to residents and creditors.
- The District's total net position decreased by \$610,811. This decrease in net position resulted primarily from depreciation expenses for all capital assets of \$627,242 that are provided to reflect the using up over time of the value of items of capital equipment previously acquired, to allow for the planning of the timely replacement or renovation of these assets, when required. The annual decrease in net position resulting from depreciation expenses reflects the need of the District in future years to increase its budgetary allocation to build new assets or repair or upgrade existing assets as the assets continue to age.
- At the close of the Fiscal Year, the District's governmental funds reported combined fund balances of \$1,216,564, a net decrease of \$392,421, compared to the prior year. Of the total, \$596,937 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 \$596,937 or 44.3 percent of total General Fund annual expenditures. This provides a healthy contingency for unexpected expenditures.
- The District's total long-term debt decreased by \$145,000 during the current Fiscal Year. The remaining long-term debt for the Series 2003B Special Assessment Revenue Bond Issue was paid in full on the May 1, 2013 call date. The Series 2003A Special Assessment Revenue Bonds, were paid in full and retired on May 1, 2011. This payoff, two Fiscal Years earlier than scheduled, makes District No. 1 the first of the residential Districts to become debt free. For those property owners in Phase II of District No. 1 who had not yet paid their debt special assessments in full, there will be two more annual payments before the assessments are completed. Residual Phase II Debt Service Fund balances of \$56,719 were transferred to the General Fund along with \$3,625 in subsequent assessment payments received. This total of \$60,344, along with the future debt assessment receipts are committed to expenditure on capital projects that benefit the properties in Phase II of the District.
- Special assessments are shown as assessments receivable. At the fund level, there is an offsetting line item for unavailable revenue pertaining to assessments due in future years. Assessments receivable decreased by \$140,562 during the year and has a September 30, 2013 balance of \$146,244. All residual debt assessments previously received from Phase I were fully expended as part of the FY 2012-2013 capital project execution.
- The Fiscal Year 2012-2013 capital project plan included \$472,854 in expenditures, of which \$401,574 were capitalized as new fixed assets, and the balance of \$74,280 did not meet the District's capitalization criteria and were expensed as maintenance and repair. The largest project capitalized was the Morse Boulevard Irrigation Project for \$345,146, which came in \$274,854 under budget.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Village Community Development District No. 1's basic financial statements. The District's basic financial statements comprise three components:

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
Management's Discussion and Analysis
(UNAUDITED)
September 30, 2013

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*. The District is implementing Governmental Accounting Standards Statements Nos. 63 and 65 this Fiscal Year which introduce the term *net position* in place of *net assets*. A further discussion of the standards changes promulgated by the Governmental Accounting Standards Board (GASB) is contained in footnote 1. 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. 1 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 the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected assessments).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general government and debt service. The District has no business-type activities. The District also has no component units, as all functions are performed by the primary government. The government-wide financial statements are provided on pages 9-10 of this report.

The Fund Financial Statements, which report by individual fund, begin on page 11. Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village Community Development District No. 1, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are considered governmental funds. There are no proprietary or fiduciary funds maintained by the District. The fund financial statements present information in more detail than the government-wide financial statements. Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model. The District has also implemented GASB Statement No. 54 in prior year reports, and the new terminology introduced by GASB Statement No. 54 continues to be used within the equity section of governmental statements to describe the components of fund balance.

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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
Management's Discussion and Analysis
(UNAUDITED)
September 30, 2013

governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District maintained two individual governmental funds during the year. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the General Fund and Debt Service Fund, both of which are considered to be major funds.

The District adopts an annual appropriated budget for its General Fund 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.

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, 2013 and September 30, 2012 were \$18.389 million and \$19.0 million, respectively, representing a decrease of approximately \$611,000. The District's revenues for the years ended September 30, 2013 and September 30, 2012, including assessments and investment earnings, were approximately \$968,000 and \$1,622,000, respectively. The District's expenses for the years ended September 30, 2013 and September 30, 2012 were \$1.579 million and \$1.434 million, respectively. Table 1, below, reflects the summary statement of net position for the current year and prior year.

