



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Basic Financial Statements

September 30, 2014

(With Independent Auditors' Report Thereon)

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

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## INDEPENDENT AUDITORS' REPORT

Board of Supervisors  
Village Community Development District No. 7  
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. 7 (the District) as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

### Opinions

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

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

Board of Supervisors  
Village Community Development District No. 7  
The Villages, Florida

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

**Opinions (Concluded)**

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

**Other Matters**

*Required Supplementary Information*

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

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards* we have also issued our report dated January 20, 2015, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*Purvis, Gray and Company, LLP*

January 20, 2015  
Ocala, Florida

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2014

The Village Community Development District No. 7 (the District) management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the District's financial activities; and (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges.

### Financial Highlights

- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2014, by \$77,951,444 (net position). Of this amount, \$2,917,636 of unrestricted net position may be used to meet the District's ongoing obligations to citizens and creditors.
- The District's total net position decreased by \$2,066,915. Depreciation of capital assets of \$2,204,182, which reflects the using up of the value of the capital assets over time, accounted for the reduction.
- At the close of the Fiscal Year, the District's governmental funds reported combined fund balances of \$5,671,052, a net decrease of \$219,795, compared to the prior year. An increase of \$137,985 occurred in the General Fund which was offset by a reduction of \$357,780 in the Debt Service Fund. The Debt Service Fund decrease resulted from the principal payments collected in the prior year being used to pay down the outstanding principal in the current year. Of the total fund balance, \$1,313,868 is available for spending at the District's discretion as *unassigned fund balance*.
- The District's total long-term debt principal payments totaled \$3,410,000 during the current Fiscal Year. The decrease relates to principal payments made on outstanding revenue bonds and the due to developer liability during the year ended September 30, 2014.
- At the end of the year, unassigned fund balance of the General Fund was \$1,313,868 or 72.1 percent of total General Fund annual expenditures, a healthy contingency for unexpected expenditures.
- Special assessments are shown as assessments receivable. At the fund level, there is an offsetting line item for unavailable revenue, a deferred inflow, pertaining to assessments due in future years. Assessments receivable decreased by \$3,129,308 during the year and has a September 30, 2014, balance of \$64,569,273.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Village Community Development District No. 7's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

**Government-wide Financial Statements.** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The **Statement of Net Position** presents information on all of the District's assets and deferred outflows compared to liabilities and deferred inflows, with the difference between the two reported as *net position*. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Village Community Development District No. 7 is improving or deteriorating.

The **Statement of Activities** presents information showing how the government's net position changed during the most recent Fiscal Year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of timing of related cash flows*. Thus, revenues and expenses are reported in this

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Management's Discussion and Analysis

(UNAUDITED)

September 30, 2014

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. 7, 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 its General and Debt Service Funds. 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.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2014

**Government-wide Financial Analysis**

The District's net position as of September 30, 2014, and September 30, 2013, were \$77.951 million and \$80.018 million, respectively, representing a decrease of approximately \$2.067 million. The District's revenues for the years ended September 30, 2014, and September 30, 2013, including assessments and investment earnings, were approximately \$5.665 million and \$4.342 million, respectively. The District's expenses for the years ended September 30, 2014, and September 30, 2013, were \$7.732 million and \$7.932 million, respectively.

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

**Table 1**

**Net Position**

	<b>Governmental Activities</b>	
	<b>September 30, 2014</b>	<b>September 30, 2013</b>
<b>Assets:</b>		
Current and other assets	\$ 6,150,453	6,352,597
Assessments receivable	64,569,273	67,698,581
Capital assets, net of accumulated depreciation	74,498,927	76,703,109
Total assets	145,218,653	150,754,287
<b>Liabilities:</b>		
Current and other liabilities	1,942,409	2,001,128
Long-term debt		
Due within one year	1,595,000	1,555,000
Due in more than one year	63,730,000	67,180,000
Total liabilities	67,267,409	70,736,128
<b>Net position:</b>		
Net investment in capital assets	9,275,845	8,069,885
Restricted for debt service	65,757,963	69,168,681
Unrestricted	2,917,636	2,779,593
Total net position	\$ 77,951,444	80,018,159

