



SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Basic Financial Statements

September 30, 2019

(With Independent Auditors' Report Thereon)

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

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ON THE COVER

The cover photograph was submitted by
Jerica Adams, Staff Assistant
in the District Community Standards Department.

INDEPENDENT AUDITOR'S REPORT

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Sumter Landing Community Development District (the District) as of and for the year ended September 30, 2019, 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.

Auditor's 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 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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MEMBERS OF AMERICAN AND FLORIDA INSTITUTES OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER OF AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS PRIVATE COMPANIES AND S.E.C. PRACTICE SECTIONS

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

INDEPENDENT AUDITOR'S REPORT

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and, each major fund of the District as of September 30, 2019, and the respective changes in financial position, and, where applicable, cash flows thereof, and the respective budgetary comparison of the Lake Sumter Landing and Project Wide Special Revenue Funds 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 31, 2020, 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 solely 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 31, 2020
Ocala, Florida

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Management's Discussion and Analysis

September 30, 2019

This Management Discussion and Analysis report provides the reader with a narrative overview and analysis of the financial activities of the Sumter Landing Community Development District for the fiscal year ending September 30, 2019. This report is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the District's financial activities; (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges (d) identify any material deviations from the financial plan (the approved budget), and (e) identify individual fund issues and concerns. The information contained within this section should be considered in conjunction with the District's Financial Statements.

FINANCIAL HIGHLIGHTS

- Total assets of the District are \$481,362,000; and the deferred outflows of the resources of the District are \$903,000.
- Total liabilities of the District are \$405,692,000; and the deferred inflows of the resources of the District are \$0.
- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2019, by \$76,573,000 (net position). Of this amount, \$71,258,000 is unrestricted and can be used at the discretion of the Board of Supervisors.
- At September 30, 2019, net position for governmental activities was \$42,335,000, or 295% of total governmental revenues. Of this amount, \$32,328,000 reflects its investment in capital assets.
- The current year's unrestricted net position for governmental activities is \$10,007,000, or 70% of total governmental revenues.
- At September 30, 2019, net position for business-type activities was \$34,238,000, or 45% of total business-type revenues. Of this amount, \$(36,499,000) reflects its investment in capital assets, \$8,093,000 is restricted for debt service and \$1,394,000 is restricted for renewal and replacement.
- The current year's unrestricted fund balance for business-type activities is \$61,251,000, or 81% of total business-type revenues.
- The total net position has grown from a fiscal year 2018 balance of \$69,101,000 to a fiscal year 2019 balance of \$76,573,000.
- The District's total revenues of \$90,371,000 exceeded the expenses of \$82,899,000, providing a \$7,472,000 increase in total net position; the increase in net position for the business-type activities was \$7,573,000 offset by a decrease in net position for the governmental activities of \$(101,000).
- Depreciation expenses on existing capital assets for the current fiscal year amounted to \$8,413,000 to show the need for the gradual replacement of these assets over time while amortization expense totaled \$5,247,000.
- The District's total debt decreased by \$7,500,000 during the year ending September 30, 2019.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements consist of three sections:

- Government-wide financial statements
- Fund financial statements
- Notes to the financial statements.

This report also contains other supplemental information in addition to the basic financial statements themselves.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Management's Discussion and Analysis

September 30, 2019

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) and liabilities (and deferred inflows), with the difference 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 District is improving or deteriorating.

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

The government-wide financial statements are provided on pages 11-12 of this report.

Fund Financial Statements

The fund financial statements provide more detailed information about the District's major funds individually. A *fund* is a grouping of related accounts which is used to maintain control over resources which 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 maintains two governmental funds and two proprietary funds. There are no fiduciary funds maintained by the District. The fund financial statements present information in more detail than the government-wide financial statements.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds, the Lake Sumter Landing fund and the Project Wide Special Revenue fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the fund which is considered to be a major fund. Both funds are considered major funds.

The basic governmental fund financial statements can be found on pages 13-16 of this report.

A budgetary comparison statement is provided for each of the two governmental funds to demonstrate compliance with the budgets.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Management's Discussion and Analysis

September 30, 2019

Proprietary funds

Proprietary funds are used to report business-type activities. The District maintains two proprietary funds, the Sumter Landing Amenities Division (SLAD) Enterprise Fund and the Sumter Landing Fitness Enterprise Fund. Enterprise funds, a category of proprietary funds, are included as *business-type activities* in the government-wide financial statements. Proprietary funds statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the SLAD and Fitness funds, which are both considered to be major funds of the Sumter Landing Community Development District. The basic proprietary fund financial statements can be found on pages 19-21 of this report.

Notes to the Financial Statements

The notes provide additional information which is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are presented beginning on page 22.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
Management's Discussion and Analysis
September 30, 2019

GOVERNMENT-WIDE FINANCIAL STATEMENTS AND ANALYSIS

A comparison of the *Statement of Net Position* for the current year and prior year is presented below.

Statement of Net Position

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>September 30,</u>		<u>September 30,</u>		<u>September 30,</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Assets:						
Current and other assets	\$ 11,068,140	9,546,943	85,766,008	71,610,257	96,834,148	81,157,200
Capital assets, net of accumulated depreciation	32,327,688	33,419,554	205,250,787	212,290,860	237,578,475	245,710,414
Intangible assets, net of accumulated amortization	-	-	146,949,228	152,149,053	146,949,228	152,149,053
Total assets	<u>43,395,828</u>	<u>42,966,497</u>	<u>437,966,023</u>	<u>436,050,170</u>	<u>481,361,851</u>	<u>479,016,667</u>
Deferred outflows of resources:						
Deferred charges on refunding	-	-	903,315	950,858	903,315	950,858
Liabilities:						
Current and other liabilities	1,061,267	530,836	15,035,991	13,241,004	16,097,258	13,771,840
Long-term debt:						
Due within one year	-	-	7,655,000	7,500,000	7,655,000	7,500,000
Due in more than one year	-	-	381,940,000	389,595,000	381,940,000	389,595,000
Total liabilities	<u>1,061,267</u>	<u>530,836</u>	<u>404,630,991</u>	<u>410,336,004</u>	<u>405,692,258</u>	<u>410,866,840</u>
Net position (deficit)						
Net investment in capital assets	32,327,688	33,419,554	(36,498,823)	(31,704,229)	(4,171,135)	1,715,325
Restricted for debt service	-	-	8,092,624	7,736,348	8,092,624	7,736,348
Restricted for renewal and replacement	-	-	1,393,631	1,249,277	1,393,631	1,249,277
Unrestricted	10,006,873	9,016,107	61,250,915	49,383,628	71,257,788	58,399,735
Total net position	<u>\$ 42,334,561</u>	<u>42,435,661</u>	<u>34,238,347</u>	<u>26,665,024</u>	<u>76,572,908</u>	<u>69,100,685</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The District's total assets (and deferred outflows) exceeded total liabilities (and deferred inflows) by \$76,573,000. The net position increased \$7,472,000 from a balance of \$69,101,000 as of September 30, 2018.

The District's net position is broken down into four categories:

- **Net investment in capital assets** reflects its investment in capital assets less any related outstanding debt to acquire those assets. The District uses these capital assets to provide services to its residents; therefore, 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.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Management's Discussion and Analysis

September 30, 2019

- **Restricted for debt service** An additional \$8,092,000 of the District's net position (11%) represents resources which are subject to external restrictions on how they may be used. The District's restricted net position is restricted for the purpose of meeting its debt service obligations.
- **Restricted for renewal and replacement** A total \$1,394,000 of the District's net position (2%) is restricted by the bond indenture for use in the renewal and replacement of capital assets in the SLAD Fund.
- **Unrestricted net position** The remaining portion of \$71,258,000 or 93% is unrestricted and available to meet the future needs of the district as unrestricted net position.

A comparison of the *Statement of Changes in Net Position* for the current year and prior year is presented below.