Table 1

	Net Position	
	Governmental Activities	
	September 30, 2013	September 30, 2012
Assets:		
Current and other assets	\$ 1,231,788	1,633,233
Assessments receivable	146,244	286,806
Capital assets - net	17,026,687	17,252,355
Total assets	18,404,719	19,172,394
Liabilities:		
Current and other liabilities	15,224	27,088
Noncurrent liabilities:		
Due within one year	-	45,000
Due in more than one year	-	100,000
Total liabilities	15,224	172,088
Net position:		
Net investment in capital assets	17,026,687	17,122,582
Restricted for debt service	-	397,969
Unrestricted	1,362,808	1,479,755
Total net position	\$ 18,389,495	19,000,306

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
Management's Discussion and Analysis
(UNAUDITED)
September 30, 2013

The majority of the District's net position (92.3 percent) relate to investments in capital assets, less any related debt outstanding, used to acquire those capital assets. There are no longer any amounts restricted for debt service as all District debt was retired at the end of the Fiscal Year. The remaining 7.4 percent represents unrestricted assets.

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

	Governmental Activities	
	September 30, 2013	September 30, 2012
Revenues:		
Special assessments	\$ 934,412	885,575
Other revenues	30,794	67,399
Investment earnings	2,958	15,857
Contributions and donations	-	653,331
Total revenues	<u>968,164</u>	<u>1,622,162</u>
Expenses:		
General government services	288,437	289,452
Other physical environment	549,709	399,487
Transportation	109,817	111,093
Interest on long-term debt	3,770	11,600
Depreciation (unallocated)	627,242	621,944
Total expenses	<u>1,578,975</u>	<u>1,433,576</u>
Increase (Decrease) in net position	<u>\$ (610,811)</u>	<u>188,586</u>

Revenues

Revenues include assessments placed on District landowners for maintenance and debt service. Other revenue includes reimbursements from Sumter County for the District's maintaining county road right-of-ways. Investment earnings on cash balances held during the year make the final source of revenue to the District. Special Assessment revenue increased by \$48,837 in Fiscal Year 2013 compared to Fiscal Year 2012, largely due to a ten (10) percent increase in annual maintenance assessments, and partially offset by declining debt service assessments.

Investment earnings decreased by 81.4 percent to \$2,958 based on smaller investment balances and a significant reduction in fixed income interest rates for money market and short duration bond funds. The latter were positioned defensively throughout the year based on anticipation that interest rates would increase in the future.

Expenses

General government expenses of the District decreased by \$1,015 compared to the prior year. Physical environment expenses are mainly for landscaping, irrigation, some utilities and maintenance costs. These

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2013

expenses increased by \$150,222, compared to the prior year primarily due to new capital projects for Morse Boulevard Irrigation Replacement and Rick Murray Preserve Fence Replacement. Transportation expenses primarily relate to the cost of electric utilities for the streetlights on the District roads and road repair projects on Villa Roads. These expenses were down \$1,276 compared to the prior year. Interest on the long-term debt is the amount of interest paid to bondholders pertaining to the District's revenue bonds. The interest expense decreased by \$7,830 compared to the prior year as the remaining bonds were paid off on May 1, 2013.

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, the District's governmental funds reported combined ending fund balances of \$1,216,564, a decrease of \$392,421 in comparison with the end of Fiscal Year 2012. Approximately 49.1 percent of this total amount, \$596,937, constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is *committed* to indicate that it is not available for new spending because it has already been committed (\$559,283 to renewal and replacement and \$60,344 for capital projects).

The General Fund is the chief operating fund of the District. At the end of Fiscal Year 2013, unassigned fund balance was \$596,937, while total fund balance reached \$1,216,564. 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 44.3 percent of total annual General Fund expenditures, while total fund balance represents 90.2 percent of that same amount. Both of these percentages are significantly lower than in the prior year, as General Fund resources were used to fund major capital projects in Fiscal Year 2012-2013.

The Debt Service Fund balance was reduced to zero during the year as the final bonds were paid in full. All of the remaining assessments receivable will be used for future capital projects in Phase II of the District. No new debt was issued by the District during Fiscal Year 2012-2013.

General Fund Budgetary Highlights

During the year, there was an increase in the total appropriations for the General Fund between the original and final budget of \$56,378 primarily due to increased landscaping repair and maintenance adjustments. There was no change in the revenue budget.

