



NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Basic Financial Statements

September 30, 2014

(With Independent Auditors' Report Thereon)

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

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INDEPENDENT AUDITORS' REPORT

Board of Supervisors
North Sumter County Utility Dependent District
The Villages, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and each major fund of North Sumter County Utility Dependent District (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 business-type activities and each major fund of the District, as of

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Board of Supervisors
North Sumter County Utility Dependent District
The Villages, Florida

INDEPENDENT AUDITORS' REPORT
(Concluded)

Opinions (Concluded)

September 30, 2014, and the respective changes in financial position and, where applicable, cash flows thereof, 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 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 23, 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 23, 2015
Ocala, Florida

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
Management's Discussion and Analysis
(UNAUDITED)
September 30, 2014

The North Sumter County Utility Dependent District (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

- In Fiscal Year 2013-2014, North Sumter Utility Dependent District showed a reduction in Net Position of \$940,601. While operating at a very positive cash position, the fund experienced significant non-cash expenses of \$4,636,318 for depreciation and \$2,938,471 for amortization. The depreciation expense shows the using up of the capital assets over time that must be replaced or renovated in future years.
- The total Net Position as of September 30, 2014, is (\$5,650,772). The negative total net position is due to the net investment in capital assets of (\$22,844,518), which will become a positive amount over time with the continued payment of the related debt. Of the total net position, \$14,361,596 of unrestricted net position exists that can be used at the discretion of the Board of Supervisors.
- Cash and cash equivalents on hand at the end of the year totaled \$30,939,898, with net cash provided by the operating activities of \$18,536,689 during the Fiscal Year. In addition, the District has \$8,290,382 in liquid, short-term investments. This provides \$39,230,280 in readily available deposit and investment accounts, a growth of \$3,878,925 from the \$35,351,355 balance last year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of two components: fund financial statements and notes to basic financial statements.

The Fund Financial Statements, which report by individual fund, begin on page 8. The **Statement of Net Position, Proprietary Funds** 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 North Sumter County Utility Dependent District is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Fund Net Position, Proprietary Funds presents information showing how the government's net position changed during the most recent Fiscal Year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Statement of Cash Flows presents the impact on the District of the cash flows from operations, capital and financing activities and investing activities.

Government-wide financial statements are not required of the District since it is a special purpose government with two proprietary funds. The District has no governmental activities. The business-type activities of the District include water and sewer and reclaimed water utilities and trash collection services serving a portion of The Villages. The District has no component units, as all functions are performed by the primary government.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2014

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 District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District established the Utility Enterprise Fund in 2010, prior to the utilities purchase and the Sumter Sanitation Fund in 2012, prior to purchasing the trash collection rights. The two enterprise funds are the two operating proprietary funds for the District. Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

Proprietary funds. The District maintains two proprietary funds. The District operates the Utility Enterprise Fund to provide water, wastewater and reclaimed water services to customers in a geographical area bounded by County Road 466 on the north, County Road 466A on the south, the Lake/Sumter County line on the east and the western boundary of The Villages. The District Operates the Sumter Sanitation Fund in the Marion and Sumter County portions of The Villages to provide trash, yard waste and recycling collection services to residents and businesses. The preceding funds meet the GASB 34 criteria to be considered major funds. The basic proprietary fund financial statements can be found on pages 8-10 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 fund financial statements. The notes to the financial statements can be found beginning on page 11 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, liabilities exceeded assets by \$5,650,772 as of September 30, 2014, representing a decrease of \$940,601 from the net position of (\$4,710,171) as of September 30, 2013. The decrease in net position for September 30, 2014, is due to depreciation and amortization costs related to the initial assets acquired by the Series 2010 and 2012 bonds. These expenses do not affect the cash balances of the funds.

The District's net position is categorized as follows, as of September 30, 2014:

Net Investment in Capital Assets. This portion of the District's net position reflects its investment in capital assets (e.g., land, buildings, machinery and equipment) less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to its residents; consequently, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Restricted for debt service. An additional portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The District's restricted net position is for purposes of meeting its debt service obligations.

Restricted for renewal and replacement. As required in the Series 2010 Bond Indenture, a minimum of 2% of the prior year's revenue must be set aside in the Utility Enterprise Fund to ensure capital renewals and replacements are adequately funded.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
Management's Discussion and Analysis
(UNAUDITED)
September 30, 2014

Unrestricted net position. The remaining balance of the District's net position may be used to meet the District's ongoing obligations to residents and creditors.