Statement of Changes in Net Position

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	September 30,		September 30,		September 30,	
	2019	2018	2019	2018	2019	2018
Operating revenues:						
General government	\$ 94,304	197,394	68,793,663	67,164,677	68,887,967	67,362,071
Special assessments	13,933,347	12,888,847	-	-	13,933,347	12,888,847
Public safety	-	-	3,850,848	3,712,987	3,850,848	3,712,987
Culture/recreation	-	-	1,713,539	1,082,327	1,713,539	1,082,327
General revenues:						
Interest and other earnings	326,902	204,310	1,658,219	970,016	1,985,121	1,174,326
Total revenues	<u>14,354,553</u>	<u>13,290,551</u>	<u>76,016,269</u>	<u>72,930,007</u>	<u>90,370,822</u>	<u>86,220,558</u>
Expenses:						
General government services	-	-	21,060,804	21,112,839	21,060,804	21,112,839
Public safety	-	-	4,203,710	3,952,768	4,203,710	3,952,768
Physical environment	13,213,026	13,061,100	12,912,868	11,964,881	26,125,894	25,025,981
Culture/recreation	-	-	17,848,294	17,336,720	17,848,294	17,336,720
Depreciation (unallocated)	1,242,627	1,157,908	7,169,902	7,170,558	8,412,529	8,328,466
Amortization expense	-	-	5,247,368	5,199,825	5,247,368	5,199,825
Total expenses	<u>14,455,653</u>	<u>14,219,008</u>	<u>68,442,946</u>	<u>66,737,591</u>	<u>82,898,599</u>	<u>80,956,599</u>
Changes in net position	<u>\$ (101,100)</u>	<u>(928,457)</u>	<u>7,573,323</u>	<u>6,192,416</u>	<u>7,472,223</u>	<u>5,263,959</u>

As noted earlier, the Statement of Changes in Net Position presents information showing how the District's net position changed during the most recent fiscal year.

Revenues The District's revenues for the years ended September 30, 2019, and September 30, 2018 were approximately \$90,371,000 and \$86,221,000 respectively. Total revenues increased 5% year over year. The District's expenses for the years ended September 30, 2019, and September 30, 2018, were \$82,899,000 and \$80,957,000 respectively. The increase in expense was related primarily to an increase in physical environment and recreation expenses.

Revenues include amenity and general governmental revenues, special assessments for maintenance and investment earnings on cash balances held during the year. Amenity revenue totaled \$68,888,000 in fiscal year 2019, an increase of \$1,526,000 over prior year. Special assessments revenue totaled \$13,933,000 in Fiscal Year 2019, an increase of \$1,045,000 compared to the prior year. Investment income increased by \$811,000 as the

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Management's Discussion and Analysis

September 30, 2019

cash and cash equivalent deposits grew and unrealized earnings continued to show very positive results in the Investment portfolios.

Expenses General government expenses decreased \$52,000 in fiscal year 2019 compared to fiscal year 2018. Public safety expenses increased \$251,000 year over year. Physical environment expenses, including landscaping, irrigation, utilities and maintenance costs, increased \$1,100,000, as compared to the prior fiscal year while recreation expenses increased a total \$512,000. Depreciation and amortization expenses remained steady year over year.

GOVERNMENT FUND BUDGETARY HIGHLIGHTS

The Budget to actual comparison statement shows the original budget, amended budget, actual amounts and any variance between the final budget and actual amounts. Budget amendments are approved throughout the year. Budgets are revised for a variety of reasons, such as an unforeseen expenditure. Below are notable variances between the original to final budget and final budget to actual.

Lake Sumter Landing Fund

- During fiscal year 2019, the final General Fund revenue budget was unchanged compared to the original budgeted revenues.
- The total expenditure budget increased \$78,000 primarily in the building, landscape and maintenance and capital outlay expenses.
- Investment earnings of \$72,000 exceeded the budget of \$4,000. Investment returns improved in fiscal year 2019.
- Total expenses were \$189,000, or 11% under budget for the year.

Project-wide Special Revenue Fund

- During fiscal year 2019, the final General Fund revenue budget was unchanged compared to the original budgeted revenues.
- The total expenditure budget increased \$284,000 primarily in the building, landscape and other maintenance and management and professional services offset by a decrease in utility services.
- Investment earnings of \$255,000 exceeded the budget of \$48,000. Investment returns improved in fiscal year 2019.
- Total expenses were \$1,658,000, or 14% under budget for the year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The District's investment in capital assets for its governmental activities as of September 30, 2019 amounts to \$237,578,000. This investment in capital assets includes land, infrastructure, buildings and furniture and fixture. New capital assets, net of disposals totaled \$281,000 during the year. Depreciation expenses totaled \$8,413,000 resulting in an overall net decrease in capital assets of \$8,132,000.

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

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Management's Discussion and Analysis

September 30, 2019

Long-Term Debt

As of September 30, 2019, and September 30, 2018, the District had long-term debt outstanding of \$389,595,000 and \$397,095,000, respectively. The majority of the debt consists of Recreational Revenue Bonds and Recreation Revenue Refunding Bonds. This debt is secured by a lien and pledge of revenues under the indentures which are derived by the District from the users of the recreational facilities.

Additional information regarding the District's long-term debt can be found in Note 5 of the Notes to Basic Financial Statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Local, state and national economic factors influence the District's budget in a variety of ways. These factors were considered in preparing the District's General Fund budget for the 2019 Fiscal Year

- The unemployment rate in Sumter County where the District is located was 4.1% in September 2019, a decrease from 4.3% a year ago. The State's average unemployment rate is 3.2%, below the national average rate of 3.5%.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers decreased from 2.28% in September 2018 to 1.71% in September 2019.

Lake Sumter Landing Special Revenue Fund: In Fiscal Year 2020, the total revenues are projected to increase by \$138,000 compared to the Fiscal Year 2019 final budget. There is an 8% budgeted increase in maintenance assessments. The Fiscal Year 2020 expenditure budget projects a decrease of \$42,000, when compared to the Fiscal Year 2019 final budget. The decrease in expenditures results primarily from a decrease in repairs and maintenance services.

Project Wide Special Revenue Fund: In Fiscal Year 2020, the total revenues are projected to increase by \$608,000 compared to the Fiscal Year 2019 final budget. There is an 8% increase in maintenance assessments budgeted. The Fiscal Year 2020 expenditure budget projects a decrease of \$174,000, when compared to the Fiscal Year 2019 final budget. The decrease in expenditures results primarily from a decrease in capital outlay.

Sumter Landing Amenities Division Fund: In Fiscal Year 2020, the total revenues are projected to increase by \$2,521,000 compared to the Fiscal Year 2019 final budget. An increase in amenity fees makes up the majority of the revenue increase. The Fiscal Year 2020 expenditure budget projects an increase of \$2,363,000, when compared to the Fiscal Year 2019 final budget. The increase in expenditures results primarily from an increase in contract services and repairs and maintenance services.