The majority of the District's net position (84.4%) is restricted for debt service. The resources required to repay this debt must be provided annually from assessments, since the capital assets themselves cannot be liquidated to pay the liabilities. The District's net position also include amounts invested in capital assets, after related debt is removed, and unrestricted net position.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2014

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

**Table 2**

**Changes in Net Position**

	<b>Governmental Activities</b>	
	<b>September 30, 2014</b>	<b>September 30, 2013</b>
Revenues:		
Special assessments	\$ 5,632,905	4,271,708
Intergovernmental revenue	5,174	61,881
Miscellaneous revenue	12,202	449
Investment income	14,490	8,435
Total revenues	<u>5,664,771</u>	<u>4,342,473</u>
Expenses:		
General government	413,915	429,101
Physical environment	1,399,945	1,406,527
Transportation	127,758	125,921
Interest on long-term debt	3,585,886	3,766,068
Depreciation (unallocated)	2,204,182	2,204,181
Total expenses	<u>7,731,686</u>	<u>7,931,798</u>
Increase (decrease) in net position	<u>\$ (2,066,915)</u>	<u>(3,589,325)</u>

**Revenues**

Revenues include special assessments on District landowners for maintenance and debt service. Intergovernmental revenue from Sumter County for the District's maintaining county road right-of-ways makes up a second category of revenue. Investment earnings on cash balances held during the year make the final source of revenue to the District. Special Assessment revenue in Fiscal Year 2013-2014 was \$5,632,905, as compared to \$4,271,708 in Fiscal Year 2012-2013, reflecting a \$1,361,197 increase. This was due to a 5% increase in maintenance assessments and additional bond assessment pre-payments.

Investment income was \$14,490 in Fiscal Year 2013-2014, up from \$8,435 in the prior year as money market interest rates improved and the longer term bond investments were positioned defensively in preparation for future interest rate increases.

Further information can be found in Note 2 of the Notes to Basic Financial Statements.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2014

### Expenses

General government expenses of the District decreased by \$15,186 compared to the prior year. Physical environment expenses, which are mainly for landscaping, irrigation, utilities and maintenance costs, decreased by \$6,582. Transportation expenses, which mainly are for electric utility costs for street lighting, increased by \$1,837 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. It declined by \$180,182 compared to the prior year as the amount of outstanding principal on the District Series 2006 Bonds is being reduced year-by-year. Depreciation expenses, which reflect the using up over time of the District's capital assets, remained stable.

### Financial Analysis of the Government's Funds

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

**Governmental Funds.** The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of a Fiscal Year. As of the end of Fiscal Year 2013-2014, the District's governmental funds reported combined ending fund balances of \$5,671,052, a decrease of \$219,795 in comparison with the end of Fiscal Year 2012-2013. Approximately 23.2 percent of this total amount, \$1,313,868, 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 restricted (\$3,199,578 for debt service), or committed (\$1,157,606 for renewal and replacement).

The General Fund is the chief operating fund of the District. At the end of Fiscal Year 2013-2014, unassigned fund balance was \$1,313,868. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 72.1 percent of annual General Fund expenditures, a healthy contingency.

The Debt Service Fund has a total fund balance of \$3,199,578, all of which is reserved for the payment of debt service. The net decrease in Debt Service Fund balance was \$357,780 as prepayments received in the prior year were used in the current year to pay down bond principal. This fund's revenue is comprised entirely of special assessment proceeds and interest earnings on cash balances. No new debt was issued by the District in Fiscal Year 2013-2014.

### General Fund Budgetary Highlights

During the year, there was a \$9,536 increase in the appropriations for the General Fund between the original and final budget. The increase was comprised mainly of an increase in the repairs and maintenance line item. There was no change in the revenue budget.