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

Table 1

	Business-type Activities	
	September 30,	
	2014	2013
Assets:		
Current assets	\$ 23,618,976	19,657,125
Restricted assets	20,927,702	21,145,901
Capital assets (net of accumulated depreciation)	106,615,428	110,132,220
Bond insurance costs (net of accumulated amortization)	1,142,987	1,182,175
Intangible assets (net of accumulated amortization)	82,519,539	85,418,822
Total Assets	<u>234,824,632</u>	<u>237,536,243</u>
Liabilities:		
Current liabilities	13,606,366	13,736,641
Long term debt:		
Due in one year	2,405,000	1,705,000
Due in more than one year	224,464,038	226,804,773
Total Liabilities	<u>240,475,404</u>	<u>242,246,414</u>
Net position:		
Net investment in capital assets	(22,844,518)	(18,032,927)
Restricted for debt service	2,416,033	1,715,055
Restricted for renewal and replacement	416,117	416,010
Unrestricted	14,361,596	11,191,691
Total net position	<u>\$ (5,650,772)</u>	<u>(4,710,171)</u>

Business-type Activities

Business-type activities decreased the District's net position by \$940,601 during the year ended September 30, 2014. This decrease occurs because the District expenses its depreciation and amortization costs over the 30+ year life of the outstanding acquisition bonds and long-term utility assets on a straight line basis. At the same time, the outstanding debt is paid off using a typical loan amortization schedule where little principal is paid in the early years and mostly interest is paid. In the later part of the amortization schedule, more principal will be paid and less interest.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
Management's Discussion and Analysis
(UNAUDITED)
September 30, 2014

Table 2, below, reflects the summary statement of activities for the current and prior years.

Table 2

	Business-type Activities	
	September 30,	
	2014	2013
Business activity revenues		
Charges for physical environment services	30,134,202	27,195,656
Investment income	59,687	31,099
Rents and royalties	234,688	146,987
Sale of surplus materials and scrap	18,432	141,787
Total revenues	30,447,009	27,515,529
Business activity expenses		
Physical environment	11,602,511	10,487,694
Interest on long-term debt	12,210,310	11,635,964
Bond issuance costs	-	736,419
Depreciation (unallocated)	4,636,318	4,842,483
Amortization expense	2,938,471	2,500,712
Total expenses	31,387,610	30,203,272
Changes in net position	(940,601)	(2,687,743)

Capital Assets

The District's capital assets as of September 30, 2014, and September 30, 2013, amounted to \$106,615,428 and \$110,132,220, respectively. This is net of accumulated depreciation and includes buildings and structures, improvements other than buildings, and machinery and equipment. Almost all of the capital assets represent the book value of the capital assets as recorded in the books of the two acquired utilities as of the date of acquisition and assets completed subsequent to the transfer and paid out of the bond construction fund. Additional information regarding the District's capital assets can be found in Note 3 to 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 \$226,869,038 and \$228,509,773, respectively. Additional information regarding the District's long-term debt can be found in Note 5 to the Notes to Basic Financial Statements.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
Management's Discussion and Analysis
(UNAUDITED)
September 30, 2014

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 2013 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. The revenue budget for the North Sumter Utility Fund is projected to decrease by \$1,266,926, primarily in the Metered Irrigation Water line item, offset by other minor increases and decreases. The projected decrease in Metered Irrigation Water revenue is due to the Fiscal Year 2013-2014 actual being less than budgeted, due in part to the extreme amount of rain that immediately followed the prior drought conditions. This projection is more in line with the actual amounts from Fiscal Year 2013-2014. The expenditure budget for the North Sumter Utility Fund is projected to decrease by \$259,877 primarily in capital outlay.

The revenue budget for Sumter Sanitation Fund is projected to increase by \$928,870, primarily in the user fees. This is due to growth in the number of accounts serviced as The Villages builds out and acquires the rights to serve houses in District No. 11, located in the city limits of Fruitland Park in Lake County. The expenditures are projected to increase by \$1,353,930 over the prior year final budget. This is primarily due to the increase in debt service payments, other contractual services, and other minor increases.

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, please contact the North Sumter County Utility Dependent District, Finance Department, at 984 Old Mill Run, The Villages, FL 32162; Telephone (352) 753-0421.