Fitness Enterprise Fund: In Fiscal Year 2020, the total revenues are projected to increase by \$172,000 compared to the Fiscal Year 2019 final budget. The fiscal year 2020 budget includes the addition of the fitness center transferred from VCCDD. The Fiscal Year 2020 expenditure budget projects an increase of \$35,000, when compared to the Fiscal Year 2019 final budget. The increase in expenditures results primarily from an increase in management fees offset by a decrease in operating supplies.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Management's Discussion and Analysis

September 30, 2019

TO OBTAIN FURTHER INFORMATION

The District's financial statements are designed to provide a general overview of the District's finances and to demonstrate the District's accountability. If you have any questions about the report or would like additional financial information, contact the Village Community Development Districts, Finance Office at:

984 Old Mill Run
The Villages, FL 32162
Telephone (352) 753-0421

It is also suggested you visit our website at www.districtgov.org for general information and additional financial information about the District.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Net Position

September 30, 2019

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Assets			
Cash and cash equivalents	\$ 4,270,807	\$ 61,738,311	\$ 66,009,118
Investments	6,792,559	13,761,721	20,554,280
Accounts receivable (net)	4,781	7,484,191	7,488,972
Due from other governments	-	2,776,764	2,776,764
Prepaid expenses	-	5,014	5,014
Internal balances	(7)	7	-
Capital assets:			
Non depreciable assets	3,767,395	13,239,401	17,006,796
Depreciable assets (net of depreciation)	28,560,293	192,011,386	220,571,679
Intangible assets (net of accumulated amortization)	-	146,949,228	146,949,228
Total assets	<u>43,395,828</u>	<u>437,966,023</u>	<u>481,361,851</u>
Deferred outflows of resources			
Deferred charges on refunding	-	903,315	903,315
Total assets and deferred outflows of resources	<u>43,395,828</u>	<u>438,869,338</u>	<u>482,265,166</u>
Liabilities			
Accounts payable	1,060,918	2,032,117	3,093,035
Accrued expenses	-	30,078	30,078
Accrued interest payable	-	7,933,034	7,933,034
Unearned revenue	-	3,846,917	3,846,917
Due to other governments	349	599,837	600,186
Due to developer for amenity fees	-	594,008	594,008
Long-term debt:			
Due within one year	-	7,655,000	7,655,000
Due in more than one year	-	381,940,000	381,940,000
Total liabilities	<u>1,061,267</u>	<u>404,630,991</u>	<u>405,692,258</u>
Net Position			
Net investment in capital assets	32,327,688	(36,498,823)	(4,171,135)
Restricted for:			
Debt service	-	8,092,624	8,092,624
Renewal and replacement	-	1,393,631	1,393,631
Unrestricted	10,006,873	61,250,915	71,257,788
Total net position	<u>\$ 42,334,561</u>	<u>\$ 34,238,347</u>	<u>\$ 76,572,908</u>

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Activities

Year Ended September 30, 2019

Functions/Programs	Expenses	Program revenues			Net (expense) revenue and changes in net assets		
		Charges for services	Operating grants and contributions	Capital grants and contributions	Governmental activities	Business-type activities	Total
Governmental activities:							
Physical environment	\$ 13,213,026	13,933,347	94,304	-	814,625	-	814,625
Depreciation (unallocated)	1,242,627	-	-	-	(1,242,627)	-	(1,242,627)
Total governmental activities	14,455,653	13,933,347	94,304	-	(428,002)	-	(428,002)
Business-type activities:							
General government services	26,308,172	68,793,663	-	-	-	42,485,491	42,485,491
Public safety	4,203,710	3,850,848	-	-	-	(352,862)	(352,862)
Physical environment	12,912,868	-	-	-	-	(12,912,868)	(12,912,868)
Culture/recreation	17,848,294	1,547,666	-	165,873	-	(16,134,755)	(16,134,755)
Depreciation (unallocated)	7,169,902	-	-	-	-	(7,169,902)	(7,169,902)
Total business-type activities	68,442,946	74,192,177	-	165,873	-	5,915,104	5,915,104
Total primary government	\$ 82,898,599	88,125,524	94,304	165,873	(428,002)	5,915,104	5,487,102
General revenues:							
Investment earnings					326,902	1,658,219	1,985,121
Total general revenues					326,902	1,658,219	1,985,121
Change in net position					(101,100)	7,573,323	7,472,223
Net position – beginning					42,435,661	26,665,024	69,100,685
Net position – ending					\$ 42,334,561	34,238,347	76,572,908

See accompanying notes to basic financial statements.

**SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING & PROJECT WIDE**

Balance Sheet – Governmental Funds

September 30, 2019

	Lake Sumter Landing	Project Wide	Total
Assets:			
Cash and cash equivalents	\$ 273,908	3,996,899	4,270,807
Investments	1,864,285	4,928,274	6,792,559
Accounts receivable (net)	2,561	2,220	4,781
Due from other governments	-	-	-
Total assets	2,140,754	8,927,393	11,068,147
Liabilities:			
Accounts payable	137,358	923,560	1,060,918
Due to other funds	7	-	7
Due to other governments	-	349	349
Other current liabilities	-	-	-
Total liabilities	137,365	923,909	1,061,274
Fund balances:			
Restricted	-	15,125	15,125
Committed for renewal & replacement	1,335,815	2,112,220	3,448,035
Unassigned	667,574	5,876,139	6,543,713
Total fund balances	2,003,389	8,003,484	10,006,873
Total liabilities and fund balances	\$ 2,140,754	8,927,393	11,068,147

See accompanying notes to basic financial statements.

**SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE SUMTER LANDING & PROJECT WIDE**

Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position
September 30, 2019

Total fund balances, governmental funds		\$	10,006,873
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	\$	48,652,811	
Less accumulated depreciation		<u>(16,325,123)</u>	32,327,688
Net position of governmental activities		\$	<u><u>42,334,561</u></u>

See accompanying notes to basic financial statements.

**SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL FUNDS**

Statement of Revenues, Expenditures and Changes in
Fund Balances – Governmental Funds
Year Ended September 30, 2019

	Lake Sumter Landing	Project Wide	Total
Revenues:			
Special assessments	\$ 1,550,185	-	1,550,185
Intergovernmental revenue	-	12,363,391	12,363,391
Other revenue	20,420	73,884	94,304
Investment earnings	71,774	255,128	326,902
Rents and leases	19,769	-	19,769
Total revenues	<u>1,662,148</u>	<u>12,692,403</u>	<u>14,354,551</u>
Expenditures:			
Physical environment	1,661,085	11,551,939	13,213,024
Capital outlay	44,546	106,215	150,761
Total expenditures	<u>1,705,631</u>	<u>11,658,154</u>	<u>13,363,785</u>
Net change in fund balances	<u>(43,483)</u>	<u>1,034,249</u>	<u>990,766</u>
Fund balances, at beginning of year	<u>2,046,872</u>	<u>6,969,235</u>	<u>9,016,107</u>
Fund balances, at end of year	<u>\$ 2,003,389</u>	<u>8,003,484</u>	<u>10,006,873</u>

See accompanying notes to basic financial statements.

**SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
GOVERNMENTAL FUNDS**

Reconciliation of the Statement of Revenues, Expenditures, and Changes in
Fund Balances – Governmental Funds to the Statement of Activities
Year Ended September 30, 2019

Net change in fund balances – total governmental funds	\$	990,766
<p>Amounts reported for governmental activities in the statement of activities are different because:</p> <p>Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of capital outlay less depreciation expense in the fiscal year.</p>		
Capital outlay	\$	150,761
Depreciation expense		<u>(1,242,627)</u>
		(1,091,866)
Change in net position of governmental activities	\$	<u><u>(101,100)</u></u>

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

Lake Sumter Landing Fund

Year ended September 30, 2019

	Original	Amended		
	Budget	Budget	YTD Actual	Variance
REVENUES:				
Maintenance and Other Special Assessments	\$ 1,550,185	\$ 1,550,185	\$ 1,550,185	\$ -
Other Income	30,846	30,846	40,190	9,344
Investment Income	4,300	4,300	71,774	67,474
Total Revenues:	<u>1,585,331</u>	<u>1,585,331</u>	<u>1,662,149</u>	<u>76,818</u>
EXPENDITURES:				
Management and Other Professional Services	420,091	420,091	390,399	(29,692)
Utility Services	235,004	235,004	213,064	(21,940)
Building, Landscape and Other Maintenance	1,098,748	1,133,934	1,047,637	(86,297)
Capital Outlay	46,500	89,100	44,546	(44,554)
Other Expenditures	16,900	16,900	9,986	(6,914)
Total Expenditures	<u>1,817,243</u>	<u>1,895,029</u>	<u>1,705,632</u>	<u>(189,397)</u>
Change in Net Position	\$ (231,912)	\$ (309,698)	\$ (43,483)	\$ 266,215
Beginning Fund Balance	<u>2,046,872</u>	<u>2,046,872</u>	<u>2,046,872</u>	<u>-</u>
Ending Fund Balance	<u>\$ 1,814,960</u>	<u>\$ 1,737,174</u>	<u>\$ 2,003,389</u>	<u>\$ 266,215</u>