Capital Asset and Debt Administration

Capital Assets. The District's capital assets as of September 30, 2013 and September 30, 2012 amounted to \$17,026,687 and \$17,252,355, respectively. This is net of accumulated depreciation and includes land and improvements as well as furniture, fixtures and equipment. The decrease resulted from annual depreciation expenses exceeding the amount of new capital assets added during the year. Additional information regarding the District's capital assets can be found in Note 3 of the Notes to the Basic Financial Statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2013

Long-term Debt. As of September 30, 2013 and September 30, 2012, the District had long-term debt outstanding of zero and \$145,000, respectively. A total of \$145,000 in debt principal was retired, while no new debt was issued by the District during the year. The District is now debt free. 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 5.7 percent in September 2013 which is a decrease from a rate of 6.9 percent a year ago. This compares favorably with the State's average unemployment rate of 6.9 percent and is below the national average rate of 7.0 percent.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual increase for all urban consumers decreased significantly from 1.99 percent in September 2012 to 0.92 percent in September 2013.

These factors were considered in preparing the Districts' budget for the 2014 Fiscal Year. In Fiscal Year 2013-2014, the annual maintenance assessment are the same as the Fiscal Year 2012-2013 amounts and the debt service assessments have been slightly reduced as more of the outstanding bond amounts have been paid off and only two annual assessment installments exist in Phase II of the District. Total annual projected revenues have increased in the Fiscal Year 2013-2014 budget by \$90,480, compared to the Fiscal Year 2012-2013 final budget. This was due primarily to the projected increase in debt service assessments collected in the General Fund increasing by \$80,000. Total projected expenditures have decreased by \$638,727. The decrease in projected capital expenditures is \$631,560, accounting for almost all of the decrease. The large capital expenditure decrease next year results from completion of the Morse Boulevard Irrigation Replacement project, which was finished in Fiscal Year 2012-2013.

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 3201 Wedgewood Lane, The Villages, FL 32162; Telephone (352) 753-0421.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Statement of Net Position

September 30, 2013

		Governmental Activities
Assets		
Cash and cash equivalents	\$	149,746
Investments		1,074,688
Accrued interest receivable		2
Accounts receivable		7,352
Assessments receivable		146,244
Capital assets, net of accumulated depreciation		<u>17,026,687</u>
Total assets		<u>18,404,719</u>
Liabilities		
Accounts payable		14,158
Due to other governments		<u>1,066</u>
Total liabilities		<u>15,224</u>
Net Position		
Net investment in capital assets		17,026,687
Unrestricted		<u>1,362,808</u>
Total net position	\$	<u><u>18,389,495</u></u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Statement of Activities
Year ended September 30, 2013

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program revenues</u>			<u>Net (expense) revenue and changes in net assets</u>	
		<u>Charges for services</u>	<u>Operating contributions</u>	<u>Capital grants and contributions</u>	<u>Governmental activities</u>	<u>Total</u>
Governmental activities:						
General government services	\$ 288,437	934,412	-	-	645,975	645,975
Other physical environment	549,709	-	-	-	(549,709)	(549,709)
Transportation	109,817	-	29,410	-	(80,407)	(80,407)
Interest on long-term debt	3,770	-	-	-	(3,770)	(3,770)
Depreciation (unallocated)	627,242	-	-	-	(627,242)	(627,242)
Total governmental activities	\$ <u>1,578,975</u>	<u>934,412</u>	<u>29,410</u>	<u>-</u>	<u>(615,153)</u>	<u>(615,153)</u>
General revenue:						
Other revenues					\$ 1,384	1,384
Investment earnings					2,958	2,958
Total general revenues					<u>4,342</u>	<u>4,342</u>
Change in net position					(610,811)	(610,811)
Net position – beginning					<u>19,000,306</u>	<u>19,000,306</u>
Net position – ending					\$ <u>18,389,495</u>	<u>18,389,495</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Balance Sheet – Governmental Funds

