

The Villages®
Community Development Districts
District 10



VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Basic Financial Statements

September 30, 2019

(With Independent Auditors' Report Thereon)

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

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ON THE COVER

The cover photograph was submitted by
Lisa Babbitt, Customer & Administrative Support Representative
in the District Customer Service Center.

INDEPENDENT AUDITOR'S REPORT

Board of Supervisors
Village Community Development District No. 10
The Villages, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Village Community Development District No. 10 (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
Village Community Development District No. 10
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 and each major fund of the District, as of September 30, 2019, the respective changes in financial position, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 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 effectiveness of the District's 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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

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 Village Community Development District No. 10 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 any 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 \$257,857,000; the deferred outflows of the resources of the District are \$0; total assets and deferred outflows have decreased \$7,498,000 over prior year, a decrease of 3%.
- Total liabilities of the District are \$124,847,000; the deferred inflows of the resources of the District are \$0; total liabilities and deferred inflows have decreased \$4,990,000 over prior year, a decrease of 4%.
- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2019, by \$133,010,000 (net position). Of this amount, \$4,444,000 is unrestricted and can be used at the discretion of the Board of Supervisors.
- At September 30, 2019, fund balance for the General Fund was \$4,444,000, or 129% of total general fund operating revenues. Of this amount, \$3,100,000 is committed for renewal and replacement.
- The current year's unassigned fund balance for the General Fund is \$1,344,000, or 39% of total general fund operating revenues.
- The total net position has decreased from a fiscal year 2018 balance of \$135,517,000 to a fiscal year 2019 balance of \$133,010,000.
- The District's total expenses of \$13,022,000 exceeded the revenues of \$10,514,000 for governmental activities, providing a \$2,508,000 decrease in total net position.
- Depreciation expenses on existing capital assets for the current fiscal year amounted to \$3,407,000 to show the need for the gradual replacement of these assets over time.
- The District's total debt decreased by \$4,580,000 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.

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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Management's Discussion and Analysis

September 30, 2019

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 that will only result in cash flows in future fiscal periods (e.g., uncollected assessments).

The government-wide financial statements are provided on pages 9-10 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 that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are considered governmental funds. There are no proprietary or fiduciary funds maintained by the District. The fund financial statements present information in more detail than the government-wide financial statements.

Governmental 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 three governmental funds, the General Fund, the Debt Service Fund and the Capital Project 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 three funds, all of which are considered to be major funds.

A budgetary comparison statement is provided for the General Fund to demonstrate compliance with this budget. The basic governmental fund financial statements can be found on pages 11-15 of this report.

Notes to the Financial Statements

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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Management's Discussion and Analysis

September 30, 2019

GOVERNMENT-WIDE FINANCIAL STATEMENTS AND ANALYSIS**Statement of Net Position**

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

	Governmental Activities	
	September 30, 2019	September 30, 2018
Assets:		
Current and other assets	\$ 15,218,764	14,482,053
Assessments receivable	117,348,920	122,176,634
Capital assets, net	125,288,850	128,695,683
Total assets	<u>257,856,534</u>	<u>265,354,370</u>
Liabilities:		
Current and other liabilities	5,922,021	6,332,162
Long-term debt		
Due within one year	2,445,000	2,375,000
Due in more than one year	116,480,000	121,130,000
Total liabilities	<u>124,847,021</u>	<u>129,837,162</u>
Net position:		
Net investment in capital assets	8,703,134	7,420,697
Restricted for debt service	119,823,184	124,259,883
Restricted for capital projects	38,731	-
Unrestricted	4,444,464	3,836,628
Total net position	<u>\$ 133,009,513</u>	<u>135,517,208</u>

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. The District's total assets (and deferred outflows) exceeded total liabilities (and deferred inflows) by \$133,010,000. The net position decreased \$2,508,000 from a balance of \$135,517,000 as of September 30, 2018.

