



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Basic Financial Statements

September 30, 2015

(With Independent Auditors' Report Thereon)

# VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

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## INDEPENDENT AUDITORS' REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Village Community Development District No. 1 (the District) as of and for the year ended September 30, 2015, 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 auditor's 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.

### Certified Public Accountants

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

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

**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 September 30, 2015, 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 29, 2016, 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.



January 29, 2016  
Ocala, Florida

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2015

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

**Financial Highlights**

- The assets of the District exceeded its liabilities as of September 30, 2015, by \$17,366,932 (net position). Of this amount, \$1,330,370 of unrestricted net position may be used to meet the District's ongoing obligations to residents and creditors.
- The District's total net position decreased by \$593,526. This decrease in net position resulted primarily from depreciation expenses for all capital assets of \$676,102, which reflects the using up over time of the value of capital assets previously acquired, to allow for the planning of the timely replacement or renovation of these assets, when required. The annual decrease in net position resulting from depreciation expenses reflects the need of the District in future years to increase its budgetary allocation to build new assets or repair or upgrade existing assets as the assets continue to age.
- At the close of the Fiscal Year, the District's governmental funds reported combined fund balances of \$1,434,622, a net increase of \$86,960. Of the total, \$805,694 is available for spending at the District's discretion as *unassigned fund balance*.
- At the end of the year, unassigned fund balance of the General Fund was \$805,694 or 78.2 percent of total General Fund annual expenditures. This provides a healthy contingency for unexpected expenditures.
- At the beginning of Fiscal Year 2014-2015, the final bond special assessment was submitted to the Property Appraiser in the amount of \$71,268, which completed the Assessment Receivable.
- The Fiscal Year 2014-2015 capital project plan included \$66,884 in expenditures.

**Overview of the Financial Statements**

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

The **Statement of Activities** presents information showing how the government's net position changed during the most recent Fiscal Year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2015

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 activity of the District is general government. The District has no business-type activities. The District also has no component units, as all functions are performed by the primary government. The government-wide financial statements are provided on pages 9-10 of this report.

**The Fund Financial Statements**, which report by individual fund, begin on page 11. Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village Community Development District No. 1, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The General Fund of the District is considered a governmental fund. 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 maintained one governmental fund during the year. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the General Fund, which is considered to be a major fund.

The District adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget. The basic governmental fund financial statements can be found on pages 11-15 of this report.

### ***Notes to the Financial Statements***

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found beginning on page 16.

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Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2015

**Government-wide Financial Analysis**

The District's net position as of September 30, 2015, and September 30, 2014, were \$17.367 million and \$17.960 million, respectively, representing a decrease of approximately \$0.594 million. The District's revenues for the years ended September 30, 2015, and September 30, 2014, including assessments and investment earnings, were approximately \$1.046 million and \$1.114 million, respectively. The District's expenses for the years ended September 30, 2015, and September 30, 2014, were \$1.639 million and \$1.543 million, respectively.

Table 1, below, 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, 2015</b>	<b>September 30, 2014</b>
<b>Assets:</b>			
Current and other assets	\$	1,461,606	1,390,339
Assessments receivable		-	71,268
Capital assets - net		15,932,310	16,541,528
Total assets		17,393,916	18,003,135
<b>Liabilities:</b>			
Current and other liabilities		26,984	42,677
Total liabilities		26,984	42,677
<b>Net position:</b>			
Net investment in capital assets		15,932,310	16,541,528
Restricted for capital improvements		104,252	141,550
Unrestricted		1,330,370	1,277,380
Total net position	\$	17,366,932	17,960,458

The majority of the District's net position (91.7 percent) relate to investments in capital assets. A small portion is restricted for capital improvements (0.6%). The remaining 7.7 percent represents unrestricted assets.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
Management's Discussion and Analysis  
(UNAUDITED)  
September 30, 2015