September 30, 2013

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
Assets:			
Cash and cash equivalents	\$ 149,746	-	149,746
Investments	1,074,688	-	1,074,688
Due from other governments	7,352	-	7,352
Accrued interest receivable	2	-	2
Assessments receivable	-	146,244	146,244
Total assets	<u>1,231,788</u>	<u>146,244</u>	<u>1,378,032</u>
Liabilities:			
Accounts payable	14,158	-	14,158
Due to other governments	1,066	-	1,066
Total liabilities	<u>15,224</u>	<u>-</u>	<u>15,224</u>
Deferred inflows of resources:			
Unavailable special assessment revenue	<u>-</u>	<u>146,244</u>	<u>146,244</u>
Fund balances:			
Committed for capital projects	60,344	-	60,344
Committed for renewal and replacement	559,283	-	559,283
Unassigned	596,937	-	596,937
Total fund balances	<u>1,216,564</u>	<u>-</u>	<u>1,216,564</u>
Total liabilities and fund balances	\$ <u>1,231,788</u>	<u>146,244</u>	<u>1,378,032</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position
September 30, 2013

Total fund balances, governmental funds		\$	1,216,564
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	\$	25,986,598	
Less accumulated depreciation		<u>(8,959,911)</u>	17,026,687
Unavailable special assessment revenue reported in the funds is added to the balance of net position restricted for capital projects to reflect the revenue as recorded when the total assessment is levied.			<u>146,244</u>
Net position of governmental activities	\$		<u><u>18,389,495</u></u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Statement of Revenues, Expenditures and Changes in

Fund Balances – Governmental Funds

Year ended September 30, 2013

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
Revenues:			
Special assessments	\$ 994,649	80,325	1,074,974
Other revenues	30,794	-	30,794
Investment earnings	2,902	56	2,958
Total revenues	<u>1,028,345</u>	<u>80,381</u>	<u>1,108,726</u>
Expenditures:			
General government services	286,873	1,564	288,437
Physical environment	549,709	-	549,709
Transportation	109,817	-	109,817
Capital outlay	401,574	-	401,574
Debt service:			
Principal	-	145,000	145,000
Interest	-	6,227	6,227
Other debt service administrative costs	283	100	383
Total expenditures	<u>1,348,256</u>	<u>152,891</u>	<u>1,501,147</u>
Excess (deficiency) of revenues over expenditures	<u>(319,911)</u>	<u>(72,510)</u>	<u>(392,421)</u>
Other financing sources (uses):			
Transfers in (out)	<u>56,719</u>	<u>(56,719)</u>	<u>-</u>
Total other financing sources (uses)	<u>56,719</u>	<u>(56,719)</u>	<u>-</u>
Net change in fund balances	(263,192)	(129,229)	(392,421)
Fund balances, beginning	<u>1,479,756</u>	<u>129,229</u>	<u>1,608,985</u>
Fund balances, ending	<u>\$ 1,216,564</u>	<u>-</u>	<u>1,216,564</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1
 Reconciliation of the Statement of Revenues, Expenditures, and Changes in
 Fund Balances – Governmental Funds to the Statement of Activities
 Year ended September 30, 2013

Net change in fund balances – total governmental funds		\$ (392,421)
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 outlays		
Capital outlay	401,574	
Depreciation expense	<u>(627,242)</u>	(225,668)
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		2,840
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.		
Unearned assessment revenue as of September 30, 2013	146,244	
Unearned assessment revenue as of September 30, 2012	<u>(286,806)</u>	(140,562)
Repayment of bond principal is an expenditure in governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
		<u>145,000</u>
Change in net position of governmental activities		<u>\$ (610,811)</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

General Fund

Year ended September 30, 2013

	Budgeted Amount		Actual Amounts	Variance with final budget
	Original	Final		
Revenues:				
Special assessments, capital improvements	\$ -	-	3,666	3,666
Special assessments, charges for public services	986,846	986,846	990,983	4,137
Local government unit grant - transportation	29,410	29,410	29,410	-
Other general government charges and fees	3,000	3,000	1,384	(1,616)
Investment earnings and other income	1,050	1,050	2,902	1,852
Total revenues	1,020,306	1,020,306	1,028,345	8,039
Expenditures:				
Personnel services	19,422	19,422	16,627	2,795
Professional services	261,402	261,402	248,132	13,270
Accounting & auditing	10,654	10,654	10,654	-
Other contractual services	1,932	1,932	2,298	(366)
Travel & per diem	3,000	3,000	2,043	957
Communication and freight	1,500	1,500	-	1,500
Utility services	144,140	144,140	128,824	15,316
Rentals and leases	500	500	-	500
Insurance	5,500	5,500	5,402	98
Repairs and maintenance/landscape	433,828	475,681	530,246	(54,565)
Printing and binding	500	500	108	392
Other current charges	3,050	3,050	1,610	1,440
Operating supplies	500	500	455	45
Debt service payments	-	-	283	(283)
Capital outlay:	830,695	845,220	401,574	443,646
Total general government expenditures	1,716,623	1,773,001	1,348,256	424,745
Excess of revenues over expenditures	(696,317)	(752,695)	(319,911)	432,784
Other financing sources:				
Transfers in (out)	(75,000)	(75,000)	56,719	131,719
Total other financing sources	(75,000)	(75,000)	56,719	131,719
Net change in fund balance	(771,317)	(827,695)	(263,192)	564,503
Fund balance, beginning	1,479,756	1,479,756	1,479,756	-
Fund balance, ending	\$ 708,439	652,061	1,216,564	564,503