The District's net position is broken down into four categories. The largest portion of the District's net position (90%) is restricted for debt service. The second largest portion (7%) reflects its investment in capital assets less any related outstanding debt. Less than 1% is restricted for capital projects and the remaining portion of \$4,444,000 or 3% is unrestricted and available to meet the future needs of the district as unrestricted net position.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Management's Discussion and Analysis

September 30, 2019

Statement of Changes in Net Position

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

	Governmental Activities	
	September 30, 2019	September 30, 2018
Revenues:		
Special assessments	\$ 10,042,490	10,277,571
Intergovernmental revenue	3,823	5,733
Miscellaneous revenue	8,471	421
Investment income	459,673	319,159
Total revenues	<u>10,514,457</u>	<u>10,602,884</u>
Expenses:		
General government	608,290	597,252
Physical environment	2,259,251	2,266,603
Transportation	185,250	191,581
Interest on long-term debt	6,562,528	6,807,878
Depreciation (unallocated)	3,406,833	3,406,834
Total expenses	<u>13,022,152</u>	<u>13,270,148</u>
Increase (decrease) in net position	\$ <u>(2,507,695)</u>	<u>(2,667,264)</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 \$10,514,000 and \$10,603,000 respectively. Total revenues decreased 1% year over year. The District's expenses for the years ended September 30, 2019, and September 30, 2018, were \$13,022,000 and \$13,270,000 respectively. The decrease in expense was related primarily to a decrease in interest expense.

Revenues include special assessment proceeds for maintenance and debt service, and investment earnings on cash balances held during the year. Special assessment revenue totaled \$10,042,000 in Fiscal Year 2019, a decrease of \$235,000 compared to the prior year. The fiscal year 2019 maintenance assessments remained consistent with prior year while the debt service assessments decreased. This portion of the special assessments will continue to decrease each year as bond assessments are paid. Investment income increased by \$141,000 as the cash and cash equivalent deposits grew and the unrealized earnings continued to show very positive results in the Investment portfolios.

Expenses General government expenses increased by \$11,000 in fiscal year 2019 compared to fiscal year 2018. Physical environment expenses, including landscaping, irrigation, utilities and maintenance costs, decreased \$7,000, as compared to the prior fiscal year. Transportation expense, including costs related to electric utility for

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Management's Discussion and Analysis

September 30, 2019

the District's street lighting, decreased slightly over prior year. In 2019, interest expense declined by \$245,000 compared to 2018. Depreciation expense remained steady year over year.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Following is a discussion of the financial statements on a fund accounting level.

Governmental Fund

As of September 30, 2019, the District's governmental funds reported a fund balance of \$11,987,000, an increase of \$1,049,000, or 10% over prior year. This increase resulted from an increase in the General Fund of \$608,000, an increase in the Debt Service Fund of \$403,000 and an increase in the Capital Project Fund of \$39,000. Of the total fund balance, the unassigned fund balance of \$1,344,000 is available for spending at the government's discretion, while \$3,100,000 is committed for renewal and replacement, \$7,503,000 is restricted for debt service and \$39,000 is restricted for capital projects.

The General Fund is the operating fund of the District. As a measure of the General Fund's liquidity, it may be useful to compare the unassigned and total fund balance to total fund expenditures. General Fund unassigned fund balance represents 47% of total annual General Fund expenditures and total fund balance represents 157% of total annual General Fund expenditures, a healthy reserve to meet unanticipated needs.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Budget to actual comparison statement outlines 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.

- During fiscal year 2019, the final General Fund revenue budget was unchanged compared to the original budgeted revenues.
- The total expenditure budget was unchanged compared to the original budgeted expenses; however, there was an increase of \$17,000 in management and other professional services, offset by a decrease in utility services of \$3,000 and a decrease in building, landscape and other maintenance of \$14,000.
- Investment earnings of \$156,000 far exceeded the budget of \$33,000. Investment returns continued to show positive results in fiscal year 2019.
- Total expenses were \$37,000 or 1% 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 \$125,289,000. This investment in capital assets includes land, improvements other than buildings and furniture and equipment. There were no new capital assets added during the year. Depreciation expenses totaled \$3,407,000 resulting in an overall net decrease in capital assets of \$3,407,000.

Additional information regarding the District's capital assets can be found in Note 4 of the Notes to Basic Financial Statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Management's Discussion and Analysis

September 30, 2019

Long-Term Debt

As of September 30, 2019, the District has long-term debt outstanding totaling \$118,925,000. Total principal payments were \$4,580,000 during the year.

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 2020 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.

In Fiscal Year 2020, the total revenues are projected to increase by \$12,000 compared to the Fiscal Year 2019 final budget. There is no increase in maintenance assessments. Interest income makes up the majority of the revenue increase. The Fiscal Year 2020 General Fund expenditure budget projects an increase of \$562,000, when compared to the Fiscal Year 2019 final budget. The increase in expenditures results primarily from an increase in capital outlay and repairs and maintenance services.