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, 2015</b>	<b>September 30, 2014</b>
<b>Revenues:</b>		
Special assessments	\$ 994,196	998,845
Other revenues	9,774	46,180
Investment earnings	12,143	7,295
Contributions and donations	29,410	62,082
Total revenues	1,045,523	1,114,402
<b>Expenses:</b>		
General government services	274,504	269,832
Other physical environment	577,195	511,711
Transportation	111,248	112,531
Depreciation (unallocated)	676,102	649,365
Total expenses	1,639,049	1,543,439
Increase (Decrease) in net position	\$ (593,526)	(429,037)

**Revenues**

Revenues include assessments placed on District landowners for maintenance and debt service. Other revenue includes reimbursements from Sumter County for the District maintenance of county road right-of-ways. Investment earnings on cash balances held during the year make the final source of revenue to the District. Special Assessment revenue decreased by \$4,649 in Fiscal Year 2014-2015 compared to Fiscal Year 2013-2014, due to the completion of debt service assessments.

Investment earnings increased from \$7,295 in Fiscal Year 2013-2014 to \$12,143 in Fiscal Year 2014-2015. This increase was due to higher returns for the SBA, FMIvT and FLGIT as well as an unrealized gain of \$1,531 from the newly established Long Term Investment Portfolio (LTIP).

**Expenses**

General government expenses of the District increased by \$4,672 compared to the prior year. Physical environment expenses are mainly for landscaping, irrigation, some utilities and maintenance costs. These

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Management's Discussion and Analysis

(UNAUDITED)

September 30, 2015

expenses increased by \$65,484, compared to the prior year primarily due to increases in the landscaping contracts in Fiscal Year 2014-2015. Transportation expenses primarily relate to the cost of electric utilities for the streetlights on the District roads and road repair projects on Villa Roads. These expenses were down \$1,283 compared to the prior year. Depreciation expenses increased by \$26,737 compared to the prior year.

### Financial Analysis of the Government's Funds

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

**Governmental Funds.** The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of a Fiscal Year. As of the end of Fiscal Year 2014-2015, the District's governmental funds reported combined ending fund balances of \$1,434,622, an increase of \$86,960 in comparison with the end of Fiscal Year 2013-2014. Approximately 56.2 percent of this total amount, \$805,694, constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is *committed* to indicate that it is not available for new spending because it has already been committed (\$524,676 to renewal and replacement) and *restricted* (\$104,252 for capital projects).

The General Fund is the chief operating fund of the District. At the end of Fiscal Year 2014-2015, unassigned fund balance was \$805,694, while total fund balance reached \$1,434,622. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 78.2 percent of total annual General Fund expenditures, while total fund balance represents 139.3 percent of that same amount. The unassigned percentage is higher than in the prior year, because less General Fund resources were used to fund major capital projects in Fiscal Year 2014-2015.

### General Fund Budgetary Highlights

During the year, there was an increase in the total appropriations for the General Fund between the original and final budget of \$48,642 primarily due to increased landscaping repair and maintenance adjustments. There was no change in the revenue budget.

### Capital Asset and Debt Administration

**Capital Assets.** The District's capital assets as of September 30, 2015, and September 30, 2014, amounted to \$15,932,310 and \$16,541,528, respectively. This is net of accumulated depreciation and includes land and improvements as well as furniture, fixtures and equipment. The decrease resulted from annual depreciation expenses exceeding the amount of new capital assets added during the year.

Additional information regarding the District's capital assets can be found in Note 3 of the Notes to the Basic Financial Statements.

## **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Management's Discussion and Analysis

(UNAUDITED)

September 30, 2015

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

- The unemployment rate in Sumter County where the District is located was 6.8 percent in September 2015 which is an increase from a rate of 5.1 percent a year ago. The State's average unemployment rate is 5.2 percent and is above the national average rate of 5.1 percent.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers changed favorably from 1.66 percent in September 2014 to a negative (0.04) percent in September 2015.