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

Village Community Development District No. 1 (the District) was established in 1992 for the purpose of planning, financing, constructing, operating, and maintaining certain community-wide infrastructure for a community development district located entirely within Sumter County, Florida. The District was created by Sumter County Commission Ordinance No. 92-2 pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors. As of September 30, 2013, each member of the Board of Supervisors is an elected resident of the District.

The District boundary consists of approximately 993 acres in the northeast corner of the county. Planned development includes construction of 3,420 residential units. The land within the District is part of the active adult retirement community known as "The Villages". The Villages consists of approximately 22,590 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 58,775 residences and 111,672 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. 1 have been completed by the developer and sold to the current residents of the District. The Villages continues to be developed by the developer, a family-owned business established for the single purpose of developing The Villages. Most current development is being performed in District Nos. 9 and 10 south and west of District No. 1.

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

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

The Developer has formed the following community development districts:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation and security services, and fire protection and paramedic services to the residents. The cost of operations is funded by amenity and utility fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.
- Sumter Landing CDD (Sumter County) – This CDD provides recreation and security services to the residents. The cost of operations is funded by amenity fees that residents pay monthly. This CDD also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(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 is funded through commercial maintenance assessments and Developer contributions 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 9 remain unsold as of September 30, 2013.
- 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 underway.
- 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. The first Phase I Infrastructure Assessment Bonds were issued December 18, 2012, and active development began in Fiscal Year 2012-2013 with 462 homes sold by September 30, 2013.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(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 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. Previously called the Statement of Net Assets, the Statement of Net Position also addresses deferred inflows and deferred outflows as a result of implementation of GASB 63 and 65 in this Fiscal Year 2012-2013 financial report. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

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

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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(1) Summary of Significant Accounting Policies (continued)

(b) Basic Financial Statements (continued)

Unrestricted net position represent 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 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(1) Summary of Significant Accounting Policies (continued)

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

The following are the District's major governmental funds:

General Fund

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

Debt Service Fund

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

(d) Budgetary Data

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

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

(e) Assets, Liabilities, and Net position 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)

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

In May 2008, the District transferred amounts approximately equal to its long-term reserved fund balances (less debt service reserves maintained with the bond trustee) into the Florida Municipal Investment Trust (FMIVT) operated by the Florida League of Cities. The investment was placed into the FMIVT's 1-3 Year High Quality Bond Fund. In December 2010 approximately half of the balances in the FMIVT were transferred to the Florida Local Government Investment Trust operated by the Florida Association of Counties and the Florida Association of County Clerks. This transfer was made to further diversify the District's investments and improve liquidity. The investment in both 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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(1) Summary of Significant Accounting Policies (continued)

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

2. Capital Assets (continued)

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.

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 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 at any time 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 levied 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(1) Summary of Significant Accounting Policies (continued)

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

4. Assessments (continued)

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

The District is implementing the following GASB Statements during the year that ended September 30, 2013. Statement No. 65 is being early implemented so as to implement it at the same time as the implementation of Statement No. 63.

1. Statement No. 63, "Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position." This Statement provides guidance for certain items formally classified as assets and liabilities. The Statement redefines these as "deferred outflows of resources" (formally assets) and "deferred inflows of resources" (formally liabilities). Each new category must have its own Statement of Net Position section. GASB 63 also requires that the last line of the statements formally called "Net assets" now be titled "Net position" to reflect the new classifications. In addition, "Capital assets, net of debt" will now be titled "Net investment in capital assets" in order properly present the total of the items.