North Sumter County Utility Dependent District

Statement of Net Position

Proprietary Funds

September 30, 2014

Assets	<u>North Sumter Utility</u>	<u>Sumter Sanitation</u>	<u>NSCUDD Total</u>
Current assets:			
Cash and cash equivalents	\$ 7,787,329	2,224,867	10,012,196
Restricted cash and cash equivalents	6,605,692	1,883,365	8,489,057
Investments	7,486,280	804,102	8,290,382
Accounts receivable, net	4,195,959	1,012,341	5,208,300
Accrued interest receivable and prepaids	5,039	111	5,150
Inventory	-	102,948	102,948
Total current assets	<u>26,080,299</u>	<u>6,027,734</u>	<u>32,108,033</u>
Non-current assets:			
Restricted cash and cash equivalents	7,807,251	4,631,394	12,438,645
Capital assets:			
Non depreciable assets	288,338	-	288,338
Depreciable assets (net of accumulated depreciation)	106,327,090	-	106,327,090
Bond insurance costs (net of accumulated amortization)	1,142,987	-	1,142,987
Intangible assets (net of accumulated amortization)	<u>33,490,389</u>	<u>49,029,150</u>	<u>82,519,539</u>
Total non-current assets	<u>149,056,055</u>	<u>53,660,544</u>	<u>202,716,599</u>
Total assets	<u>175,136,354</u>	<u>59,688,278</u>	<u>234,824,632</u>
Liabilities			
Current liabilities:			
Accounts payable	2,627,205	523,810	3,151,015
Accrued expenses and other current liabilities	9,940	453,399	463,339
Accrued interest payable	4,710,023	1,363,001	6,073,024
Due to other governments	391,091	-	391,091
Utility guarantee deposit	-	968,291	968,291
Unearned revenue	-	434,872	434,872
Due to developer (amenity futures)	2,124,734	-	2,124,734
Current installments of revenue bonds payable	<u>1,885,000</u>	<u>520,000</u>	<u>2,405,000</u>
Total current liabilities	<u>11,747,993</u>	<u>4,263,373</u>	<u>16,011,366</u>
Non-current liabilities:			
Due to developer	-	2,276,213	2,276,213
Revenue bonds payable	<u>167,401,750</u>	<u>54,786,075</u>	<u>222,187,825</u>
Total non-current liabilities	<u>167,401,750</u>	<u>57,062,288</u>	<u>224,464,038</u>
Total liabilities	<u>179,149,743</u>	<u>61,325,661</u>	<u>240,475,404</u>
Net position			
Net investment in capital assets	(20,230,695)	(2,613,823)	(22,844,518)
Restricted for:			
Debt service	1,895,668	520,365	2,416,033
Renewal and replacement	416,117	-	416,117
Unrestricted	<u>13,905,521</u>	<u>456,075</u>	<u>14,361,596</u>
Total net position	<u>\$ (4,013,389)</u>	<u>(1,637,383)</u>	<u>(5,650,772)</u>

See accompanying notes to basic financial statements.

North Sumter County Utility Dependent District

Statement of Revenues, Expenses and Changes in Fund Net Position

Proprietary Funds

Year Ended September 30, 2014

	North Sumter Utility	Sumter Sanitation	NSCUDD Total
Operating revenues:			
Charges for services:			
Water revenue	\$ 4,062,071	-	4,062,071
Sewer revenue	6,711,951	-	6,711,951
Irrigation revenue	8,462,390	-	8,462,390
Solid waste revenue	-	10,557,755	10,557,755
Recycling revenue	-	172,121	172,121
Miscellaneous revenue	93,123	46,234	139,357
Other Fees	28,557	-	28,557
Total operating revenues	19,358,092	10,776,110	30,134,202
Operating expenses:			
Contractual operation and maintenance services	2,660,412	5,604,139	8,264,551
General and administrative services	199,293	1,051,647	1,250,940
Engineering services	257,546	-	257,546
Utility services	1,123,618	-	1,123,618
Repair and maintenance services	308,444	8,085	316,529
Insurance, casualty and liability	212,164	-	212,164
Meter and operating supplies	170,023	-	170,023
Depreciation expense	4,636,318	-	4,636,318
Amortization expense	1,187,430	1,751,041	2,938,471
Bad debt expense (recovery)	(5,321)	12,461	7,140
Total operating expenses	10,749,927	8,427,373	19,177,300
Operating income	8,608,165	2,348,737	10,956,902
Non-operating revenue (expenses):			
Investment income	52,548	7,139	59,687
Rents and royalties	234,688	-	234,688
Interest expense	(9,512,384)	(2,697,926)	(12,210,310)
Sale of surplus materials and scrap	18,432	-	18,432
Total non-operating revenue (expenses)	(9,206,716)	(2,690,787)	(11,897,503)
Change in net position	(598,551)	(342,050)	(940,601)
Total net position, beginning	(3,414,838)	(1,295,333)	(4,710,171)
Total net position, ending	\$ (4,013,389)	(1,637,383)	(5,650,772)

See accompanying notes to basic financial statements.

North Sumter County Utility Dependent District
Statement of Cash Flows
Proprietary Funds
Year Ended September 30, 2014

	North Sumter Utility	Sumter Sanitation	NSCUDD Total
Cash flows from operating activities:			
Receipts from customers	\$ 19,622,609	10,687,293	30,309,902
Payments to suppliers	(4,669,274)	(7,103,939)	(11,773,213)
Net cash provided (used) by operating activities	14,953,335	3,583,354	18,536,689
Cash flows from capital and related financing activities:			
Principal paid on debt	(1,527,660)	(113,075)	(1,640,735)
Acquisition of capital assets	(1,119,526)	-	(1,119,526)
Interest paid on debt	(9,512,384)	(2,697,926)	(12,210,310)
Net cash (used in) provided by capital and related financing activities	(12,159,570)	(2,811,001)	(14,970,571)
Cash flows from investing activities:			
Proceeds from sale of surplus material and scrap	18,432	-	18,432
Lease revenue	234,688	-	234,688
Purchase of investments	(2,340,635)	(603,552)	(2,944,187)
Interest on investments	52,548	7,139	59,687
Net cash provided (used) by investing activities	(2,034,967)	(596,413)	(2,631,380)
Net increase (decrease) in cash and cash equivalents	758,798	175,940	934,738
Cash and cash equivalents, beginning of year	21,441,474	8,563,686	30,005,160
Cash and cash equivalents, end of year	22,200,272	8,739,626	30,939,898
Reconciliation of cash and cash equivalents per			
Statement of cash flows to the statement of net assets:			
Cash per statement of net assets:			
Unrestricted cash and cash equivalents	7,787,329	2,224,867	10,012,196
Restricted cash and cash equivalents - current	6,605,692	1,883,365	8,489,057
Restricted cash and cash equivalents - non-current	7,807,251	4,631,394	12,438,645
Cash and cash equivalents	22,200,272	8,739,626	30,939,898
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	8,608,165	2,348,737	10,956,902
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	4,636,318	-	4,636,318
Amortization	1,187,430	1,751,041	2,938,471
Changes in assets and liabilities:			
(Increase) Decrease in:			
Accounts receivable	264,517	(124,801)	139,716
Prepaid expenses	(4,456)	13	(4,443)
Increase (Decrease) in:			
Accounts payable	2,443,451	5,665	2,449,116
Due to other governments	39,435	-	39,435
Due to developer	(2,223,005)	-	(2,223,005)
Unearned revenue	-	35,984	35,984
Accrued expenses and other current liabilities	1,480	453,399	454,879
Utility Guarantee Deposit	-	(886,684)	(886,684)
Net cash provided by operating activities	\$ 14,953,335	3,583,354	18,536,689