These factors were considered in preparing the Districts' budget for the 2015-2016 Fiscal Year. In Fiscal Year 2015-2016, the annual maintenance assessments are the same as the Fiscal Year 2014-2015 amounts. Total annual projected revenues have decreased in the Fiscal Year 2015-2016 original budget by \$78,079, compared to the Fiscal Year 2014-2015 final budget. This was due primarily to the completion of the Debt Service Assessments in Fiscal Year 2014-2015. Total projected expenditures have decreased by \$38,216. The decrease in projected capital expenditures of \$170,839, offset by increases in repairs and maintenance and additional transfers to reserves for other roads, accounts for most of the decrease.

### **Requests for Information**

The District's financial statements are designed to present users (residents, taxpayers, customers, investors and creditors) with a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or need additional financial information, contact the Village Community Development Districts, Finance Department at 984 Old Mill Run, The Villages, FL 32162; Telephone (352) 753-0421.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Statement of Net Position

September 30, 2015

		<b>Governmental Activities</b>
<b>Assets</b>		
Cash and cash equivalents	\$	264,142
Investments		1,190,110
Accrued interest receivable		1
Due from other governments		7,353
Capital assets:		
Non-depreciable assets		802,959
Depreciable assets (net of accumulated depreciation)		15,129,351
Total assets		<u>17,393,916</u>
<b>Liabilities</b>		
Accounts payable		26,774
Due to other governments		210
Total liabilities		<u>26,984</u>
<b>Net position</b>		
Net investment in capital assets		15,932,310
Restricted for capital improvements		104,252
Unrestricted		1,330,370
Total net position	\$	<u><u>17,366,932</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Statement of Activities  
Year ended September 30, 2015

<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	\$ 274,504	994,196	-	-	719,692	719,692
Other physical environment	577,195	-	-	-	(577,195)	(577,195)
Transportation	111,248	-	29,410	-	(81,838)	(81,838)
Depreciation (unallocated)	676,102	-	-	-	(676,102)	(676,102)
Total governmental activities	\$ <u>1,639,049</u>	<u>994,196</u>	<u>29,410</u>	<u>-</u>	<u>(615,443)</u>	<u>(615,443)</u>
General revenue:						
Other revenues					\$ 9,774	9,774
Investment earnings					12,143	12,143
Total general revenues					<u>21,917</u>	<u>21,917</u>
Change in net position					(593,526)	(593,526)
Net position – beginning					<u>17,960,458</u>	<u>17,960,458</u>
Net position – ending					\$ <u>17,366,932</u>	<u>17,366,932</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Balance Sheet – Governmental Funds

September 30, 2015

	<u>General</u>
Assets:	
Cash and cash equivalents	\$ 264,142
Investments	1,190,110
Due from other governments	7,353
Accrued interest receivable	<u>1</u>
Total assets	<u><u>1,461,606</u></u>
Liabilities:	
Accounts payable	26,774
Due to other governments	<u>210</u>
Total liabilities	<u><u>26,984</u></u>
Fund balances:	
Restricted for capital improvements	104,252
Committed for renewal and replacement	524,676
Unassigned	<u>805,694</u>
Total fund balances	<u><u>1,434,622</u></u>
Total liabilities, deferred inflows and fund balances	\$ <u><u>1,461,606</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position  
September 30, 2015

Total fund balances, governmental funds		\$	1,434,622
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	\$	26,217,689	
Less accumulated depreciation		<u>(10,285,379)</u>	15,932,310
Net position of governmental activities		\$	<u><u>17,366,932</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
Statement of Revenues, Expenditures and Changes in  
Fund Balances – Governmental Funds  
Year ended September 30, 2015

	<b>General</b>
Revenues:	
Special assessments	\$ 1,065,464
Other revenues	39,184
Investment earnings	12,143
Total revenues	1,116,791
Expenditures:	
General government services	274,504
Physical environment	577,195
Transportation	111,248
Capital outlay	66,884
Total expenditures	1,029,831
Excess of revenues over expenditures	86,960
Net change in fund balances	86,960
Fund balances, beginning	1,347,662
Fund balances, ending	\$ 1,434,622

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
 Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
 Fund Balances – Governmental Funds to the Statement of Activities  
 Year ended September 30, 2015