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

Project Wide Fund

Year ended September 30, 2019

	Original	Amended		
	Budget	Budget	YTD Actual	Variance
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
REVENUES:				
Maintenance and Other Special Assessments	\$ 12,088,081	\$ 12,088,081	\$ 12,088,081	\$ -
Other Income	397,832	397,832	349,194	(48,638)
Investment Income	48,000	48,000	255,128	207,128
Total Revenues:	<u>12,533,913</u>	<u>12,533,913</u>	<u>12,692,403</u>	<u>158,490</u>
EXPENDITURES:				
Management and Other Professional Services	1,015,221	1,076,221	947,004	(129,217)
Utility Services	1,425,194	1,304,194	1,045,827	(258,367)
Building, Landscape and Other Maintenance	10,304,198	10,632,802	9,539,536	(1,093,266)
Capital Outlay	280,642	280,642	106,215	(174,427)
Other Expenditures	7,300	22,300	19,572	(2,728)
Total Expenditures	<u>13,032,555</u>	<u>13,316,159</u>	<u>11,658,154</u>	<u>(1,658,005)</u>
Change in Net Position	\$ (498,642)	\$ (782,246)	\$ 1,034,249	\$ 1,816,495
Beginning Fund Balance	<u>6,969,235</u>	<u>6,969,235</u>	<u>6,969,235</u>	<u>-</u>
Ending Fund Balance	<u>\$ 6,470,593</u>	<u>\$ 6,186,989</u>	<u>\$ 8,003,484</u>	<u>\$ 1,816,495</u>

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Net Position

September 30, 2019

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Assets			
Current assets:			
Cash and cash equivalents	\$ 42,271,501	2,047,522	44,319,023
Restricted cash and cash equivalents	16,025,658	-	16,025,658
Investments	11,571,495	2,190,226	13,761,721
Accounts receivable (net)	7,447,444	6,096	7,453,540
Due from other funds	4,743	1,288	6,031
Due from other governments	2,590,119	186,645	2,776,764
Accrued interest receivable	30,651	-	30,651
Prepaid expenses	5,014	-	5,014
Total current assets	79,946,625	4,431,777	84,378,402
Non-current assets:			
Restricted cash and cash equivalents	1,393,631	-	1,393,631
Capital assets:			
Land	13,139,728	-	13,139,728
Buildings and structures	218,607,479	20,362	218,627,841
Infrastructure	3,446,433	-	3,446,433
Machinery and equipment	391,875	15,754	407,629
Construction in progress	99,673	-	99,673
Less accumulated depreciation	(30,441,554)	(28,964)	(30,470,518)
Intangible assets (net of accumulated amortization)	146,949,228	-	146,949,228
Total non-current assets	353,586,493	7,152	353,593,645
Total assets	433,533,118	4,438,929	437,972,047
Deferred outflow of resources:			
Deferred amount on debt refunding	903,315	-	903,315
Total assets and deferred outflows	434,436,433	4,438,929	438,875,362
Liabilities			
Current liabilities:			
Accounts payable	1,975,040	57,077	2,032,117
Accrued expenses	30,078	-	30,078
Accrued interest payable	7,933,034	-	7,933,034
Unearned revenue	3,698,893	148,024	3,846,917
Due to other funds	1,288	4,736	6,024
Due to other governments	599,837	-	599,837
Due to developer for amenity fees	594,008	-	594,008
Current installments of revenue bonds payable	7,655,000	-	7,655,000
Total current liabilities	22,487,178	209,837	22,697,015
Non-current liabilities:			
Revenue bonds payable, net	381,940,000	-	381,940,000
Total non-current liabilities	381,940,000	-	381,940,000
Total liabilities	404,427,178	209,837	404,637,015
Net position			
Net investment in capital assets	(36,498,823)	7,152	(36,491,671)
Restricted for debt service	7,736,348	-	7,736,348
Restricted for renewal and replacement	1,249,277	-	1,249,277
Unrestricted	57,522,453	4,221,940	61,744,393
Total net position	\$ 30,009,255	4,229,092	34,238,347

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Revenues, Expenses and Changes in Fund Net Position

Year Ended September 30, 2019

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
	<u> </u>	<u> </u>	<u> </u>
Operating revenues:			
Charges for services			
Amenity fees	\$ 68,793,663	-	68,793,663
Membership fees	-	841,990	841,990
Golf and recreation management fees	705,676	-	705,676
Other fees	3,850,140	708	3,850,848
Total operating revenues	<u>73,349,479</u>	<u>842,698</u>	<u>74,192,177</u>
 Operating expenses:			
General government services	5,194,745	-	5,194,745
Public safety	4,203,710	-	4,203,710
Physical environment	12,912,868	-	12,912,868
Culture/recreation	17,166,837	681,274	17,848,111
Depreciation Expense	7,165,879	4,206	7,170,085
Amortization expense	5,247,368	-	5,247,368
Total operating expenses	<u>51,891,407</u>	<u>685,480</u>	<u>52,576,887</u>
Operating income	<u>21,458,072</u>	<u>157,218</u>	<u>21,615,290</u>
 Non-operating revenue (expenses):			
Investment earnings	1,533,330	124,889	1,658,219
Interest expense	(15,866,059)	-	(15,866,059)
Transfer of net assets from VCCDD	-	165,873	165,873
Total non-operating revenue (expenses)	<u>(14,332,729)</u>	<u>290,762</u>	<u>(14,041,967)</u>
 Change in net position	<u>7,125,343</u>	<u>447,980</u>	<u>7,573,323</u>
Total net position, beginning	22,883,913	3,781,111	26,665,024
Total net position, ending	<u>\$ 30,009,256</u>	<u>4,229,091</u>	<u>34,238,347</u>

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Proprietary Funds

Statement of Cash Flows

For The Fiscal Year Ended September 30, 2019

	Sumter Landing Amenities Division (SLAD)	Sumter Landing Fitness Fund	Total
Cash flows from operating activities:			
Receipts from customers	\$ 73,614,533	841,837	74,456,370
Payments to suppliers/professional fees	<u>(39,789,534)</u>	<u>(833,577)</u>	<u>(40,623,111)</u>
Net cash provided by operating activities	<u>\$ 33,824,999</u>	<u>8,260</u>	<u>33,833,259</u>
Cash flows from capital and related financing activities:			
Principal payments on capital debt	(7,500,000)	-	(7,500,000)
Interest paid	(15,943,499)	-	(15,943,499)
Acquisition of capital assets	<u>(130,012)</u>	<u>-</u>	<u>(130,012)</u>
Net cash used in capital and related financing activities	<u>(23,573,511)</u>	<u>-</u>	<u>(23,573,511)</u>
Cash flows from investing activities:			
Purchases of investments	(1,590,265)	(77,980)	(1,668,245)
Donation of net assets from affiliate	-	165,873	
Interest earned on investments	1,540,988	124,889	1,665,877
Net cash provided by investing activities	<u>(49,277)</u>	<u>212,782</u>	<u>(2,368)</u>
Net increase (decrease) in cash and cash equivalents	10,202,211	221,042	10,423,253
Cash and cash equivalents, beginning of year	49,488,578	1,826,480	51,315,058
Cash and cash equivalents, end of year	<u>\$ 59,690,789</u>	<u>2,047,522</u>	<u>61,738,311</u>
Reconciliation of cash and cash equivalents per statement of cash flows to the statement of net position:			
Unrestricted cash and cash equivalents	\$ 42,271,500	2,047,522	44,319,022
Restricted cash and cash equivalents-current	16,025,658	-	16,025,658
Restricted cash and cash equivalents-non-current	1,393,631	-	1,393,631
Cash and cash equivalents	<u>\$ 59,690,789</u>	<u>2,047,522</u>	<u>61,738,311</u>
Reconciliation of operating income to net cash provided (used) in operating activities:			
Operating income	\$ 21,458,072	157,218	21,615,290
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation	7,165,879	4,206	7,170,085
Amortization	5,247,368	-	5,247,368
Change in assets and liabilities:			
(Increase) Decrease in:			
Accounts Receivable	(351,555)	(861)	(352,416)
Prepaid expenses	(307)	-	(307)
Due from other funds	11,386	1,133	12,519
Due from other governments	(1,309,936)	(186,645)	(1,496,581)
Increase (Decrease) in:			
Accounts payable and accrued liabilities	987,483	22,707	1,010,190
Unearned revenue	65,128	23,014	88,142
Due to developer	551,481	-	551,481
Due to other funds	-	(12,512)	(12,512)
Due to other governments	-	-	-
Net cash provided by operating activities	<u>\$ 33,824,999</u>	<u>8,260</u>	<u>33,833,259</u>