### Capital Asset and Debt Administration

**Capital Assets.** The District's capital assets as of September 30, 2014, and September 30, 2013, amounted to \$74,498,927 and \$76,703,109, respectively. This is net of accumulated depreciation and includes land and

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2014

improvements. The decrease resulted from the depreciation expense of \$2,204,182. Additional information regarding the District's capital assets can be found in Note 3 of the Notes to Basic Financial Statements.

**Long-term Debt.** As of September 30, 2014, and September 30, 2013, the District had long-term debt outstanding of \$65,325,000 and \$68,735,000, respectively. Bond debt principal of \$3,410,000 was retired. All of the debt is special assessment debt and is secured solely by special assessment revenue sources.

The Bond Indenture on the Series 2006 Special Assessment Revenue Bonds has a provision that makes it uneconomical to advance refund the Series 2006 Bonds. This limitation expires May 1, 2015, making a current refunding at 100% of par possible. The District intends to refund these bonds on May 1, 2015, with the anticipated net present value of interest savings approaching \$10 million during the remaining life of the bonds.

Additional information regarding the District's long-term debt can be found in Notes 4 and 7 of the Notes to Basic Financial Statements.

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

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

These factors were considered in preparing the District's budget for the 2014-2015 Fiscal Year. In Fiscal Year 2014-2015, the annual revenue budget has decreased by \$11,200 compared to the final budget in Fiscal Year 2013-2014. The decrease results from an \$11,200 refund from the Village Center Community Development District General Fund in 2013-2014 that is not expected again in the 2014-2015 budget. Expenses are projected to decrease by \$18,339, primarily as a result of an expected reduction in utility services expenses.

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

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Statement of Net Position

September 30, 2014

	<b>Governmental Activities</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 4,244,768
Investments	1,885,906
Due from other governments	19,696
Accounts receivable, other	11
Interest receivable	72
Assessments receivable	64,569,273
Capital assets:	
Non-depreciable	582,140
Depreciable, net of accumulated depreciation	73,916,787
Total assets	<u>145,218,653</u>
<b>Liabilities</b>	
Accounts payable	15,037
Due to other governments	18,402
Due to developer	445,962
Accrued interest payable	1,463,008
Long-term debt:	
Due within one year	1,595,000
Due in more than one year	63,730,000
Total liabilities	<u>67,267,409</u>
<b>Net Position</b>	
Net investment in capital assets	9,275,845
Restricted for debt service	65,757,963
Unrestricted	2,917,436
Total net position	<u>\$ 77,951,244</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Statement of Activities

Year Ended September 30, 2014

<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	\$ 413,915	5,632,905	-	-	5,218,990	5,218,990
Physical environment	1,399,945	-	-	-	(1,399,945)	(1,399,945)
Transportation	127,758	-	5,174	-	(122,584)	(122,584)
Interest on long-term debt	3,585,886	-	-	-	(3,585,886)	(3,585,886)
Depreciation (unallocated)	2,204,182	-	-	-	(2,204,182)	(2,204,182)
Total governmental activities	<u>7,731,686</u>	<u>5,632,905</u>	<u>5,174</u>	<u>-</u>	<u>(2,093,607)</u>	<u>(2,093,607)</u>
Total primary government	<u>7,731,686</u>	<u>5,632,905</u>	<u>5,174</u>	<u>-</u>	<u>(2,093,607)</u>	<u>(2,093,607)</u>
General revenues:						
Other revenues					12,202	12,202
Investment earnings					14,490	14,490
Total general revenues					<u>26,692</u>	<u>26,692</u>
Change in net position					(2,066,915)	(2,066,915)
Net position – beginning					<u>80,018,159</u>	<u>80,018,159</u>
Net position – ending					<u>\$ 77,951,244</u>	<u>\$ 77,951,244</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Balance Sheet – Governmental Funds