See accompanying notes to basic financial statements.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

The North Sumter County Utility Dependent District (the 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. As a result of purchase of the rights to collect solid waste in the entire Sumter County portion of The Villages, the District's governing Board was increased from five members to seven members who were initially appointed by the Board of County Commissioners for terms from two to four years. This change was enacted in Ordinance No. 2012-17 on December 11, 2012. Following the expiration of the initial terms, all Board members will be elected by qualified electors (registered voters) as follows. Seat Number 1 must be a resident of Village Community Development District No. 5 and will be elected only by qualified electors of District No. 5. In the same manner, Seat Numbers 2, 3, 4, 5 and 6 must be a resident and elected by qualified electors in Village Community Development Districts 6, 7, 8, 9 and 10, respectively. Seat number 7 will be filled by an at-large election held in Districts 5, 6, 7, 8, 9 and 10 by a resident of any of the Districts 5, 6, 7, 8, 9 or 10. As of September 30, 2014, two seats (numbers 1 and 2) have been elected by qualified electors. Seats 3 through 6 were elected by qualified electors in November 2014 and seat 7 is scheduled to be elected by qualified electors in November 2016.

The service area of the North Sumter County Utility Dependent District 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.

As of September 30, 2014, one of the members of the Board is an employee of or affiliated with the Developer. Six of the Board members reside in the Districts they represent. One position is vacant. There are no component units that are legally separate from the District.

The District provides solid waste collection and disposal, water, wastewater and reclaimed water utility services to residents of a portion of the retirement community known as The Villages, located in The Villages, Florida. 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.

The North Sumter Utility Dependent District (NSCUDD) was formed by Sumter County as a special purpose government to acquire the privately owned North Sumter Utility Company, LLC and the Village Water Conservation Authority, LLC. These two companies operated the potable water and sewage systems and the non-potable irrigation system, respectively, for the portion of The Villages bounded by CR 466 on the north, CR 466A on the south, the Lake County line on the east and the boundary of The Villages on the west. On December 7, 2010,

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

NSCUDD purchased the utilities previously owned by the two private companies. On December 27, 2012, the District's authority was expanded by the purchase of the solid waste collection and disposal rights from The Villages of Lake Sumter, Inc. for the Sumter and Marion County portions of The Villages.

The Sumter Landing Community Development District, through interlocal agreements with the Village Center Community Development District and NSCUDD provides certain administrative, accounting and financial management, operational and other support to NSCUDD. There are no component units that are legally separate from the District. In addition to NSCUDD, there are fourteen Community Development Districts (CDD's) in the total governmental structure of The Villages, each being a separate government entity, established pursuant to Chapter 190, Florida Statutes.

The following community development districts have been formed:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation, security services, 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.
- Brownwood CDD (Sumter County) – Brownwood CDD (Sumter County) – This CDD was newly established in June 2012 by the City of Wildwood, Florida and is located at the southern end of The Villages. This CDD provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.
- Village CDD No. 1 (Sumter County) – This CDD's boundary consists of approximately 993 acres in the northeast corner of the county. The development included construction of 3,420 residential units.
- Village CDD No. 2 (Sumter County) – This CDD's boundary consists of approximately 990 acres in the northeast corner of the county. The development included construction of 3,668 residential units.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(1) Summary of Significant Accounting Policies (continued)

(a) Reporting Entity (continued)