See accompanying notes to basic financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

Sumter Landing Community Development District (the District) was established on March 19, 2002 to manage and finance basic services for a development district located in The Villages, Florida. The District was created by Sumter County Commission Ordinance No. 02-06 pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors; the Supervisors are elected on a rotating basis by the landowners within the District for terms from two to four years. As of September 30, 2019, each member of the Board of Supervisors is an employee of or affiliated with the Developer.

The District provides recreation and security services to the residents of a retirement community known as The Villages, located in The Villages, Florida. The land within the District is part of the active adult retirement community known as “The Villages”. The Villages of Lake-Sumter, Inc. was the developer and initial owner of the property within the District.

The Villages continues to be developed by the developer, a family-owned business established for the single purpose of developing The Villages. Today, The Villages spans approximately 50 square miles across the borders of Lake, Sumter and Marion Counties, the City of Wildwood, the City of Fruitland Park and the Town of Lady Lake, Florida, with a population of approximately 130,000. When fully developed The Villages is expected to span 86 square miles and include approximately 98,500 residences and a population of 190,000. Development is currently underway in the south end of The Villages in Districts 12 and 13.

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. As defined by GASB, the financial reporting entity is required to include the primary government, organizations for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete. Blended component units, on the other hand, are reported in a separate column in the statement of net position to emphasize they are legally separate from the government.

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

The following is a listing of these Community Development Districts:

- Village Center Community Development District provides water and sewer utility services, recreation facilities and services, security, fire protection, emergency medical first response (non-transport) and executive golf services to the residents. The cost of operations is funded by amenity and utility fees which residents pay monthly. This District also provides for the maintenance of common areas and roadways for the commercial areas within the District boundaries. The cost of

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

maintenance in the commercial areas is funded through commercial maintenance assessments. Lastly, the District provides administrative services, including human resources, payroll, accounting, property management, recreation leadership and community standard services to the Community Development Districts.

- Sumter Landing Community Development District provides recreation facilities and services, security, fire protection, emergency medical first response (non-transport) and executive golf services to the residents. The cost of operations is funded by amenity fees which residents pay monthly. This District also provides for the maintenance of common areas and roadways for the commercial areas within the CDD boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments
- Brownwood Community Development District provides the maintenance of common areas and roadways for the commercial areas within the District boundaries in Sumter County. The cost of maintenance in the commercial areas is funded through commercial maintenance assessments as the new downtown area builds out.
- The Village Community Development District No. 1 boundary consists of approximately 993 acres in Sumter County. The development included construction of 3,420 residential units.
- The Village Community Development District No. 2 boundary consists of approximately 990 acres in Sumter County. The development included construction of 3,668 residential units.
- The Village Community Development District No. 3 boundary consists of approximately 894 acres in Sumter County. The development included construction of 3,762 residential units.
- The Village Community Development District No. 4 boundary consists of approximately 1,253 acres in Marion County. The development included construction of 5,432 residential units.
- The Village Community Development District No. 5 boundary consists of approximately 1,407 acres in Sumter County. The development included construction of 6,399 residential units.
- The Village Community Development District No. 6 boundary consists of approximately 1,497 acres in Sumter County. Planned development included construction of 6,697 residential units.
- The Village Community Development District No. 7 boundary consists of approximately 976 acres in Sumter County. The development included construction of 4,765 residential units.
- The Village Community Development District No. 8 boundary consists of approximately 1,098 acres in Sumter County. The development included construction of 5,193 residential units of which 29 are being used as lifestyle preview homes by the Developer.
- The Village Community Development District No. 9 boundary consists of approximately 1,299 acres in Sumter County. The development included construction of 5,409 residential units.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

- The Village Community Development District No. 10 boundary consists of approximately 1,489 acres in Sumter County. The development includes construction of 6,639 residential units of which 116 are being used as lifestyle preview homes by the Developer.
- The Village Community Development District No. 11 boundary consists of approximately 693 acres within the city limits of Fruitland Park in Lake County. Planned development includes construction of 2,055 residential units of which 2 remain unsold as of the end of the fiscal year.
- The Village Community Development District No. 12 boundary consists of approximately 1,483 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 6,202 residential units of which 2,653 remain unsold as of the end of the fiscal year.
- The Village Community Development District No. 13 boundary consists of approximately 2,290 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 7,822 residential units and construction is currently underway.

In addition to the above community development districts, there is one dependent district of Sumter County which is part of the family of Districts which comprise the local government of The Villages.

- North Sumter County Utility Dependent District (NSCUDD) – This dependent district provides water, wastewater and reclaimed water service to Village properties between C.R. 466 and C.R. 466A in Sumter County. NSCUDD also provides solid waste sanitation services for the Sumter County, Marion County, and portions of The Villages which are in the City of Fruitland Park and City of Wildwood.

Basis of Presentation

Government-wide Statements: The financial statements include both government-wide financial statements, based on the District as a whole, and fund financial statements. The government-wide financial statements report information on all of the non-fiduciary activities of the District. The effect of any inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by assessments and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties.

The government-wide statement of net position reports the governmental activities of the District on a government-wide basis and 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 revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function.

Fund Financial Statements: Separate financial statements are provided for the governmental and proprietary funds. Major individual governmental funds are presented in separate columns on the fund financial statements and all non-major funds are aggregated and displayed in a single column. The governmental fund financial statements include reconciliations with brief explanations to better identify the relationship between the government-wide and the statements of the governmental funds. The Lake Sumter

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

Landing and the Project Wide Special Revenue funds meet the definition of governmental funds and are designated as major funds. The Sumter Landing Amenities Division (SLAD) and Fitness Enterprise funds meet the definition of proprietary funds and are also designated as major funds. The District has no non-major funds.

Program revenues in the statement of activities consist primarily of special assessments for the governmental funds and charges for recreational amenities in the proprietary funds. 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 which 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.

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 when payment is due.

The following are the District's major governmental funds:

Lake Sumter Landing Fund: The Lake Sumter Landing Fund is used to account for all financial resources of the government for commercial area maintenance in the District.

Project Wide Special Revenue Fund: The Project Wide Special Revenue Fund is used to account for the revenues associated with an inter-local agreement with each District located south of Sumter County Route 466 related to the maintenance of landscaping along road rights-of-way, fences, multi-modal paths, walls, tunnels, and related drainage and water management structures which benefit the residents of Districts in the same area.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

The following are the District's two major enterprise funds:

Sumter Landing Amenities Division (SLAD) Fund: The principal operating revenues of the District's SLAD fund are charges to customers for amenity fee based services, including recreation and security.

Sumter Landing Fitness Enterprise Fund: This enterprise fund accounts for the charges to customers and the expenses of operating the five District fitness centers on a continuing basis. During the current year, the Village Center Community Development District donated the assets of their only fitness center to SLCDD's Fitness Fund.