September 30, 2014

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
Assets:			
Cash and cash equivalents	\$ 599,300	3,645,468	4,244,768
Investments	1,885,906	-	1,885,906
Accounts receivable, other	11	-	11
Due from other governments	19,696	-	19,696
Accrued interest receivable	-	72	72
Assessment receivables	-	64,569,273	64,569,273
	<u>2,504,913</u>	<u>68,214,813</u>	<u>70,719,726</u>
Liabilities:			
Accounts payable	15,037	-	15,037
Due to other governments	18,402	-	18,402
Due to Developer	-	445,962	445,962
	<u>33,439</u>	<u>445,962</u>	<u>479,401</u>
Deferred inflows of resources:			
Unavailable special assessment revenue	-	64,569,273	64,569,273
Fund balances:			
Restricted for debt service	-	3,199,578	3,199,578
Committed for renewal and replacement	1,157,606	-	1,157,606
Unassigned	1,313,868	-	1,313,868
	<u>2,471,474</u>	<u>3,199,578</u>	<u>5,671,052</u>
Total fund balances	<u>2,471,474</u>	<u>3,199,578</u>	<u>5,671,052</u>
Total liabilities and fund balances	\$ <u>2,504,913</u>	<u>68,214,813</u>	<u>70,719,726</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position  
Year Ended September 30, 2014

Total fund balances, governmental funds		\$	5,671,052
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	88,186,518		
Less accumulated depreciation	<u>(13,687,591)</u>		74,498,927
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:			
Special assessment revenue bonds	(65,325,000)		
Accrued interest	<u>(1,463,008)</u>		(66,788,008)
Unavailable special assessment revenue reported in the funds is added to the beginning balance of net position restricted for debt service to reflect the revenue as recorded when the total assessment is levied.			<u>64,569,273</u>
Net position of governmental activities		\$	<u><u>77,951,244</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Statement of Revenues, Expenditures and Changes in

Fund Balances – Governmental Funds

Year Ended September 30, 2014

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
Revenues:			
Special assessments	\$ 1,929,283	6,832,930	8,762,213
Intergovernmental revenue	16,374	-	16,374
Miscellaneous revenue	1,002	-	1,002
Investment earnings	13,495	995	14,490
Total revenues	<u>1,960,154</u>	<u>6,833,925</u>	<u>8,794,079</u>
Expenditures:			
General government services	294,466	118,449	412,915
Physical environment	1,399,945	-	1,399,945
Transportation	127,758	-	127,758
Debt service:			
Principal	-	3,410,000	3,410,000
Interest	-	3,662,256	3,662,256
Miscellaneous bond expense	-	1,000	1,000
Total expenditures	<u>1,822,169</u>	<u>7,191,705</u>	<u>9,013,874</u>
Excess (deficiency) of revenues over expenditures	<u>137,985</u>	<u>(357,780)</u>	<u>(219,795)</u>
Net change in fund balances	137,985	(357,780)	(219,795)
Fund balances, at beginning of year	2,333,489	3,557,358	5,890,847
Fund balances, at end of year	<u>\$ 2,471,474</u>	<u>3,199,578</u>	<u>5,671,052</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**  
 Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
 Fund Balances – Governmental Funds to the Statement of Activities  
 Year Ended September 30, 2014

Net change in fund balances – total governmental funds	\$	(219,795)
Amounts reported for governmental activities in the statement of activities are different because:		
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of depreciation expense in the current period.</p>		
Depreciation expense		(2,204,182)
<p>Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds:</p>		
Change in accrued interest payable		76,370
<p>Governmental funds report special assessment debt service as revenue when collected, however, in the statement of activities, the revenue is recorded when the total assessment is levied.</p>		
Special assessment receivable as of September 30, 2014	\$ 64,569,273	
Special assessment receivable as of September 30, 2013	<u>(67,698,581)</u>	(3,129,308)
<p>Repayment of long-term debt is an expenditure in governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This is the amount by which reduction in long-term debt exceeded the proceeds.</p>		
Change in net position of governmental activities		<u><u>3,410,000</u></u>
	\$	<u><u>(2,066,915)</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Statement of Revenues, Expenditures and Changes in