- Village CDD No. 3 (Sumter County) – This CDD’s boundary consists of approximately 894 acres in the northeast corner of the county. The development included construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD’s boundary consists of approximately 1,186 acres in the southern portion of the county. The development included construction of 5,132 residential units.
- Village CDD No. 5 (Sumter County) – This CDD’s boundary consists of approximately 1,407 acres in the northeast corner of the county. The development included construction of 6,399 residential units.
- Village CDD No. 6 (Sumter County) – This CDD’s boundary consists of approximately 1,497 acres in the northeast corner of the county. Planned development included construction of 6,697 residential units of which 1 remains unsold as of September 30, 2014.
- Village CDD No. 7 (Sumter County) – This CDD’s boundary consists of approximately 976 acres in the northeast corner of the county. The development included construction of 4,765 residential units.
- Village CDD No. 8 (Sumter County) – This CDD’s boundary consists of approximately 1,098 acres in the northeast corner of the county. Planned development includes construction of 5,193 residential units. Construction is now complete with 127 unsold and being used as lifestyle preview homes by the Developer.
- Village CDD No. 9 (Sumter County) – This CDD’s boundary consists of approximately 1,280 acres in the northeast corner of the county. Planned development includes construction of 5,376 residential units. Construction is now almost complete with 57 remaining unsold as of September 30, 2014.
- Village CDD No. 10 (Sumter County) – This CDD’s boundary consists of approximately 1,588.8 acres in the northeast corner of the county. Planned development includes construction of 6,639 residential units. Construction is now underway with 2,489 homes closed as of September 30, 2014.
- Village 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.

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.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(1) Summary of Significant Accounting Policies (continued)

(b) *Basic Financial Statements*

Fund Financial Statements

The basic financial statements include fund financial statements. The financial reporting model focus is on the District as a whole, with only two proprietary funds. The Statement of Net Position reports the proprietary 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 Revenues, Expenses and Changes in Fund Net Position- Proprietary Funds, reflects the revenues and expenses of the District.

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 the criteria set forth in GASB Statement 34. 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 proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues, including utilities charges, are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The following are the District's two major enterprise funds, a category of proprietary funds:

North Sumter County Utility Dependent District Utility Enterprise Fund

The principal operating revenues of the District's Utility fund are charges to customers for water, wastewater and non-potable irrigation water services. NSCUDD Utility's operating fund is used to account for all costs of providing services on a continuing basis to customers located in the Village Community Development District Nos. 5, 6, 7, and 8 residential areas and the Sumter Landing Community Development District commercial areas in Sumter County.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

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 (cont.)

Sumter Sanitation Fund

The principal operating revenues of the District's Sumter Sanitation Fund are the residential and commercial trash collection fees for solid waste collection services. The fund is used to account for all operating costs for providing the solid waste collection and disposal services to residential customers located in Village Community Development District Nos. 1-10 and the commercial customers of both Sumter Landing and Brownwood Community Development Districts.

There are no non-major funds within the District.

The District uses enterprise funds, a type of proprietary funds, to account for the operations and maintenance of the water, sewer and reclaimed water utility systems and solid waste collection and disposal services that are financed and operated in a manner similar to private business enterprises, where the costs of providing services on a continuing basis are financed through user charges.

Enterprise funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the District enterprise funds are charges to customers for services. Operating expenses for enterprise funds include the cost of services, administrative expenses, depreciation of capital assets, and amortization of intangible assets. Revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

(d) Budgetary Data

Legal authority and control are established in accordance with Chapter 189 of Florida Statutes. Annual budgets are adopted and approved by the Board Members. Annual budgets are then approved by the Board of County Commissioners. Annual budgets, as well as subsequent amendments, are adopted for all funds on a basis consistent with GAAP. All budget amounts presented in the statements reflect the original budget and the amended budget if so amended.

(e) 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.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(1) Summary of Significant Accounting Policies (continued)

(e) Deposits and Investments (continued)

In December 2011, the District transferred amounts into the Florida Municipal Investment Trust (FMIvT) operated by the Florida League of Cities. The investment was placed in the FMIvT's 1-3 Year High Quality Bond Fund. Also in December 2011, the District transferred amounts to the Florida Local Government Investment Trust (FLGIT) operated by the Florida Association of Counties and the Florida Association of County Clerks. The investment in both pools is evidenced by shares which are marked to market monthly.

(f) Capital Assets

Capital assets are reported in the proprietary fund 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 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. Estimated useful lives of the assets are as follows:

Buildings and structures	15-40 years
Improvements other than buildings	10-40 years
Machinery and equipment	5-10 years

During the 2013-2014 Fiscal Year, the District policy regarding the method to account for the purchase of water meters was changed from expensing meters purchased each year to capitalization of meters in the year of purchase with depreciation over a 10 year useful life. While either method is acceptable according to accounting standards, the District made this change in policy for the following reasons: (1) Consistency: The original purchase of the utility included capitalized water meters which continue to be depreciated; (2) Cost allocation: By capitalizing and depreciating the meters over their 10 year life, the expenses are allocated by accounting period of use which more closely matches the revenue generated by the meter; and (3) Performance: The allocation of meter cost over the life of the meters more accurately reflects the utilities financial performance over a period of time.

This change is being made on a prospective basis due to the limitations of the District's accounting and capital asset software. The net impact of this change in the current period was an increase in Infrastructure Assets of \$402,587 (\$405,970 in meter purchases less depreciation of \$3,383).