Governmental Fund Balance Classifications

Governmental fund balances are classified as either 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:** This classification includes amounts which cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. "Not in spendable form" includes items which are not expected to be converted into cash (such as inventories and prepaid amounts).
- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either externally imposed by creditors, grantors, contributors, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.
- **Committed:** This classification includes amounts which can only be used for specific purposes established by the highest decision making authority in the government. Committed amounts cannot be used for any other purpose unless the District removes those constraints by taking the same type action.
- **Assigned:** This classification includes amounts which are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed.
- **Unassigned:** This classification includes the residual fund balance for the General Fund. This classification represents fund balance which has not been assigned to other funds and which has not been restricted, committed or assigned to a specific purpose within the General Fund. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those specific purposes.

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.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

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Budgetary Information

The annual budget is formally adopted by the Board of Supervisors and serves as the legal authorization for expenditures. Legal authority and control are established in accordance with Section 190.008, Florida Statutes. The annual budget, as well as any subsequent amendment, is adopted and approved for the General Fund and Debt Service Fund by the Board of Supervisors. Budgets are adopted on a basis consistent with GAAP. All budget amounts presented in the statements reflect the original budget and the amended final budget.

Assets, Liabilities and Net Position

Cash, Cash Equivalents and Investments The District considers cash and cash equivalents to be cash on hand, demand deposits, cash with fiscal agent, and short-term investments with original maturities of three months or less from the date of acquisition.

The District's investments are recorded at fair value unless the investment qualifies as an external investment pool and follows the guidance in GASB, which allows the investment to be recorded at amortized cost under certain criteria. Fair value is the price which would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The method of measuring the fair value of investments uses the fair value hierarchy as defined by GASB.

Receivables and Payables The accounts receivable of the District are recorded in the government-wide and fund financial statements. Activities between funds which are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds".

Restricted Assets – Proprietary Funds The Resolutions authorizing the revenue bonds require the District to establish a Sinking Fund and reserve accounts in amounts which equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the Bond Resolutions require a renewal and replacement reserve be established. The renewal and replacement reserve deposits are maintained as restricted assets until such time as needed

Deferred Outflows/Inflows of Resources In addition to assets, the statement of financial position may report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position which applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no deferred outflows of resources.

In addition to liabilities, the statement of financial position may report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position which applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then.

Capital Assets Capital assets, which may include property (land), buildings, infrastructure assets (roads, sidewalks, etc.), improvements, equipment, construction in progress and intangible assets, are reported in the government-wide financial statements.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

The District has established the threshold for additions to capital assets as an asset with an acquisition cost of \$10,000 or more, and an estimated useful life in excess of one year. This threshold was increased effective October 1, 2018 from a previous threshold of \$5,000. 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.

Routine maintenance and repairs to capital assets are not included in the reported value because they do not increase the capacity or extend the useful life of the capital asset.

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:

- Improvement other than building and structure 40 years
- Furniture and Equipment 5-10 years

Intangible Assets Intangible assets represent the discounted value of future amenity fees or utilities service fees acquired from the Developer, 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.

Bond Discounts, Premiums and Issuance Costs In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. Bond premiums and discounts and bond insurance costs, 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.

In the fund financial statements, proprietary fund types recognize bond issuance costs during the period when the debt is issued. The face amount of debt issued is reported as other financial sources. Issuance costs are reported as other debt services expenditures.

Restricted Assets 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 which will be used to pay current liabilities are classified as current assets in the accompanying statement of net position.

The resolutions, authorizing the recreational revenue bonds require the District establish sinking fund and reserve accounts in amounts which equal the Reserve Account Requirements, which are defined in the Bond Trust Indentures. In addition, the bond resolutions require 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 recreation and water and sewer system renewals and replacements.

Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make various estimates and assumptions which affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenditures/expenses during the reporting period. Some of these estimates include assessing the collectability of the receivables, the useful lives of capital assets and the collectability of the liabilities. Although these estimates are based on management's

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

knowledge of current events and actions it may undertake in the future, they could ultimately differ from actual results.

Date of Management’s Review

Subsequent events were evaluated by management through January 31, 2020, which is the date the financial statements were available to be issued.

NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS

The District maintains an approved Investment Policy and Long-Term Portfolio Investment Policy in compliance with guidelines established by Florida Statutes.

The primary objective of the District’s Investment policy is to assure safety and preservation of principal. The objective is to mitigate credit and interest rate risk, maintain the necessary liquidity to match expected liabilities and maximize yield.

The primary objective of the District’s Long-term Portfolio Investment policy is to achieve a long-term (five years or longer) level of return commensurate with the contemporary economic conditions and equal to or exceeding the then prevailing investment environment.

Cash and Cash Equivalents: The District’s cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent and short-term investments with an original maturity of three months or less.

The District invests its operating cash solely in Qualified Public Depositories which meet the requirements of Chapter 280, Florida Statutes “Florida Security for Public Deposits Act”. 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 which 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. Citizens First Bank is a Qualified Public Depository.

As of September 30, 2019, the District’s Cash and Cash Equivalents consisted of:

<u>Cash and Cash Equivalents</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Citizens First Bank demand deposits	3,410,096	1.0	n/a
Fl Cooperative Liquid Assets Securities System, FLCLASS	38,448,705	52.0	AAAm
Fl Public Assets for Liquidity Management (FL PALM)	6,731,028	39.0	AAAm
US Bank - State Board of Administration, Florida Prime TM	17,419,289	22.0	AAAm
Total Fair Value	\$ <u>66,009,118</u>		
Portfolio Weighted Average Maturity (WAM)		40.1	

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The District invests excess funds pursuant to the guidelines established in Section 218.415, Florida Statutes. The authorized investments consist of:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Inter-local 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 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.

The District has further segregated a portion of its investment into a long-term investment portfolio with further investment guidelines. The investment objectives are based on a long-term investment horizon of five years or longer. The District has developed a long-term investment horizon such that the risk and duration of investment losses are carefully weighed against the long-term potential for asset growth. A large portion of the assets will be invested in longer-term investments and will be diversified with the intent to minimize risk loss. In order to best balance risk and return for optimal diversification, the following asset allocation has been identified:

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

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September 30, 2019

As of September 30, 2019, the District’s Investments consisted of:

Investments	Fair Value	Weighted Average Maturity (Years)	Credit Rating
Florida Fixed Income Trust, FLFIT	\$ 7,090,569	0.55	AAAF1/S1
Florida Local Government Investment Trust	7,237,465	2.06	AAAF/S1
PFM Multi-Manager Domestic Equity Fund	2,591,512	n/a	n/a
PFM Multi-Manager International Equity Fund	1,398,333	n/a	n/a
PFM Multi-Manager Fixed Income Fund	2,220,651	7.90	A
PFM Cash Equivalents	15,750	n/a	n/a
Total Investments	<u>\$ 20,554,280</u>		
Portfolio Weighted Average Maturity (WAM)		1.77	

The District participates in the following external investment pools:

- The State Board of Administration for participation in the Local Government Investment Pool (Florida PRIME™) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District’s investments in Florida PRIME™, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.
- Florida Public Assets for Liquidity Management (FL PALM) is a fund whose objectives are to provide participants with the highest possible investment yield while it maintains liquidity and preserves capital, and maintains a stable NAV. The fund meets the requirements of GASB Statement No. 79 and is reported at amortized cost.
- The Florida Local Government Investment Trust (the Trust) is administered by a Board of Trustees appointed by the Florida Association of Court Clerks and County Comptroller, and the Florida Association of Counties, Inc. The Trust was created to provide a means for public entities to pool surplus funds to maximize net earnings certificates of deposit. The District’s investment in the Trust Short-Term Bond Fund does not meet the requirements of GASB Statement No. 79 and is valued at variable Net Asset Value (NAV), which approximates fair value.
- The Florida Cooperative Liquid Assets Securities System (FLCLASS) is an independent local government investment pool designed to provide a safe and competitive investment alternative for Florida governmental entities. FLCLASS does not meet the requirements of GASB Statement No. 79 and is measured at variable NAV, which approximates fair value.
- Florida Fixed Income Trust Enhanced Cash Pool is a Series Trust designed to provide liquid solutions to local governments of Florida. The funds objective is to provide liquidity and preservation of capital while providing current income consistent with low volatility of net asset value. The fund does not meet the requirements of GASB Statement No. 79 and is measured at variable NAV, which approximates fair value.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

Fair Value Hierarchy. GASB Statement No. 72, Fair Value Measurement and Application, sets forth the framework for measuring fair value. The District’s investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79.