Net change in fund balances – total governmental funds	\$	86,960
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures.		
However, in the statement of activities, the cost of those assets is capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of depreciation expense in the current period net of capital outlays		
Capital outlay		66,884
Depreciation expense		(676,102)
		(609,218)
Governmental funds report special assessment debt service revenue when collected. However, in the statement of activities, the revenue is recorded when the total assessment is levied.		
Unearned assessment revenue as of September 30, 2015		-
Unearned assessment revenue as of September 30, 2014		(71,268)
		(71,268)
Change in net position of governmental activities	\$	(593,526)

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

General Fund

Year ended September 30, 2015

	Budgeted Amount		Actual Amounts	Variance with final budget
	Original	Final		
<b>Revenues:</b>				
Special assessments, capital improvements	\$ 75,829	75,829	74,936	(893)
Special assessments, charges for public services	986,846	986,846	990,528	3,682
Local government unit grant - transportation	29,410	29,410	29,410	-
Shared revenues from other local governments	-	-	377	377
Other general government charges and fees	3,000	3,000	9,397	6,397
Investment earnings and other income	1,050	1,050	12,143	11,093
Total revenues	<u>1,096,135</u>	<u>1,096,135</u>	<u>1,116,791</u>	<u>20,656</u>
<b>Expenditures:</b>				
Personnel services	19,429	19,429	12,747	6,682
Professional services	248,171	248,171	242,922	5,249
Accounting & auditing	8,000	8,000	7,875	125
Other contractual services	477	477	477	-
Travel & per diem	3,000	3,000	-	3,000
Communication and freight	100	100	-	100
Utility services	137,625	134,625	128,442	6,183
Rentals and leases	500	500	-	500
Insurance	5,950	5,950	5,652	298
Repairs and maintenance/landscape	482,885	547,162	555,222	(8,060)
Printing and binding	500	500	106	394
Other current charges	5,820	5,820	4,725	1,095
Operating supplies	5,500	5,500	4,779	721
Capital outlay	183,474	170,839	66,884	103,955
Total general government expenditures	<u>1,101,431</u>	<u>1,150,073</u>	<u>1,029,831</u>	<u>120,242</u>
Excess of revenues over expenditures	<u>(5,296)</u>	<u>(53,938)</u>	<u>86,960</u>	<u>140,898</u>
<b>Other financing sources:</b>				
Transfers out	(110,000)	(110,000)	-	110,000
Total other financing sources	<u>(110,000)</u>	<u>(110,000)</u>	<u>-</u>	<u>110,000</u>
Net change in fund balance	<u>(115,296)</u>	<u>(163,938)</u>	<u>86,960</u>	<u>250,898</u>
Fund balance, beginning	<u>1,347,662</u>	<u>1,347,662</u>	<u>1,347,662</u>	<u>-</u>
Fund balance, ending	<u>\$ 1,232,366</u>	<u>1,183,724</u>	<u>1,434,622</u>	<u>250,898</u>

See accompanying notes to basic financial statements.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2015

### (1) Summary of Significant Accounting Policies

#### (a) Reporting Entity

Village Community Development District No. 1 (the District) was established in 1992 for the purpose of planning, financing, constructing, operating, and maintaining certain community-wide infrastructure for a community development district located entirely within Sumter County, Florida. The District was created by Sumter County Commission Ordinance No. 92-2 pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors. As of September 30, 2015, each member of the Board of Supervisors is an elected resident of the District.

The District boundary consists of approximately 993 acres in the northeast corner of the county. Planned development includes construction of 3,420 residential units. The land within the District is part of the active adult retirement community known as “The Villages”. The Villages consists of approximately 22,601 acres spanning the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the 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. 1 have been completed by the developer and sold to the current residents of the District. The Villages continues to be developed by the developer, a family-owned business established for the single purpose of developing The Villages. Most current development is being performed in District Nos. 10 and 11, south of District No. 1.