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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Statement of Net Position

September 30, 2019

	Governmental Activities
Assets	
Cash and cash equivalents	\$ 13,703,375
Investments	1,495,138
Accrued interest receivable	20,251
Assessments receivable	117,348,920
Capital assets:	
Non-depreciable	4,940,345
Depreciable, net of accumulated depreciation	<u>120,348,505</u>
Total assets	<u>257,856,534</u>
Liabilities	
Accounts payable	33,505
Accrued interest payable	2,689,909
Due to other governments	322
Due to developer	3,198,285
Long-term debt:	
Due within one year	2,445,000
Due in more than one year	<u>116,480,000</u>
Total liabilities	<u>124,847,021</u>
Net position	
Net investment in capital assets	8,703,134
Restricted for debt service	119,823,184
Restricted for capital projects	38,731
Unassigned	<u>4,444,464</u>
Total net position	<u>\$ 133,009,513</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

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	Total
Governmental activities:						
General government services	\$ 608,290	10,042,490	3,823	-	9,438,023	9,438,023
Physical environment	2,259,251	-	8,243	-	(2,251,008)	(2,251,008)
Transportation	185,250	-	-	-	(185,250)	(185,250)
Interest on long-term debt	6,562,528	-	-	-	(6,562,528)	(6,562,528)
Depreciation (unallocated)	3,406,833	-	-	-	(3,406,833)	(3,406,833)
Total governmental activities	13,022,152	10,042,490	12,066	-	(2,967,596)	(2,967,596)
Total primary government	\$ 13,022,152	10,042,490	12,066	-	(2,967,596)	(2,967,596)
General revenues:						
Miscellaneous revenues					228	228
Investment earnings					459,673	459,673
Total general revenues					459,901	459,901
Change in net position:					(2,507,695)	(2,507,695)
Net position – beginning					135,517,208	135,517,208
Net position – ending					\$ 133,009,513	\$ 133,009,513

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Balance Sheet – Governmental Funds

September 30, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets:				
Cash and cash equivalents	\$ 3,023,149	10,641,532	38,694	13,703,375
Investments	1,495,138	-	-	1,495,138
Due from other funds	-	40,145	-	40,145
Accrued interest receivable	149	20,065	37	20,251
Assessment receivable	-	117,348,920	-	117,348,920
Total assets	<u>4,518,436</u>	<u>128,050,662</u>	<u>38,731</u>	<u>132,607,829</u>
Liabilities:				
Accounts payable	33,505	-	-	33,505
Due to other funds	40,145	-	-	40,145
Due to other governments	322	-	-	322
Due to developer	-	3,198,285	-	3,198,285
Total liabilities	<u>73,972</u>	<u>3,198,285</u>	<u>-</u>	<u>3,272,257</u>
Deferred inflows of resources:				
Unavailable special assessment revenue	<u>-</u>	<u>117,348,920</u>	<u>-</u>	<u>117,348,920</u>
Fund balances:				
Restricted for debt service	-	7,503,457	-	7,503,457
Restricted for capital projects	-	-	38,731	38,731
Committed for renewal and replacement	3,100,000	-	-	3,100,000
Unassigned	1,344,464	-	-	1,344,464
Total fund balance	<u>4,444,464</u>	<u>7,503,457</u>	<u>38,731</u>	<u>11,986,652</u>
Total liabilities and fund balances	<u>\$ 4,518,436</u>	<u>128,050,662</u>	<u>38,731</u>	<u>132,607,829</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position

Year Ended September 30, 2019

Total fund balances, governmental funds		\$	11,986,652
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	\$	140,871,726	
Less accumulated depreciation		<u>(15,582,876)</u>	125,288,850
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:			
Special assessment revenue bonds		(118,925,000)	
Accrued interest payable		<u>(2,689,909)</u>	(121,614,909)
Unavailable special assessment revenue reported in the funds is added to the beginning balance of net position restricted for debt service to reflect the revenue as recorded when the total assessment is levied.			117,348,920
Net position of governmental activities	\$	<u><u>133,009,513</u></u>	

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Statement of Revenues, Expenditures and Changes in