(g) Intangible Assets

Intangible assets represent the discounted value of future utilities service fees and sanitation collection fees to amortize the difference between the recorded value of the capital assets and the purchase price of the two utilities and sanitation system acquired, and are capitalized at cost at the date of acquisition. Intangible assets are amortized on a straight-line basis over an estimated useful life of 40 years for the utility intangible assets and 30 years for the solid waste collection rights intangible assets.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(1) Summary of Significant Accounting Policies (continued)

(h) *Compensated Absences*

The District contracts out all services and at the current time has no paid employees or compensated absence balances.

(i) *Bond Discounts, Bond Premiums and Issuance Costs*

In the proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts and insurance 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.

(j) *Use of Estimates*

The preparation of financial statements requires management of the District to make a number of estimates and assumptions relating to the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

(k) *Restricted Assets – Proprietary Funds*

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. Restricted assets in the form of cash and cash equivalents that will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

The resolutions authorizing the utility revenue bonds require that the District establish sinking fund and reserve accounts in amounts that equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the utility bond resolution requires that a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed to fund those necessary water and sewer system renewals and replacements. The purchase and sale agreement provides that all utility system development charges remain the property of the seller. These funds are therefore collected directly by the seller.

(l) *Accounts Receivable*

Accounts receivable in the North Sumter Utility and Sumter Sanitation proprietary funds consist of amounts due for charges for water and sewer and non-potable irrigation water, and amounts owed by sanitation customers for services rendered. For uncollectible accounts receivable, the allowance method is used.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

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

(m) *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.

(2) **Deposits and Investments**

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

<u>Deposits and Investment Types</u>	<u>Fair Value at September 30, 2014</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Demand Deposits, CFB	1,505,502	1.0	n/a
State Board of Administration, Florida Prime™	8,506,694	39.0	AAAm
U.S. Bank Money Market Mutual Funds, Federated	20,927,702	49.0	AAAm
Florida Local Government Investment Trust	4,569,154	664.3	AAAf/S1
1-3 Year High Quality Bond Fund, FMIVT	3,721,228	543.9	AAA/v2
Basic Financial Statement Balances	\$ <u>39,230,280</u>		
Portfolio Weighted Average Maturity (WAM)		163.6	

Interest Rate Risk. Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years. The WAM on September 30, 2014, was 163.6 days.

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

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

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(2) Deposits and Investments (continued)

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

- The State Board of Administration (SBA) for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes. This investment pool operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida Prime™, a Securities and Exchange Commission Rule 2a7-like external investment pool, are reported at fair value which is amortized cost.
- Trust balances related to restricted debt service accounts are maintained with U.S. Bank and are invested in Federated Prime Cash Obligations Fund since December 2010.
- 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 \$18,981. The unrealized gains will not be realized until the sale of underlying shares in the FMIVT pool.
- The District also 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. 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 incurred unrealized gains of \$25,207. The unrealized gains will not be realized until the sale of underlying shares in the FLGIT pool.
- In total, the District recognized investment income of \$59,687 during the Fiscal Year.

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

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

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District invests its operating cash solely

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(2) Deposits and Investments (continued)

Custodial Credit Risk - Deposits (continued)

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 depositories, provided that the underlying collateral consist of obligations of the United States Government, its agencies and instrumentalities. The repurchase agreement shall be collateralized equal to at least 102 percent of the value of the District's investment.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
Notes to Basic Financial Statements
September 30, 2014

(3) Capital Assets

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

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Business-type activities:				
Assets not being depreciated:				
Land	\$ 288,338	-	-	288,338
Construction in progress	-	15,524	(15,524)	-
Total assets not being depreciated	<u>288,338</u>	<u>15,524</u>	<u>(15,524)</u>	<u>288,338</u>
Assets being depreciated:				
Buildings and structures	14,676,268	15,524		14,691,792
Infrastructure	90,436,464	665,234	-	91,101,698
Furniture & fixtures	17,573,012	439,001	(233)	18,011,780
Total assets being depreciated	<u>122,685,744</u>	<u>1,119,759</u>	<u>(233)</u>	<u>123,805,270</u>
Total assets	<u>122,974,082</u>	<u>1,135,283</u>	<u>(15,757)</u>	<u>124,093,608</u>
Less accumulated depreciation for:				
Buildings and structures	(1,502,018)	(530,150)	-	(2,032,168)
Infrastructure	(7,692,195)	(2,811,963)	-	(10,504,158)
Furniture & fixtures	(3,647,649)	(1,294,373)	168	(4,941,854)
Total accumulated depreciation	<u>(12,841,862)</u>	<u>(4,636,486)</u>	<u>168</u>	<u>(17,478,180)</u>
Total business-type activities, net	<u>\$ 110,132,220</u>	<u>(3,501,203)</u>	<u>(15,589)</u>	<u>106,615,428</u>

As all service functions in the Sumter Sanitation Fund are contracted out, the new fund currently possesses no capital assets.

(4) Intangible Assets

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

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Business-type activities:				
NSCUDD				
Discounted value purchase	\$ 89,985,461	-	-	89,985,461
Less accumulated amortization	(4,566,639)	(2,899,283)	-	(7,465,922)
Intangible assets, net	<u>\$ 85,418,822</u>	<u>(2,899,283)</u>	<u>-</u>	<u>82,519,539</u>

The only activity in the intangible assets was a full year of amortization for the Sumter Sanitation Fund in addition to the Utility Fund.