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

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

The Developer has formed the following community development districts:

- Village Center CDD (Lake, Marion and Sumter Counties) – This CDD provides water and sewer utility services, recreation services, 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.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2015

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

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

- Brownwood CDD (Sumter County) – This CDD was established in June 2012 by the City of Wildwood, Florida and is located at the southern end of The Villages. This CDD provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.
- Village CDD No. 1 (Sumter County) – This CDD’s boundary consists of approximately 993 acres in the northeast corner of the county. The development included construction of 3,420 residential units.
- Village CDD No. 2 (Sumter County) – This CDD’s boundary consists of approximately 990 acres in the northeast corner of the county. The development included construction of 3,668 residential units.
- Village CDD No. 3 (Sumter County) – This CDD’s boundary consists of approximately 894 acres in the northeast corner of the county. The development included construction of 3,762 residential units.
- Village CDD No. 4 (Marion County) – This CDD’s boundary consists of approximately 1,186 acres in the southern portion of the county. The development included construction of 5,132 residential units.
- Village CDD No. 5 (Sumter County) – This CDD’s boundary consists of approximately 1,407 acres in the northeast corner of the county. The development included construction of 6,399 residential units.
- Village CDD No. 6 (Sumter County) – This CDD’s boundary consists of approximately 1,497 acres in the northeast corner of the county. Planned development included construction of 6,697 residential units of which 1 remains unsold as of September 30, 2015.
- 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 included construction of 5,376 residential units.

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 4,503 homes closed as of September 30, 2015.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2015

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

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

- Village CDD No. 11 (Lake County) – This CDD’s boundary consists of approximately 693 acres within the city limits of Fruitland Park in the western portion of Lake County. Planned development includes construction of 2,055 residential units. Construction is now underway with 99 homes closed as of September 30, 2015.

Some 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. The City of Fruitland Park entered into an interlocal agreement with the District on June 12, 2014, authorizing the District to provide solid waste collection services in the portion of their jurisdiction that lies within The Villages.

#### (b) Basic Financial Statements

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

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

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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2015

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

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

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 meets this definition and is designated as a major fund. 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.

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 and prepaid expenses.

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

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notes to Basic Financial Statements

September 30, 2015

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

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

*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 is the District's major governmental fund:

**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.

**(d) Budgetary Data**

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

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

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

**1. Deposits and Investments**

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

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

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

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notes to Basic Financial Statements

September 30, 2015

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

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

**1. Deposits and Investments (continued)**

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

During the Board meetings in August and September of 2014, the District Board adopted a Long-Term Investment Policy. The initial funds were subsequently transferred from the Short-Term Portfolio to the Long-Term Investment Portfolio (LTIP) on October 3, 2014. The funds transferred for the District totaled \$189,369. 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. Investments in the portfolio include fixed income and equity mutual funds, and money market funds. The new policy was developed in accordance with Section 218.415, Florida Statutes. Investments are reported at fair value.

**2. Capital Assets**

Capital assets are reported in the government-wide financial statements. As defined by the District, capital assets are assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The District values and records donated capital assets at the estimated fair value of the item at the date of its donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Depreciation of capital assets is computed using the straight-line method and is recorded in general government expenses in the District's statement of activities. Estimated useful lives of the assets are as follows:

Improvements other than buildings and structures	40 years
Furniture and equipment	5-10 years

**3. Assessments**

***Bond Assessments***

The Phase II bond debt was repaid in full in Fiscal Year 2012-2013 from the proceeds of an assessment levied by the District's Board of Supervisors. The final portion of the assessment was levied in Fiscal Year 2014-2015. The levy is in the form of a non-ad valorem special assessment that is a lien against properties, within the boundary of the District, that receive special benefits

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2015

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

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

##### **3. Assessments (continued)**

##### ***Bond Assessments (continued)***

from the infrastructure improvements financed by the bonds. These assessments may be prepaid in total at any time or annually as non-ad valorem special assessments. Since the assessment was paid in full in 2014-2015, the Debt Service Fund was closed and the revenue was receipted in the General Fund as restricted fund balance that can only be used for capital asset acquisition that benefits Phase II of the District.