2. Statement No. 65, "Items Previously Reported as Assets and Liabilities." This statement provides more guidance for the items listed in GASB 63, and adds additional changes. It requires that statements avoid the use of the word "deferred" except as it relates to items that are deferred outflows or are deferred inflows. It addresses the calculation of a deferred outflow or inflow for the refunding of debt. For non-exchange transactions like grants, amounts received before the time period of eligibility are treated as deferred inflows. This Statement also addresses taxes received prior to the period to which they relate. GASB 65 also requires debt issuance costs to be expensed in the period that the debt was issued. In the past, subsequent to the implementation of GASB 34, these costs were amortized over the life of the issue. The effects of this change are required to be disclosed on the statements in the period it is implemented. Losses on debt refundings are not expenses, but rather, treated as deferred outflows. For operating leases, any initial direct costs are recognized in the period incurred, instead of being amortized over the life of the lease. When an

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(1) Summary of Significant Accounting Policies (continued)

(f) Implementation of Governmental Accounting Standards Statements (continued)

asset is recorded in governmental fund statements, but the revenue is not available until a future period, a deferred inflow is reported until the revenue becomes available.

(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, 2013, the District had the following deposits and investments:

<u>Deposits and Investment Type</u>	<u>Fair Value at September 30, 2013</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Demand Deposits, CFB	\$ 149,634	1.0	n/a
Local Government Investment Pool, SBA	112	44.0	AAAm
Florida Local Government Investment Trust	491,379	741.0	AAAf/S1
1-3 Year High Quality Bond Fund, FMIvT	583,309	554.8	AAA/v2
Total Fair Value	<u>\$ 1,224,434</u>		
Portfolio Weighted Average Maturity (WAM)		561.8	

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years as provided in the District Investment Policy. The WAM on September 30, 2013 was 561.8 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 FMIvT, while S&P provides the ratings for the U.S. Bank money market funds, the Florida Local Government Investment Trust, and the SBA investment pool.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(2) Deposits and Investments (continued)

Credit Risk. (continued)

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

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

- The State Board of Administration for participation in the Local Government Surplus Funds Trust Fund investment pool created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in the Local Government Surplus Funds Trust Fund, a Securities and Exchange Commission Rule 2a7-like external investment pool, are reported at fair value which is amortized cost. The pool is rated AAAM by Standard and Poor's.
- Trust balances related to restricted debt service accounts are maintained with the District's trustee, U.S. Bank, and are invested in Fidelity Prime Fund, a money market mutual fund rated AAAM by Standard and Poor's.
- The District also has investments consisting of funds placed with the Florida League of Cities, Inc. for participation in the Florida Municipal Investment Trust (FMIvT) investment pool. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes and the District's investment policy. The District owns shares in the 1-3 Year High Quality Bond Fund, a pool operated by the FMIvT. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. As of September 30, 2013, the FMIvT had unrealized gains of \$240. The realization of these gains will only occur upon the future sale of the underlying shares.
- In December 2010, the District invested in shares of the Florida Local Government Investment Trust (FLGIT) operated by the Florida Association of Counties and Florida Association of County Clerks. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes and the District's investment policy. The transfer was done to further diversify the District's investment portfolio and improve liquidity. FLGIT recognized an unrealized gain of \$1,755 during Fiscal Year 2012-2013.
- In total, the District recognized interest and investment earnings of \$2,958 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. 1

Notes to Basic Financial Statements

September 30, 2013

(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 consist of:

- 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 depositors, 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. 1

Notes to Basic Financial Statements

September 30, 2013

(3) Capital Assets

Capital asset activity for the year ended September 30, 2013 was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 802,959	-	-	802,959
Construction in progress	19,223	345,146	-	364,369
Total assets not being depreciated	<u>822,182</u>	<u>345,146</u>	<u>-</u>	<u>1,167,328</u>
Assets being depreciated:				
Furniture and equipment	8,680	-	-	8,680
Improvements other than buildings	24,754,163	56,428	-	24,810,591
Total assets not being depreciated	<u>24,762,843</u>	<u>56,428</u>	<u>-</u>	<u>24,819,271</u>
Less accumulated depreciation for:				
Furniture and equipment	(8,680)	-	-	(8,680)
Improvements other than buildings	(8,323,990)	(627,242)	-	(8,951,232)
Total depreciation	<u>(8,332,670)</u>	<u>(627,242)</u>	<u>-</u>	<u>(8,959,912)</u>
Total assets being depreciated, net	<u>16,430,173</u>	<u>(570,814)</u>	<u>-</u>	<u>15,859,359</u>
Governmental activities, capital assets	\$ <u><u>17,252,355</u></u>	<u><u>(225,668)</u></u>	<u><u>-</u></u>	<u><u>17,026,687</u></u>