Fund Balances – Governmental Funds

Year Ended September 30, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Revenues:				
Special assessments	\$ 3,271,278	11,598,927	-	14,870,205
Intergovernmental revenue	3,823	-	-	3,823
Miscellaneous revenue	8,471	-	-	8,471
Investment earnings	155,996	303,291	385	459,672
Total revenues	<u>3,439,568</u>	<u>11,902,218</u>	<u>385</u>	<u>15,342,171</u>
Expenditures:				
General government services	387,231	219,059	-	606,290
Other physical environment	2,259,251	-	-	2,259,251
Transportation	185,250	-	-	185,250
Debt service:				
Principal	-	4,580,000	-	4,580,000
Interest	-	6,660,213	-	6,660,213
Miscellaneous bond expense	-	2,000	-	2,000
Total expenditures	<u>2,831,732</u>	<u>11,461,272</u>	<u>-</u>	<u>14,293,004</u>
Excess (deficiency) of revenues over expenditures	<u>607,836</u>	<u>440,946</u>	<u>385</u>	<u>1,049,167</u>
Other financing sources (uses):				
Transfers in	-	291,872	330,218	622,090
Transfers (out)	-	(330,218)	(291,872)	(622,090)
Total other financing sources (uses)	<u>-</u>	<u>(38,346)</u>	<u>38,346</u>	<u>-</u>
Net change in fund balances	<u>607,836</u>	<u>402,600</u>	<u>38,731</u>	<u>1,049,167</u>
Fund balances, at beginning of year	<u>3,836,628</u>	<u>7,100,857</u>	<u>-</u>	<u>10,937,485</u>
Fund balances, at end of year	<u>\$ 4,444,464</u>	<u>7,503,457</u>	<u>38,731</u>	<u>11,986,652</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

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	\$	1,049,167
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 that exceeded depreciation expense in the current period.		
Depreciation expense	\$	<u>(3,406,833)</u> (3,406,833)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		
Change in accrued interest payable		97,685
Governmental funds report special assessment debt service as revenue when collected, however in the statement of activities the revenue is recorded when the total assessment is levied.		
Special assessment receivable as of September 30, 2019	117,348,920	
Special assessment receivable as of September 30, 2018	<u>(122,176,634)</u>	(4,827,714)
Repayment of long-term debt is an expenditure in governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
		4,580,000
Change in net position of governmental activities	\$	<u><u>(2,507,695)</u></u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT 10

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

General Fund

Year ended September 30, 2019

	Original Budget	Amended Budget	YTD Actual	Variance
REVENUES:				
Maintenance and Other Special Assessments	\$ 3,264,950	\$ 3,264,950	\$ 3,271,278	\$ 6,328
Other Income	5,734	5,734	12,294	6,560
Investment Income	<u>33,000</u>	<u>33,000</u>	<u>155,996</u>	<u>122,996</u>
Total Revenues:	3,303,684	3,303,684	3,439,568	135,884
EXPENDITURES:				
Personnel Services	19,425	19,425	12,524	(6,901)
Management and Other Professional Services	353,931	370,431	367,163	(3,268)
Utility Services	262,534	260,034	236,225	(23,809)
Building, Landscape and Other Maintenance	2,224,153	2,210,153	2,208,276	(1,877)
Other Expenditures	<u>8,520</u>	<u>8,520</u>	<u>7,544</u>	<u>(976)</u>
Total Expenditures	2,868,563	2,868,563	2,831,732	(36,831)
Excess (deficiency) of revenues over expenditures	\$ 435,121	\$ 435,121	\$ 607,836	\$ 172,715
Beginning fund balance	<u>3,836,628</u>	<u>3,836,628</u>	<u>3,836,628</u>	<u>-</u>
Ending fund balance	<u>\$ 4,271,749</u>	<u>\$ 4,271,749</u>	<u>\$ 4,444,464</u>	<u>\$ 172,715</u>

See accompanying notes to basic financial statements.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

Village Community Development District No. 10 (the District) was established on September 28, 2004 for the purpose of planning, financing, constructing, operating, and maintaining certain community-wide infrastructure for a community development district located entirely within Sumter County, Florida. The District was created by Sumter County Commission Ordinance No. 04-38 pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors. As of September 30, 2019, each member of the Board of Supervisors is an elected resident of the District.

The District boundary consists of approximately 1,489 acres in Sumter County. The development includes construction of 6,639 residential units. 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. All 6,639 units in the District have been completed by the developer and sold to the current residents of the District.