Fund Balances – Budget and Actual

General Fund

Year Ended September 30, 2014

	Budgeted Amount		Actual Amounts	Variance with final budget
	Original	Final		
Revenues:				
Special assessments, charges for public services	\$ 1,924,791	1,924,791	1,929,283	4,492
Local government unit grant, transportation	5,174	5,174	5,174	-
Shared revenues from other local governments	11,200	11,200	11,200	-
Miscellaneous revenue	-	-	1,002	1,002
Investment earnings	3,500	3,500	13,495	9,995
Total revenues	<u>1,944,665</u>	<u>1,944,665</u>	<u>1,960,154</u>	<u>15,489</u>
Expenditures:				
Personnel services	16,503	16,513	10,474	6,039
Professional services	268,137	268,537	265,873	2,664
Accounting and auditing	10,654	10,654	10,653	1
Other contractual services	2,297	2,297	618	1,679
Travel and per diem	1,000	1,000	-	1,000
Communication and freight	100	100	-	100
Utilities services	163,700	163,290	143,569	19,721
Insurance	5,950	5,950	5,408	542
Equipment rental	500	500	-	500
Repairs and maintenance/landscape	231,129	240,665	214,931	25,734
Printing and binding	500	500	4	496
Other current charges	1,170,953	1,170,953	1,170,639	314
Operating supplies	500	500	-	500
Total expenditures	<u>1,871,923</u>	<u>1,881,459</u>	<u>1,822,169</u>	<u>59,290</u>
Excess (deficiency) of revenues over expenditures	<u>72,742</u>	<u>63,206</u>	<u>137,985</u>	<u>74,779</u>
Other financing sources (uses):				
Transfers out	<u>(140,000)</u>	<u>(140,000)</u>	<u>-</u>	<u>140,000</u>
Total other financing sources	<u>(140,000)</u>	<u>(140,000)</u>	<u>-</u>	<u>140,000</u>
Net change in fund balance	<u>(67,258)</u>	<u>(76,794)</u>	<u>137,985</u>	<u>214,779</u>
Fund balances, at beginning of year	2,333,489	2,333,489	2,333,489	-
Fund balances, at end of year	<u>\$ 2,266,231</u>	<u>2,256,695</u>	<u>2,471,474</u>	<u>214,779</u>

See accompanying notes to basic financial statements.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notes to Basic Financial Statements

September 30, 2014

### (1) Summary of Significant Accounting Policies

#### (a) Reporting Entity

Village Community Development District No. 7 (the District) was established on October 1, 2004, 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. 04-35 pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors. As of September 30, 2014, four members of the Board of Supervisors were elected by qualified electors of the District (registered voters). The remaining Supervisor was elected by the landholders based on one vote per acre or part thereof. The final landowner elected supervisor position transitioned to election by qualified electors in November 2014.

The District boundary consists of approximately 976 acres in the northeast corner of the county. Planned development includes construction of 4,765 residential units. The land within the District is part of the active adult retirement community known as “The Villages”. The Villages consists of approximately 22,601 acres spanning the borders of Lake, Sumter and Marion Counties, City of Wildwood, City of Fruitland Park and the Town of Lady Lake, Florida, and when fully developed is expected to include approximately 58,789 residences and 111,699 residents. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District. All of the residential units in Village Community Development District No. 7 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. 10 and 11 south of District No. 7.

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

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

The Developer has formed the following community development districts:

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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notes to Basic Financial Statements

September 30, 2014

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

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

- Brownwood CDD (Sumter County) – Brownwood CDD (Sumter County) – This CDD was newly established in June 2012 by the City of Wildwood, Florida and is located at the southern end of The Villages. This CDD provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments 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 1 remains unsold as of September 30, 2014.
- Village CDD No. 7 (Sumter County) – This CDD’s boundary consists of approximately 976 acres in the northeast corner of the county. The development included construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD’s boundary consists of approximately 1,098 acres in the northeast corner of the county. Planned development includes construction of 5,193 residential units. Construction is now complete with 127 unsold and being used as lifestyle preview homes by the Developer.
- Village CDD No. 9 (Sumter County) – This CDD’s boundary consists of approximately 1,280 acres in the northeast corner of the county. Planned development includes construction of 5,376 residential units. Construction is now almost complete with 57 remaining unsold as of September 30, 2014.
- Village CDD No. 10 (Sumter County) – This CDD’s boundary consists of approximately 1,588.8 acres in the northeast corner of the county. Planned development includes construction of 6,639 residential units. Construction is now

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notes to Basic Financial Statements

September 30, 2014

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

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

underway with 2,489 homes closed as of September 30, 2014.