The valuation measurement levels are defined below:

- Level 1 inputs are unadjusted price quotations in active markets/exchanges for identical assets or liabilities which a government can access at the measurement date.
- Level 2 inputs are observable inputs including, but not limited to, quoted prices for similar assets or liabilities in active markets, quoted process for identical or similar assets or liabilities in markets which are not active, inputs other than quoted prices which are observable for the assets or liabilities (such as interest rates, yield curves, volatilities, loss severities, credit risks and default rates) or other market-corroborated inputs
- Level 3 inputs are unobservable inputs based on the best information available in the circumstances, to the extent observable inputs are not available.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique which maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

At September 30, 2019, the District’s investments carried the following Fair Value Hierarchy:

	Total	Level 1	Level 2	Level 3
Investment by fair value level:				
PFM Multi-Manager Domestic Equity Fund	\$ 2,591,512	\$ -	\$ 2,591,512	\$ -
PFM Multi-Manager International Equity Fund	1,398,333	-	1,398,333	-
PFM Multi-Manager Fixed Income Fund	<u>2,220,651</u>	<u>-</u>	<u>2,220,651</u>	<u>-</u>
Totals	<u>\$ 6,210,496</u>	<u>\$ -</u>	<u>\$ 6,210,496</u>	<u>\$ -</u>

Management of the following investment risks are addressed below:

- Custodial credit risk is the risk which a government will not be able to recover deposits or the value of an investment which is in the possession of a failed institution or counterparty.
 - The financial institution in which the District places its deposits is certified as a “qualified public depository” as required under the Florida Security for Public Deposits Act. Therefore, the deposits are entirely insured by Federal depository insurance and collateralized pursuant to Chapter 280, Florida Statutes.
 - At September 30, 2019, and consistent with the investment policy, the District’s investments are all registered in the name of the District by a custodian or a trustee for the District.
- Credit risk is the risk of loss from an issuer’s failure to repay principal and/or interest on a debt obligation. To manage this risk, the District’s investment policy identifies and limits investments to only top ratings issued by nationally recognized statistical rating organization.
- Concentration of investment risk is the increasing probability of loss arising from heavily lopsided exposure to an asset class, issuer, structure or maturity. The District’s investment policy stipulates

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

guidelines for diversification of investments by limiting investments to avoid over-concentration in securities from a specific issuer or business sector; limiting investments in securities with higher credit risk; investments in securities with varying maturities; and continuously investing a portion of the portfolio in readily available funds to ensure appropriate liquidity is maintained to meet ongoing obligations.

- Interest rate risk is the risk that a security's value will decrease with a rise in interest rates. To manage interest rate risk, the District maintains a formal investment policy that limits investment maturities not to exceed five (5) years. The District maintains and reports interest rate risk using the Weighted Average Maturity (WAM) method. A weighted average takes into account both the timing and the amounts of the maturities. The District manages its exposure to decline in fair values by limiting the WAM of its investment portfolio to less than three (3) years.
- Foreign currency risk is the risk of loss from a reduction in value affected by changes in the rate of exchange. The District's investment policies do not allow for direct investments in foreign currency.

NOTE 3 –RECEIVABLES AND PAYABLES

Receivables

Accounts Receivable The accounts receivable balance for governmental activity and business-type activities was \$5,000 and \$7,484,000 as of September 30, 2019 respectively. Business-type receivables include outstanding amounts owed from residents for amenity fees.

Due from other Governments The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between governments are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

Internal Balances, net The internal balances result from transactions between the governmental funds and the proprietary funds. It is due to the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occurred, (2) transactions are recorded in the accounting system and (3) payments between funds are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding and is offset by the liability balance.

The accounts receivable is shown net of the allowance for doubtful account totaling \$169,000 as of September 30, 2019.

Payables

Due to other Governments The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between governments are made. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

Due to Developer As of September 30, 2019, a total \$594,000 is Due to the Developer. This balance represents cost-based recreation fees collected by the District that is owed to the Developer. The balance at September 30, 2019 is expected to be repaid shortly after year-end from available current assets and next year funding.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2019, was as follows:

	<u>Beginning balance</u>	<u>Increases Transfers</u>	<u>Transfers/ Decreases</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 3,707,879	-	-	3,707,879
Construction in progress	1,779	78,657	(20,920)	59,516
Total assets not being depreciated	<u>3,709,658</u>	<u>78,657</u>	<u>(20,920)</u>	<u>3,767,395</u>
Assets being depreciated:				
Buildings and structures	256,680	-	-	256,680
Infrastructure	43,807,891	93,023	-	43,900,914
Furniture & equipment	727,821	-	-	727,821
Total assets being depreciated	<u>44,792,392</u>	<u>93,023</u>	<u>-</u>	<u>44,885,415</u>
Less accumulated depreciation for:				
Buildings and structures	(85,810)	(7,926)	-	(93,736)
Infrastructure	(14,845,621)	(1,173,264)	-	(16,018,885)
Furniture & equipment	(151,065)	(61,437)	-	(212,502)
Total accumulated depreciation	<u>(15,082,496)</u>	<u>(1,242,627)</u>	<u>-</u>	<u>(16,325,123)</u>
Government activities capital assets, net	<u>33,419,554</u>	<u>(1,070,947)</u>	<u>(20,920)</u>	<u>32,327,687</u>
Business-type activities:				
Assets not being depreciated				
Land	13,139,728	-	-	13,139,728
Construction in progress	-	99,673	-	99,673
Total assets not being depreciated	<u>13,139,728</u>	<u>99,673</u>	<u>-</u>	<u>13,239,401</u>
Assets being depreciated:				
Buildings and structures	218,618,026	9,815	-	218,627,841
Infrastructure	3,416,095	30,339	-	3,446,434
Furniture & equipment	443,415	-	(35,786)	407,629
Total assets being depreciated	<u>222,477,536</u>	<u>40,154</u>	<u>(35,786)</u>	<u>222,481,904</u>
Less accumulated depreciation for:				
Buildings and structures	(21,874,056)	(7,057,053)	-	(28,931,109)
Infrastructure	(1,119,883)	(97,958)	-	(1,217,841)
Furniture & equipment	(332,465)	(24,889)	35,786	(321,568)
Total accumulated depreciation	<u>(23,326,404)</u>	<u>(7,179,900)</u>	<u>35,786</u>	<u>(30,470,518)</u>
Business activities capital assets, net	<u>212,290,860</u>	<u>(7,040,073)</u>	<u>-</u>	<u>205,250,787</u>
Total Sumter Landing CDD capital assets, net	\$ <u>245,710,414</u>	<u>(8,111,020)</u>	<u>(20,920)</u>	<u>237,578,474</u>

Net capital purchases for governmental activities totaled \$151,000 and \$130,000 for business activity. Depreciation expense of \$1,243,000 and \$7,170,000 was recognized during the year in governmental activity and business activity respectively.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

NOTE 5 – INTANGIBLE ASSETS

Intangible assets consist of the following as of September 30, 2019:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Business activities, SLAD fund:				
Discounted value of amenity fees	\$ 165,679,338	-	-	165,679,338
Less accumulated amortization	<u>(13,530,285)</u>	<u>-</u>	<u>(5,199,825)</u>	<u>(18,730,110)</u>
 Intangible assets, net	 <u>\$ 152,149,053</u>	 <u>-</u>	 <u>(5,199,825)</u>	 <u>146,949,228</u>

The intangible assets represent the value of assets acquired based on their revenue generating value exceeding their book value. This difference on prior purchases is being amortized over thirty (30) to forty (40) years.