##### ***Maintenance Assessments***

In addition to the assessment for the repayment of bond obligations, the District has levied an assessment for the maintenance of the infrastructure and the operations of the District. This assessment is levied as a part of the General Fund's annual budget. The maintenance assessment revenue is classified as program revenue and is accounted for in the General Fund.

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

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

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

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

#### (f) *Use of Estimates*

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

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notes to Basic Financial Statements

September 30, 2015

(2) **Deposits and Investments**

**Short-Term Portfolio**

As of September 30, 2015, the District had the following deposits and investments:

<u>Deposits and Investment Type</u>	<u>Fair Value at September 30, 2015</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Demand Deposits, CFB	\$ 72,999	1.0	n/a
State Board of Administration, Florida Prime™	191,143	29.0	AAAm
Florida Local Government Investment Trust	500,309	518.3	AAAf/S1
1-3 Year High Quality Bond Fund, FMIvT	498,901	489.1	AAA/v2
 Total Fair Value	 \$ <u>1,263,352</u>		
Portfolio Weighted Average Maturity (WAM)		402.8	

**Interest Rate Risk.** Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. GASB 40 requires that interest rate risk be disclosed using one of the five approved methods. The five methods are: segmented time distribution, specific identification, Weighted Average Maturity (WAM), duration, and simulation model. The District has used the WAM method in the above chart. In accordance with the District's short-term investment policy, the government manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three years as provided in the District's Short-Term Investment Policy. The WAM on September 30, 2015, was 402.8 days.

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

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

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

- The State Board of Administration for participation in the 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 the Florida Prime™, a Securities and Exchange Commission Rule 2a7-like external investment pool, are reported at fair value which is amortized cost. The pool is rated AAAm by Standard and Poor's. The District recognized \$2,645 in earnings from Florida Prime™ during the 2014-2015 Fiscal Year.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notes to Basic Financial Statements

September 30, 2015

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

**Short-Term Portfolio (continued)**

*Credit Risk (continued)*

- 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 short-term 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. As of September 30, 2015, the FMIVT had an unrealized gain of \$3,571. The realization of the gain will only occur upon the future sale of the underlying shares.
- In December 2010, the District invested in shares of the Florida Local Government Investment Trust (FLGIT) operated by the Florida Association of Counties and Florida Court Clerks & Comptrollers. The pool is an authorized investment consistent with Section 218.415(16)(a), Florida Statutes, and the District's short-term investment policy. The transfer was done to further diversify the District's investment portfolio and improve liquidity. FLGIT recognized an unrealized gain of \$4,364 during Fiscal Year 2014-2015. The realization of the gain will only occur upon the future sale of the underlying shares.
- In total, the District recognized interest and investment earnings in the short-term portfolio of \$10,611 during the Fiscal Year.

**Concentration of Credit Risk.** The District's short-term 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<sup>TM</sup>, money market funds, or overnight repurchase agreements to ensure the appropriate liquidity is maintained to meet ongoing obligations.

**Custodial Credit Risk - Deposits.** In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District invests its operating cash solely in Qualified Public Depositories that meet the requirements of Chapter 280, Florida Statutes. In addition to protection of up to \$250,000 for its deposits with a single bank as provided by the Federal Deposit Insurance Corporation (FDIC), the District's deposits are provided the 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.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notes to Basic Financial Statements

September 30, 2015

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

#### Short-Term Portfolio (continued)

***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.

#### ***Short-Term Investment Policy***

The District is authorized to invest in those financial instruments as established by the short-term investment policy of the District. This policy allows investments authorized under Section 218.415, Florida Statutes, 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 consists 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.