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

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

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

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

#### (b) Basic Financial Statements

##### Government-wide and Fund Financial Statements

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

The financial reporting model focus is on either the District as a whole, or major individual funds. The government-wide statement of net position reports the governmental activities of the District (a) on a government-wide basis and (b) on a full accrual basis, using the economic resources measurement focus, which incorporates long-term assets and receivables as well as long-term debt and obligations. The Statement of Net Position also addresses deferred inflows

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notes to Basic Financial Statements

September 30, 2014

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

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

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

and deferred outflows. The statement of activities reflects the expenses of the District, which are offset by revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

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.

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

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

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year in which the related debt is issued and the assessments established.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notes to Basic Financial Statements

September 30, 2014

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

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

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

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

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

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

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

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

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

The following are the District's major governmental funds:

#### **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 and Debt Service Fund by the Board of Supervisors. Budgets are adopted on a basis consistent with GAAP. All budget amounts presented in the statements reflect the original budget and the amended final budget.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Notes to Basic Financial Statements

September 30, 2014

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

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

**1. Deposits and Investments**

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

- Money Market Mutual Funds
- Demand Deposits
- Florida State Board of Administration, Florida Prime™

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 and 0-2 Year High Quality Bond Fund. In September and December of 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. In March 2013, the funds in the FMIVT 0-2 Year High Quality Bond Fund were liquidated and moved into the FMIVT 1-3 Year High Quality Bond Fund. 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 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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notes to Basic Financial Statements

September 30, 2014

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

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

##### **3. 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 assessments 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. For Fiscal Year 2013-2014, the District Board of Supervisors voted to increase the maintenance assessment by 5%. The increase in the assessment revenue in 2013-2014 is partially due to this increase.

###### ***Assessment Methodology***

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

###### ***Billing / Collection of Assessments***

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

#### (f) *Implementation of Governmental Accounting Standards Statements*

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

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Notes to Basic Financial Statements

September 30, 2014

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

(g) *Use of Estimates*

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

(2) **Deposits and Investments**

As of September 30, 2014, the District had the following deposits and investments:

<u>Deposits and Investment Type</u>	<u>Fair Value at September 30, 2014</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Demand Deposits, CFB	\$ 255,000	1.0	n/a
State Board of Administration, Florida Prime <sup>TM</sup>	344,300	39.0	AAAm
U.S. Bank Money Market Mutual Funds, Federated	3,645,468	49.0	AAAm
Florida Local Government Investment Trust	969,023	664.3	AAAf/S1
1-3 Year High Quality Bond Fund, FMIvT	916,883	543.9	AAA/v2
Total Fair Value	<u>\$ 6,130,674</u>		
Portfolio Weighted Average Maturity (WAM)		217.7	

**Interest Rate Risk.** Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years. The WAM on September 30, 2014, was 217.7 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, Florida Local Government Investment Trust (FLGIT), and the State Board of Administration, Florida Prime<sup>TM</sup>.