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT
Notes to Basic Financial Statements
September 30, 2014

(5) Long-term Debt

Revenue Bonds Payable

Revenue bonds payable consisted of the following:

\$19,030,000 Subordinate Utility Revenue Bonds, Series 2010 due in annual principal installments ranging from \$145,000 to \$1,310,000 through October 2043 in accordance with the redemption schedule. Interest is due semi-annually on April 1 and October 1 of each year until redemption or maturity. Interest rates range from 5.250% to 6.250%.	\$ 18,675,000
\$156,985,000 Senior Utility Revenue Bonds, Series 2010 due in annual principal installments ranging from \$1,475,000 to \$10,000,000 through October 2043 in accordance with the redemption schedule. Interest is due semi-annually on March 1 and October 1 of each year until redemption or maturity. Interest rates range from 3.000% to 5.750%.	153,305,000
\$4,000,000 Subordinate Utility Revenue Bonds, Series 2012 due in annual principal installments ranging from \$5,000 to \$255,000 through October 2042 in accordance with the redemption schedule. Interest is due semi-annually on March 1 and October 1 of each year until redemption or maturity. Interest rates range from 4.40% to 5.15%	3,995,000
\$50,605,000 Senior Utility Revenue Bonds, Series 2012 due in annual principal installments ranging from \$80,000 to \$3,225,000 through October 2042 in accordance with the redemption schedule. Interest is due semi-annually on March 1 and October 1 of each year until redemption or maturity. Interest rates range from 4.25% to 5.00%	<u>50,525,000</u>
Total revenue bonds payable	226,500,000
Plus unamortized bond premium	791,992
Less unamortized bond discount	(2,699,167)
Less current installment of revenue bonds payable	<u>(2,405,000)</u>
Revenue bonds payable less current installments	<u>\$ 222,187,825</u>

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

	Principal	Interest	Total
Fiscal year ending September 30:			
2015	2,405,000	12,098,700	14,503,700
2016	2,860,000	11,972,232	14,832,232
2017	3,255,000	11,820,057	15,075,057
2018	3,800,000	11,647,400	15,447,400
2019	4,085,000	11,452,038	15,537,038
2020-2024	23,800,000	53,837,213	77,637,213
2025-2029	30,815,000	46,681,151	77,496,151
2030-2034	39,940,000	37,355,497	77,295,497
2035-2039	51,820,000	25,219,866	77,039,866
2040-2043	<u>63,720,000</u>	<u>9,290,379</u>	<u>73,010,379</u>
Total	<u>\$ 226,500,000</u>	<u>231,374,532</u>	<u>457,874,532</u>

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(5) Long-term Debt (continued)

Changes in Long-term Debt:

	<u>Beginning balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending balance</u>	<u>Due within one year</u>
Business-type activities:					
Bonds payable					
Senior bonds	\$ 205,385,000	-	1,555,000	203,830,000	2,190,000
Subordinate bonds	22,820,000	-	150,000	22,670,000	215,000
Plus bond discounts and less bond premiums	(1,971,440)	-	(64,265)	(1,907,175)	-
Total bonds payable	<u>226,233,560</u>	<u>-</u>	<u>1,640,735</u>	<u>224,592,825</u>	<u>2,405,000</u>
Due to developer	<u>2,276,213</u>	<u>-</u>	<u>-</u>	<u>2,276,213</u>	<u>-</u>
Total business-type activities long-term liabilities	<u>228,509,773</u>	<u>-</u>	<u>1,640,735</u>	<u>226,869,038</u>	<u>2,405,000</u>
Total debt	\$ <u>228,509,773</u>	<u>-</u>	<u>1,640,735</u>	<u>226,869,038</u>	<u>2,405,000</u>

Pledged Revenues:

The District has pledged certain water, sewer and non-potable irrigation water revenue to pay the principal and interest on Utility Revenue Bonds issued in Fiscal Year 2010-2011 to pay for the purchase of water, sewer and irrigation utility facilities. In addition, the District has pledged certain residential and commercial solid waste collection fee revenue to pay the principal and interest on the Solid Waste Revenue Bonds issued in Fiscal Year 2012-2013. These Utility and Solid Waste Revenue Bonds were outstanding on September 30, 2014, as shown below. The table reports the revenues pledged for each debt issue, the amounts of revenue received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, 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>
Utility Revenue Bonds, Senior	Water, Sewer, & Irrigation revenue	19,358,092	1,552,033	8.02%	311,758,075	2043
Utility Revenue Bonds, Subordinate	Water, Sewer, & Irrigation revenue	19,358,092	160,307	0.83%	41,038,207	2043
Sanitation Revenue Bonds, Senior	Sanitation revenue	10,776,110	108,285	1.00%	97,378,750	2043
Sanitation Revenue Bonds, Subordinate	Sanitation revenue	10,776,110	4,789	0.04%	7,699,500	2043

(6) Related Parties

The District entered into an interlocal agreement with Sumter Landing Community Development District (SLCDD) for management services. SLCDD, in turn, obtains its management services from Village Center Community Development District (VCCDD) through interlocal agreement. VCCDD therefore provides management services on behalf of NSCUDD. The District may request additional services as they deem necessary for the efficient and effective management of the district. Such additional services are billed to the district at the VCCDD's cost, and include items such as, reimbursement for payment of the investment advisor contract, and office equipment lease and copy

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(6) Related Parties (continued)

costs. Total management fees reimbursed by the District to VCCDD and SLCCDD during the year were \$825,093.