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

In August of 2014, the District adopted a Long-Term Investment Policy (LTIP). Implementation of the LTIP occurred in October of 2014. Investments in fixed income and equity mutual funds, and money market funds, as authorized in the LTIP, are reported at fair value as of September 30, 2015, as follows:

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notes to Basic Financial Statements

September 30, 2015

(2) **Deposits and Investments**

**Long-Term Portfolio (continued)**

<u>Long Term Investment Portfolio</u>	<u>Fair Value at September 30, 2015</u>	<u>Average Maturity (years)</u>	<u>Credit Rating</u>
Domestic Equity			
Vanguard Total Stock Market Index	\$ 63,211	N/A	N/A
Vanguard Dividend Growth	10,977	N/A	N/A
International Equity			
Vanguard Developed Markets Index	32,346	N/A	N/A
Oppenheimer International Small Company	8,009	N/A	N/A
Fixed Income			
Metropolitan West Total Return	21,242	7.84	AA
Baird Core Plus	21,178	6.98	A
Vanguard Intermediate-Term Investment Grade	19,707	6.40	A
Federated Ultra-Short Bond	6,910	0.80	AA
Inflation Hedge			
Vanguard Inflation Protected Fund	6,702	8.60	AAA
Cash Equivalent			
First American Government Obligation	618	N/A	N/A
Total Fair Value	<u>\$ 190,900</u>		

The District's LTIP allocations seek to have up to 60% in equities with the remainder in fixed income and/or cash and cash equivalents. The District contracts with qualified investment managers to whom authority is delegated to invest and reinvest assets in accordance with the LTIP. The District's LTIP does not place specific limits on maturities. During Fiscal Year 2014-2015, the LTIP had an unrealized gain of \$1,531. The realization of this gain will only occur from future sale of underlying shares in the portfolio.

**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. The District's LTIP addresses managing its exposure for changes in interest rate through maintaining diversification of its investments to minimize the impact of downturns in the market.

**Credit Risk.** GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, fixed income mutual funds, money market funds, and other pooled investments of fixed income securities. The District's LTIP stipulates that the average credit rating of the overall fixed income portfolio should be investment grade, based on the rating of one Nationally Recognized Statistical Rating Organization (NRSRO), such as Fitch, Moody's, Standard and Poor's (S&P), etc.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notes to Basic Financial Statements

September 30, 2015

**(2) Deposits and Investments**

**Long-Term Portfolio (continued)**

**Concentration of Credit Risk.** The District's LTIP requires the diversification of its portfolio. The LTIP contains an Asset Allocation Target with the objective of achieving an average total rate of return that is equal to or greater than the portfolio's target rate of return over the long-term. The Asset Allocation Targets are as follows:

<u>Asset Classes</u>	<u>Asset Weightings</u>	
	<u>Range</u>	<u>Target</u>
<b>Growth Assets</b>		
Domestic Equity	20% - 60%	40%
International Equity	0% - 40%	20%
Other	0% - 20%	0%
<b>Income Assets</b>		
Fixed Income	20% - 60%	40%
Other	0% - 20%	0%
<b>Real Return Assets</b>	0% - 20%	0%
<b>Cash Equivalents</b>	0% - 20%	0%

**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 for the District.

**Long-Term Investment Policy**

The District is authorized to invest in those financial instruments as established by the LTIP of the District. The LTIP was developed in accordance with Section 218.415, Florida Statutes, and prohibits direct investment in derivative-type investments. The authorized investments consist of:

- Domestic and International Equities
- Fixed Income Securities
- Other Assets (Alternatives)
  - Real Estate Investment Trust (REIT)
  - Treasury Inflation Protected Securities (TIPS)
- Cash Equivalents

The objectives of the LTIP are to diversify investments in order to minimize the impact of large losses from individual investments; provide funding for anticipated withdrawals; enhance the value of the portfolio in real terms over the long-term through asset appreciation and income generation, while maintaining a reasonable investment risk profile; minimize principal fluctuations over the time horizon (five years or longer); and achieve a long-term level of return commensurate with contemporary

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notes to Basic Financial Statements

September 30, 2015

**(2) Deposits and Investments**

**Long-Term Portfolio (continued)**

*Long-Term Investment Policy (continued)*

economic conditions and equal to or exceeding the performance expectation (an average total annual rate of return that is equal to or greater than the Portfolio's hurdle rate of 5%).