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

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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notes to Basic Financial Statements

September 30, 2014

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

#### *Credit Risk (continued)*

- The State Board of Administration for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida Prime™, a Securities and Exchange Commission Rule 2a7-like external investment pool, are reported at fair value which is amortized cost.
- Trust balances related to restricted debt service accounts are maintained with U.S. Bank and are invested in Federated Prime Money Market Fund.
- The District also has investments consisting of funds placed with the Florida League of Cities, Inc. for participation in the Florida Municipal Investment Trust (FMIVT) 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 pool operated by the FMIVT. GASB 31 requires all governments to mark to market the unrealized gains and losses incurred in its investments. In the year ended September 30, 2014, the FMIVT had incurred unrealized gains of \$5,358. The unrealized gain will not be realized until the sale of underlying shares in the FMIVT pool.
- 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 High Quality Bond Fund to establish the FLGIT investment. In December 2010, approximately half of the balances in the FMIVT 1-3 Year High Quality Bond Fund were transferred to FLGIT. 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, 2014, the FLGIT account had achieved unrealized gains of \$4,352 and realized gains of \$2,292. The unrealized gains will not be realized until the sale of underlying shares in the FLGIT pool.
- In total, the District recognized investment earnings of \$14,490 during the Fiscal Year.

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

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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notes to Basic Financial Statements

September 30, 2014

### (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 Qualified Public Depositories that meet the requirements of Chapter 280, Florida Statutes. In addition to protection of up to \$250,000 for its deposits with a single bank being provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided an extra level of security afforded by using a public depository that meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. The Citizens First Bank is a Qualified Public Depository.

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

#### ***Investment Policy***

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

- 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. 7**

Notes to Basic Financial Statements

September 30, 2014

**(3) Capital Assets**

Capital asset activity for the year ended September 30, 2014, was as follows:

	<b>Beginning balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending balance</b>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 582,140	-	-	582,140
Assets being depreciated:				
Improvements other than buildings	87,604,378	-	-	87,604,378
Less accumulated depreciation for:				
Improvements other than buildings	(11,483,409)	(2,204,182)	-	(13,687,591)
Total assets being depreciated, net	76,120,969	(2,204,182)	-	73,916,787
Total governmental capital assets	\$ 76,703,109	(2,204,182)	-	74,498,927

The only capital asset activity during Fiscal Year 2013-2014 for the District was the application of \$2,204,182 in depreciation expense which reduced the value of the capital assets.

**(4) Long-term Debt**

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

\$89,570,000 Special Assessment Revenue Bonds, Series 2006, annual principal installments ranging from \$1,520,000 to \$5,235,000 through May 2036 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rate is 5.375%.	\$ <u>65,325,000</u>
Less current installments of bonds payable	(1,595,000)
Revenue bonds payable less current installments	\$ 63,730,000

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. Payments were made of \$3,410,000 in Fiscal Year 2013-2014 on the principal of the Special Assessment Revenue Bonds, leaving a balance of \$65,325,000 in Assessment Bonds outstanding on September 30, 2014.

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2014, are as follows:

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Notes to Basic Financial Statements

September 30, 2014

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

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Fiscal year ending September 30,			
2015	1,595,000	3,511,219	5,106,219
2016	1,680,000	3,425,488	5,105,488
2017	1,775,000	3,335,188	5,110,188
2018	1,875,000	3,239,781	5,114,781
2019	1,975,000	3,139,000	5,114,000
2020-2024	11,645,000	13,979,569	25,624,569
2025-2029	15,240,000	10,484,206	25,724,206
2030-2034	19,940,000	5,910,619	25,850,619
2035-2036	9,600,000	780,988	10,380,988
Total	\$ <u>65,325,000</u>	<u>47,806,058</u>	<u>113,131,058</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	\$ 68,735,000	-	3,410,000	65,325,000	1,595,000
Total long-term debt	\$ <u>68,735,000</u>	<u>-</u>	<u>3,410,000</u>	<u>65,325,000</u>	<u>1,595,000</u>

***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 as of September 30, 2014, as shown below. The table reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2014.

<u>Description of Debt</u>	<u>Pledged Revenue</u>	<u>Revenue Received</u>	<u>Principal and Interest Paid</u>	<u>Estimated Percent Pledged</u>	<u>Outstanding Principal and Interest</u>	<u>Pledged Through</u>
Special Assessment Revenue Bonds, Series 2006	Special Assessments \$	6,832,930	\$ 7,072,256	100%	\$ 113,131,058	2036

**(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 charged by the Center Districts to the District for such services totaled \$156,413 for

## **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7**

Notes to Basic Financial Statements

September 30, 2014

### **(5) Related Parties (continued)**

the year ended September 30, 2014. There is an additional agreement for deed compliance services and the amount for 2013-2014 was \$52,313.