The Villages continues to be developed by the developer, a family-owned business established for the single purpose of developing The Villages. 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 that 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 that residents pay monthly. This District also provides for the maintenance of

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

common areas and roadways for the commercial areas within the District boundaries. The cost of 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 that 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. The 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

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 included 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 order to acquire land and fund the construction costs of the District's public infrastructure, the District issued Special Assessment Revenue Bonds. The proceeds of these bonds were used to construct improvements within the District which consists of roadway improvements, landscaping, open areas, streetlights, multi-modal paths, master drainage systems and a water and waste water distribution and collection service system. The bonds are supported by assessments that are levied upon the benefiting properties. In addition to the bond assessment for construction of the infrastructure, there is an annual maintenance assessment to provide for the services and ongoing maintenance and administration.

It is anticipated that additional infrastructure improvements within The Villages will be undertaken by existing community development districts and/or a community development district yet to be created in the future, for which special assessments may be imposed on residences in The Villages and lands owned by the Developer.

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

- North Sumter County Utility Dependent District (NSCUDD) – 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 that 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 District has no business-type activities.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

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 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 District reports the General Fund, the Debt Service fund and the Capital Project Fund as major funds. The District has no non-major funds.

Program revenues in the statement of activities consist primarily of special assessment revenues. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets is intended to reflect the portion of net position which is associated with capital assets net of accumulated depreciation less outstanding capital asset related debt.

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

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

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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

The following are the District's major governmental funds:

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

Debt Service Fund: The Debt Service Fund is used to account for the accumulation of resources for, and payment of, general long-term debt principal, interest, and related costs.

Capital Projects Fund: The Capital Projects Fund is used to account for the funds provided through debt issues and other sources necessary to construct or acquire capital assets of the District.

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 that 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 that 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 that 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 that 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 that has not been assigned to other funds and that 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

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 that 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 that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds".

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 that 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 that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then. There is one item that qualifies for reporting in this category. This deferred inflow, unavailable revenue, consists of special assessment revenue received/receivable by the District that is applicable to a future period.

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.

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.

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Notes to Financial Statements

September 30, 2019

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

Special Assessments: The District levies an annual bond and maintenance assessment to the land owners:

- **Bond Assessments:** The bond debt is repaid from the proceeds of an assessment levied by the District's Board of Supervisors. The levy is in the form of a non-ad valorem special assessment that will have a lien against properties within the boundary of the District that receive special benefits from the infrastructure improvements financed by the bonds. These assessments may be prepaid in total or in annual installments as a non-ad valorem special assessment. The bond assessment revenue and the debt service activity are accounted for in the Debt Service Fund.

The assessment methodology consists of five steps.

- The District Engineer determines the costs for all District improvements needed.
 - The assessable acres that benefit from the District's infrastructure improvements are determined.
 - The District Financial Advisor and Underwriter estimate total funding needed to acquire and/or construct the infrastructure improvements.
 - This amount is divided equally among the benefited properties on a net assessable acreage basis.
 - And finally, as land is platted, the debt on each assessable acre is allocated to each residential unit. This methodology is applied to both the bond and the maintenance assessments.
- **Maintenance Assessments:** In addition to the assessment for the repayment of bond obligations, the District has levied an assessment for the maintenance of the infrastructure and the operations of the District. This assessment is a part of the General Fund's annual budget. The maintenance assessment revenue is classified as program revenue and is accounted for in the General Fund.
 - **Billing and Collection:** The District has entered into an agreement with the Tax Collector of Sumter County. The assessments are placed on the county property tax bill as a non-ad valorem assessment. They are collected by the county under the uniform tax collection process and then remitted to the District.

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 that 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

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

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 that 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 that meets the requirements of Chapter 280. This includes the provision by the public depository of collateral based on the amount of public deposits maintained at the institution and the ability of the State of Florida to levy other public depositories for shortages in collateral in the event of the failure of a public depository. Citizens First Bank is a Qualified Public Depository.