(4) Long-term Debt

The Series 2003B Special Assessment Revenue Bonds were retired utilizing available resources during the Fiscal Year ending September 30, 2013. The District no longer has any long term debt. As of September 30, 2013:

		<u>Beginning balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending balance</u>	<u>Due within one year</u>
Governmental activities:						
Bonds payable	\$	<u>145,000</u>	<u>-</u>	<u>145,000</u>	<u>-</u>	<u>-</u>
Long-term debt	\$	<u><u>145,000</u></u>	<u><u>-</u></u>	<u><u>145,000</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2013

(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 paid to Center District by the District for such services totaled \$157,031 for the year ended September 30, 2013.

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 2011-2012, the Center District began paying for information system support, with these expenses then passed on in a prorated basis to District No. 1. These costs for the year ended September 30, 2013 were \$13,272.

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.

(7) Contingent Liability

In July 2012, it was discovered that District No. 1 and Village Community Development District Nos. 2-9 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. District No. 1 has elected to apply the Statute of Limitation provided for in Chapter 95.11, Florida Statutes, to restrict the research and refund of erroneous payments to a four year period of time. 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 \$655. Refunds actually paid in Fiscal Year 2012-2013 were \$213.

**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. 1
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. 1 (the District) as of and for the year ended September 30, 2013, 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 22, 2014.

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 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. 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 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 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

P.O. Box 141270 • 222 N.E. 1st Street • Gainesville, Florida 32614-1270 • (352) 378-2461 • FAX (352) 378-2505
Laurel Ridge Professional Center • 2347 S.E. 17th Street • Ocala, Florida 34471 • (352) 732-3872 • FAX (352) 732-0542
443 East College Avenue • Tallahassee, Florida 32301 • (850) 224-7144 • FAX (850) 224-1762
5001 Lakewood Ranch Blvd. N., Suite 101 • Sarasota, Florida 34240 • (941) 907-0350 • FAX (941) 907-0309
MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

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

**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.

Purvis, Gray and Company, LLP

January 22, 2014
Ocala, Florida

MANAGEMENT LETTER

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

We have audited the accompanying financial statements of the governmental activities and each major fund of Village Community Development District No. 1 (the District) as of and for the fiscal year ended September 30, 2013, and have issued our report thereon dated January 22, 2014.

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*. 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 Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports which are dated January 22, 2014, 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 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.

Certified Public Accountants

P.O. Box 141270 • 222 N.E. 1st Street • Gainesville, Florida 32614-1270 • (352) 378-2461 • FAX (352) 378-2505
Laurel Ridge Professional Center • 2347 S.E. 17th Street • Ocala, Florida 34471 • (352) 732-3872 • FAX (352) 732-0542
443 East College Avenue • Tallahassee, Florida 32301 • (850) 224-7144 • FAX (850) 224-1762
5001 Lakewood Ranch Blvd. N., Suite 101 • Sarasota, Florida 34240 • (941) 907-0350 • FAX (941) 907-0309
MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

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

MANAGEMENT LETTER
(Concluded)

- Section 10.554(1)(i)5., *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, 2013, the District's basic financial statements for this information).
- Section 10.554(1)(i)6.(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)6.(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, 2013, 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, 2013. In connection with our audit, we determined that these two reports agree.
- Pursuant to Sections 10.554(1)(i)6.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.

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, 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 22, 2014
Ocala, Florida



January 27, 2014

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

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for fiscal year 2012-2013 for Village Community Development District No. 1. We are proud to report that this audit has an unqualified opinion.

There are no internal control deficiencies, 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. 1 continues to set an example for the appropriate management of Community Development Districts as conceived in Chapter 190, Florida Statutes. We would particularly like to commend the staff of the Villages District Finance 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. 1
3201 Wedgewood Lane, The Villages, Florida 32162
Business Phone: (352) 753-0421 Business Fax: (352) 751-3901