In prior years the Developer provided to the Center District at no cost information system support, including software, hardware, computer programming and internal mailroom operations. The Center District then passed on this benefit to the District. In March 2012, a new company was formed, Villages Technology Services Group, to assume the information system support previously provided by the Developer. In Fiscal Year 2011-2012, the Center District began paying for information system support, with these expenses then passed on in a prorated basis to District No. 7. These costs for the year ended September 30, 2014, were \$9,255.

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 either the current or previous years. As of September 30, 2014, the District was indebted to the Developer in the amount of \$445,962 used for the purchase of these assets.

### **(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) Subsequent Events**

#### **Long-Term Investment Portfolio**

During the Board meetings in August and September of 2014, all District Boards adopted a Long-Term Investment Policy. The initial funds were subsequently transferred to the Long-Term Investment Portfolio (LTIP) on October 3, 2014. The funds transferred for District 7 totaled \$332,677. The main investment objective of the LTIP is to achieve long-term growth of LTIP assets by maximizing long-term rate of return on investments and minimizing risk of loss to fulfill the District's obligations with an investment horizon of 5-10 years. The new policy was developed in accordance with Chapter 218.415, Florida Statutes.

#### **Authorized Series 2015 Special Assessment Revenue Bond Refunding**

At the January 16, 2015, meeting of the District Board of Supervisors, approval was given for staff to proceed with the current refunding of the Series 2006 Special Assessment Bonds which are eligible for refunding at a redemption price of 100% of the principal amount on May 1, 2015. This refunding of the Special Assessment Revenue Bonds is expected to reduce the present value of future interest expenditures by almost \$10 million.

**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. 7  
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. 7 (the District) as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 20, 2015.

**Internal Control Over Financial Reporting**

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

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

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

**Certified Public Accountants**

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Board of Supervisors  
Village Community Development District No. 7  
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 20, 2015  
Ocala, Florida

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## MANAGEMENT LETTER

Board of Supervisors  
Village Community Development District No. 7  
The Villages, Florida

### Report on the Financial Statements

We have audited the financial statements of Village Community Development District No. 7 (the District) as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated January 20, 2015.

### Auditors' Responsibility

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

### Other Reports

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

### Prior Audit Findings

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

### Official Title and Legal Authority

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

### Financial Condition

Section 10.554(1)(i)5.a., *Rules of the Auditor General*, requires that we report the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any conditions described in Section 218.503(1), Florida Statutes.

### Certified Public Accountants

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Board of Supervisors  
Village Community Development District No. 7  
The Villages, Florida

**MANAGEMENT LETTER**  
*(Concluded)*

**Financial Condition (Concluded)**

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**Annual Financial Report**

Section 10.554(1)(i)5.b., *Rules of the Auditor General*, requires that we report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2014, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2014. In connection with our audit, we determined that these two reports agree.

**Other Matters**

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we address in the management letter any recommendations to improve the District's financial management. In connection with our audit, we did not have any such recommendations.

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

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

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



January 20, 2015  
Ocala, Florida

**INDEPENDENT ACCOUNTANTS' REPORT**

Board of Supervisors  
Village Community Development District No. 7  
The Villages, Florida

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

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

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

*Purvis, Gray and Company, LLP*

January 20, 2015  
Ocala, Florida

**Certified Public Accountants**

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January 21, 2014

Board of Supervisors  
Village Community Development District No. 7  
The Villages, Florida 32162

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for fiscal year 2013-2014 for Village Community Development District No. 7. We are proud to report that this audit has an unmodified opinion.

There are no internal control deficiencies, material weaknesses or compliance issues identified and reported. No prior year comments were identified 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. 7 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

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