The time horizon for the LTIP is five years or longer.

**Foreign Currency Risk.** The District's LTIP does not allow for direct investments in foreign currency.

**(3) Capital Assets**

Capital asset activity for the year ended September 30, 2015, was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 802,959	-	-	802,959
Total assets not being depreciated	802,959	-	-	802,959
Assets being depreciated:				
Furniture and equipment	8,680	-	-	8,680
Improvements other than buildings	25,339,166	66,884	-	25,406,050
Total assets not being depreciated	25,347,846	66,884	-	25,414,730
Less accumulated depreciation for:				
Furniture and equipment	(8,680)	-	-	(8,680)
Improvements other than buildings	(9,600,597)	(676,102)	-	(10,276,699)
Total depreciation	(9,609,277)	(676,102)	-	(10,285,379)
Total assets being depreciated, net	15,738,569	(609,218)	-	15,129,351
Governmental activities, capital assets	\$ 16,541,528	(609,218)	-	15,932,310

**(4) Long-term Debt**

The District has no long-term debt.

**(5) Related Parties**

The District has no employees. For certain management, finance, and administrative services, the District entered into an interlocal agreement with Village Center Community Development District (Center District), a community development district created under Florida Statute 190. Under the agreement, fees paid to Center District by the District for such services totaled \$151,271 for the year ended September 30, 2015.

The Village Center Community Development District (VCCDD) pays the Villages Technology Services Group (TSG) each month for information system support, including software, hardware, computer programming and internal mail room operations. TSG was owned by the Developer until March 2012.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

Notes to Basic Financial Statements

September 30, 2015

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

These costs are passed on from the VCCDD to District 1 on a proportional basis and for the year ended September 30, 2015, were \$9,100.

Most capital costs for infrastructure were acquired from the Developer or paid on contracts that were assigned to the District by the Developer using bond proceeds in previous years. In the last few years systems like the new Morse Boulevard irrigation system were acquired by the District through competitive bid.

**(6) Risk Management**

The District is exposed to various risk 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.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN  
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund, of Village Community Development District No. 1 (the District) as of and for the year ended September 30, 2015, 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 29, 2016.

**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. 1  
The Villages, Florida

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN  
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS  
(Concluded)**

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

  
January 29, 2016  
Ocala, Florida

## MANAGEMENT LETTER

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

### Report on the Financial Statements

We have audited the financial statements of Village Community Development District No. 1 (the District) as of and for the fiscal year ended September 30, 2015, and have issued our report thereon dated January 29, 2016.

### 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 on 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 29, 2016, 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 District's the September 30, 2015 basic financial statements, for this information).

### Financial Condition

Section 10.554(1)(i)5.a. and 10.556 (7), *Rules of the Auditor General*, requires that we apply appropriate procedures and 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. 1  
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**

Sections 10.554(1)(i)5.b. and 10.556(7), *Rules of the Auditor General*, requires that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2015, 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, 2015. 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 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 29, 2016  
Ocala, Florida

**INDEPENDENT ACCOUNTANTS' REPORT**

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

We have examined Village Community Development District No. 1 (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, 2015. 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, 2015.

  
January 29, 2016  
Ocala, Florida

**Certified Public Accountants**

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January 29, 2016

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

RE: Management Response Letter

Dear Supervisors:

Attached is the completed audit for Fiscal Year 2014 – 2015 for the Village Community Development District No. 1. 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 in the current audit report.

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

We believe that Village Community Development District No. 1 continues to set an example for the appropriate management of Community Development Districts as conceived in Chapter 190, Florida Statutes. We would particularly like to commend the staff of the Villages District Finance Department for their diligent efforts in recording and maintaining the financial records of the District.

We would be happy to entertain any questions members of the Board of Supervisors may have on the audit report or the management of District resources.

Sincerely,

Sarah C. Koser, CPA, CGFO, CPFO  
Interim Finance Director

Janet Y. Tutt  
District Manager

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