NOTE 6 – LONG- TERM DEBT

Long-term debt consists of the following Special Assessment Revenue bonds as of September 30, 2019:

\$55,450,000 Taxable Recreational Revenue Refunding Bonds, Series 2015 due in annual principal installments ranging from \$1,695,000 to \$3,745,000 through October 2038 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 2.155% to 5.050%.	\$ 50,365,000
\$320,905,000 Taxable Senior Recreational Revenue Bonds, Series 2016 due in annual principal installments ranging from \$5,310,000 to \$20,720,000 through October 2047 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 2.093% to 4.172%	308,825,000
\$30,900,000 Taxable Subordinate Recreational Revenue Bonds, Series 2016 due in annual principal installments ranging from \$495,000 to \$1,850,000 through October 2047 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 \$4.622% to 4.722%.	<u>30,405,000</u>
Total revenue bonds payable	389,595,000
Less current installment of revenue bonds payable	<u>(7,655,000)</u>
Revenue bonds payable less current installments	\$ <u>381,940,000</u>

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

The Taxable Recreational Revenue Refunding Bonds are secured by a lien and pledge of revenues under the indentures which are derived by the District from the users of the recreational facilities.

These bonds and notes are additionally secured by amounts on deposit in the funds and accounts created pursuant to the indentures.

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2019, are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Fiscal year ending September 30:			
2020	7,655,000	15,776,165	23,431,165
2021	7,835,000	15,585,565	23,420,565
2022	8,035,000	15,371,986	23,406,986
2023	8,260,000	15,134,501	23,394,501
2024	8,510,000	14,873,527	23,383,527
2025-2029	47,130,000	69,583,403	116,713,403
2030-2034	57,620,000	58,738,692	116,358,692
2035-2039	71,370,000	44,670,004	116,040,004
2040-2044	88,235,000	27,516,975	115,751,975
2045-2048	84,945,000	7,348,915	92,293,915
Total	\$ <u>389,595,000</u>	<u>284,599,733</u>	<u>674,194,733</u>

The following is a summary of 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	\$ 397,095,000	-	(7,500,000)	389,595,000	7,655,000
Total business-type activities long-term liabilities	\$ <u>397,095,000</u>	-	<u>(7,500,000)</u>	<u>389,595,000</u>	<u>7,655,000</u>

Debt Covenants and Pledged Revenues

The Bond indentures contain significant limitations and restriction on the District regarding annual debt service requirements, the use of certain restricted accounts, minimum sinking fund balances and minimum revenue bond coverage. Management believes the District has complied with all material financial-related covenants.

The District has pledged certain amenity fee revenue to pay the principal and interest on Recreational Revenue Bonds issued to pay for the purchase of recreational facilities from the Developer. These Recreational Revenue Bonds were outstanding on September 30, 2019, 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

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

to meet the debt obligation, and the date through which the revenue is pledged under the debt agreement and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2019.

<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>
Taxable Recreational Revenue Refunding Bonds, Series 2015	Amenities Fee Revenue \$	12,196,740 \$	3,915,875	32.11%	\$ 77,530,021	2039
Taxable Senior Recreational Revenue Bonds, Series 2016	Amenities Fee Revenue	56,281,131	17,599,055	31.27%	541,131,184	2048
Taxable Subordinate Recreational Revenue Bonds, Series 2016	Amenities Fee Revenue	38,682,076	1,928,109	4.98%	55,533,528	2048

NOTE 7 – RELATED PARTIES

The District entered into interlocal agreements with Village Center Community Development District (VCCDD) to obtain certain management, payroll, finance, office rental and administrative services. Under the agreement, fees paid to VCCDD by the Sumter Landing District for the year ended September 30, 2018, amounted to \$14,412,000.

Village Community Development District Nos. 5, 6, 7, 8, 9, 10, 11, 12, and Brownwood paid amounts to the Project Wide Fund for maintenance of common use right-of-way. The amounts of these payments were \$1,694,000, \$1,880,000, \$1,198,000, \$1,344,000, \$1,527,000, \$1,943,000, \$652,000, \$1,546,000, and \$209,000 respectively. Upon action by their respective Boards of Supervisors, District Nos. 5, 6, 7, 8, 9, 10, 11, 12 and Brownwood may request additional services as they deem necessary for the efficient and effective management of their respective districts. Such additional services are billed to the benefiting district at the District’s cost.

The District purchased water, waste water, and irrigation water, paying rates approved by the Public Service Commission, from companies affiliated with the Developer for \$528,000.

The District has purchased from the Developer newspaper service and advertisements, building rents, management services, and recreation services for \$868,000. In addition, the District purchased IT-related services from the Developer totaling \$865,000, golf management services totaling \$1,940,000, for items and services purchased or paid for by the Developer on behalf of the District

The Board of Supervisors for SLCDD as of September 30, 2019, is made up of five members who are either employees or affiliates of the Developer.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to general liability, crime, auto liability, employee practice liability, theft, damage and destruction of assets, errors and omissions and natural disasters. To manage much of this risk, the District carries insurance, however, the District retains risk for certain property coverage and for losses in excess of coverage limits. Any settled claims from these risks have not exceeded commercial insurance coverage in any of the past three years.

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Notes to Financial Statements

September 30, 2019

NOTE 9 – COMMITMENTS AND CONTINGENCIES

Operating Leases

The District pays leases on both buildings and office equipment. Future minimum lease payments for these leases are as follows:

Year ending September 30,	<u>Building Leases</u>	<u>Equipment Leases</u>	<u>Total</u>
2020	11,020	10,494	21,514
2021	11,020	9,504	20,524
2022	11,020	9,504	20,524
2023	11,020	1,188	12,208
2024-2028	55,102		55,102
2029-2033	55,102		55,102
2034-2036	34,437		34,437
Total	\$ <u>188,721</u>	<u>30,690</u>	<u>219,411</u>

Hurricane Irma

The District sustained damages related to Hurricane Irma in September 2017.

The Florida Emergency Management Agency (FEMA) is in varying stages of obligation to the District on eligible expenditures. As of September 30, 2019, the District has submitted all required documentation to support approximately \$3,841,000 of eligible expenditures sustained as a result of the damage. Management believes all the expenditures submitted to FEMA are eligible for reimbursement; however, no FEMA reimbursement has been received or accrued to date due to the uncertainty of a reliable estimate of approved expenditures.

**INDEPENDENT AUDITOR’S 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
Sumter Landing Community Development 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 governmental activities, the business-type activities, and each major fund of Sumter Landing Community Development District (the District) as of and for the year ended September 30, 2019, 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 31, 2020.

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 a 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.

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Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

**INDEPENDENT AUDITOR'S 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***

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance 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 instances of non-compliance 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 31, 2020
Ocala, Florida

MANAGEMENT LETTER

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

Report on the Financial Statements

We have audited the financial statements of Sumter Landing Community Development District (the District) as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated January 31, 2020.

Auditor's 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 Reporting Requirements

We have issued our Independent Auditor's 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 Accountant's Report on an examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated January 31, 2020, 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 actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings and recommendations made in the preceding financial 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 District's September 30, 2019, basic financial statements for this information).

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Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

MANAGEMENT LETTER

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556 (7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate 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 to identify the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the District. 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.

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

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance 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 warrants the attention of those charged with governance. In connection with our audit, we did not note 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, Federal and other granting agencies, 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.



January 31, 2020
Ocala, Florida

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
FLORIDA STATUTE SECTION 218.415 - INVESTMENT OF PUBLIC FUNDS**

Board of Supervisors
Sumter Landing Community Development District
The Villages, Florida

We have examined Sumter Landing Community Development District's (the District) compliance with Section 218.415, Florida Statutes, with regards to the District's investments during the fiscal year ended September 30, 2019. District 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide 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 during the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Florida Auditor General, the Board of Supervisors of the District, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.



January 31, 2020
Ocala, Florida

Certified Public Accountants

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