The District has purchased from the Developer meter installation services for \$15,939. The Developer reimbursed \$11,203 to the District for meter set fees during the year based on the District's tariff. The District also sold \$1,620 in construction water to the Developer in the normal course of business during the year. The District maintained demand deposit accounts based on a compensating balance agreement with the Citizens First Bank, which is affiliated with the Developer.

In prior years the Developer provided to the Village 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 NSCUDD. 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 2013-2014, the Center District began paying for information system support, with these expenses then passed on in a prorated basis to NSCUDD. These costs for the year ended September 30, 2014, were \$116,031.

The District purchased the North Sumter County Utility Dependent District assets from two companies affiliated with the Developer and per the terms of the sale, all Contributions In Aid of Construction (CIAC) receipts belong to the seller and are not received by the District. Substantially all capital costs for infrastructure were acquired from the sellers or paid on contracts that were assigned to the District by the sellers using bond proceeds in the current and prior years.

The District has entered into an agreement with the privately held Central Sumter Utility Company, LLC (CSU) to provide interconnects for emergency backup water and wastewater supplies. Similar backup interconnects also exist between the District and the water and sewage utilities owned by the Village Center Community Development District.

The District is governed by a seven-member Board. As of September 30, 2014, one Board Member is an affiliate of the Developer.

(7) 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 two years.

(8) Utility Revenue Guarantee Fund Deposit

As part of the purchase and sale agreement when the Sumter Sanitation rights were purchased, the seller, The Villages of Lake Sumter, Inc., was required to fund a Revenue Guarantee Fund of \$1,854,132 to guarantee the completion of the 9,528 additional housing units to be constructed in the District service area by the Developer after the sale was closed. At the end of Fiscal Year 2013-2014,

NORTH SUMTER COUNTY UTILITY DEPENDENT DISTRICT

Notes to Basic Financial Statements

September 30, 2014

(8) Utility Revenue Guarantee Fund Deposit (continued)

with interest earnings, the amount on deposit in this fund was \$968,291. No draw on the fund was required by the District during Fiscal Year 2013-2014. The agreement provides for an annual reconciliation of the amount of the Utility Revenue Guarantee Fund deposit based on actual new housing unit connections completed each Fiscal Year.

(9) Subsequent Events

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 the North Sumter County Utility Dependent District totaled \$1,420,540. 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.

On June 12, 2014, an Interlocal Agreement was signed between the City of Fruitland Park, Florida, and NSCUDD to provide solid waste collection and disposal services within the residential portions of the Villages of Fruitland Park. On November 20, 2014, the North Sumter County Utility Dependent District Board of Supervisors directed staff to accomplish the purchase of the Villages of Fruitland Park Solid Waste collection system. The Board was presented with the valuation provided by Public Resources Management Group (PRMG) of \$2,018,346 and agreed that the purchase price would be \$2,000,000 with terms of payment outlined in the executed agreement.

At the December 2014 Board meeting, staff was authorized to investigate the possible purchase of Central Sumter Utility and Sumter Water Conservation Authority.

**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
North Sumter County Utility Dependent District
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 business-type activities and each major fund of North Sumter County Utility Dependent District (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 23, 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
North Sumter County Utility Dependent District
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 23, 2015
Ocala, Florida

MANAGEMENT LETTER

Board of Supervisors
North Sumter County Utility Dependent District
The Villages, Florida

Report on the Financial Statements

We have audited the financial statements of North Sumter County Utility Dependent District (the District) as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated January 23, 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 23, 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, the 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
North Sumter County Utility Dependent District
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, the Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

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

Purvis, Gray and Company, LLP

January 23, 2015
Ocala, Florida

INDEPENDENT ACCOUNTANTS' REPORT

Board of Supervisors
North Sumter County Utility Dependent District
The Villages, Florida

We have examined the North Sumter County Utility Dependent District's (the District) 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 23, 2015
Ocala, Florida

Certified Public Accountants

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**North Sumter County
UTILITY
Dependent District**

January 26, 2015

Board Members
North Sumter County Utility Dependent District
The Villages, Florida 32162

RE: Management Response Letter

Dear Board Members:

Attached is the completed audit for fiscal year 2013-2014 for North Sumter County Utility Development District. 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. As this is the initial annual audit of the District, there are no prior auditor comments requiring correction, and no new comments identified.

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

We believe that the North Sumter County Utility Dependent District sets an example for the appropriate financial management of Dependent Districts as conceived in Chapter 189, 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 may have on the audit report or the management of District resources.

Sincerely,

David R. Miles, CGFO
Finance Director

Janet Y. Tutt
District Manager