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

Cash and Cash Equivalents	Fair Value	Weighted Average Maturity (Days)	Credit Rating
Citizens First Bank demand deposits	269,490	1.0	n/a
Fl Cooperative Liquid Assets Securities System, FLCLASS	1,969,806	52.0	AAAm
Fl Public Assets for Liquidity Management (FL PALM)	783,854	39.0	AAAm
US Bank - State Board of Administration, Florida Prime TM	10,680,225	22.0	AAAm
Total Fair Value	\$ 13,703,375		
Portfolio Weighted Average Maturity (WAM)		26.9	

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

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

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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Notes to Financial Statements

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	\$ 524,444	0.55	AAAF1/S1
Florida Local Government Investment Trust	534,039	2.06	AAAF/S1
PFM Multi-Manager Domestic Equity Fund	180,604	n/a	n/a
PFM Multi-Manager International Equity Fund	97,454	n/a	n/a
PFM Multi-Manager Fixed Income Fund	157,483	7.90	A
PFM Cash Equivalents	1,114		
Total Investments	<u>\$ 1,495,138</u>		
Portfolio Weighted Average Maturity (WAM)		1.76	

The District participates in the following external investment pools:

- The State Board of Administration for participation in the Local Government Investment Pool (Florida PRIMETM) 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 PRIMETM, 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

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 that 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 that are not active, inputs other than quoted prices that 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 that 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	\$ 180,604	\$ -	\$ 180,604	\$ -
PFM Multi-Manager International Equity Fund	97,454	-	97,454	-
PFM Multi-Manager Fixed Income Fund	157,483	-	157,483	-
Totals	<u>\$ 435,541</u>	<u>\$ -</u>	<u>\$ 435,541</u>	<u>\$ -</u>

Management of the following investment risks are addressed below:

- Custodial credit risk is the risk that a government will not be able to recover deposits or the value of an investment that's 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

- 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 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 that 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

Total Receivables at September 30, 2019 were as follows:

Receivables

The Assessment Receivable The infrastructure of the District was built with tax-exempt bonds. The proceeds of these bonds were used to construct improvements within the District which consists of roadway improvements, landscaping, open areas, streetlights, multi-modal paths, master drainage systems and a water and waste water distribution and collection service system. The bonds are supported by assessments that are levied upon the benefiting properties. The bonds are repaid with monies collected in the annual tax bill sent out by the County Tax Collector's Offices and appear in the Non-Ad Valorem section of the tax bill as "Bond Debt Assessment". As of September 30, 2019, the outstanding Assessment Receivable to support the future bond liability for the District was \$117,349,000.

Due from Other Funds The inter-fund balances result from the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occur, (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.

There is no allowance for doubtful accounts as of September 30, 2019 as management believes the accounts are fully collectible.

Payables

Due to Developer As of September 30, 2019, a total \$3,198,000 is Due to the Developer. This balance includes all requisitions for the construction of the District received from the Developer in excess of the balance in the construction bond fund. This liability will be paid from any excess funds that become available in the Reserve account in the Debt Service Reserve Fund.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

Accounts Payable As of September 30, 2019, a total \$34,000 is due to trade vendors in the normal course of business. This balance is expected to be repaid shortly after year-end from available current assets and next year funding.

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 Other Funds The inter-fund balances result from the time lag between the dates that (1) inter-fund goods and services were provided or reimbursable expenditure occur, (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.

NOTE 4 – CAPITAL ASSETS

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

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 4,940,345	-	-	4,940,345
Construction in progress	-	-	-	-
Total assets not being depreciated	<u>4,940,345</u>	<u>-</u>	<u>-</u>	<u>4,940,345</u>
Assets being depreciated:				
Furniture & equipment	7,289	-	-	7,289
Improvements other than buildings	<u>135,924,092</u>	<u>-</u>	<u>-</u>	<u>135,924,092</u>
Total assets being depreciated	<u>135,931,381</u>	<u>-</u>	<u>-</u>	<u>135,931,381</u>
Less accumulated depreciation for:				
Furniture & equipment	(3,948)	(729)	-	(4,677)
Improvements other than buildings	<u>(12,172,095)</u>	<u>(3,406,104)</u>	<u>-</u>	<u>(15,578,199)</u>
Total depreciation	<u>(12,176,043)</u>	<u>(3,406,833)</u>	<u>-</u>	<u>(15,582,876)</u>
Total assets being depreciated, net	<u>123,755,338</u>	<u>(3,406,833)</u>	<u>-</u>	<u>120,348,505</u>
Governmental activities, capital assets	<u>\$ 128,695,683</u>	<u>(3,406,833)</u>	<u>-</u>	<u>125,288,850</u>

The District made no capital improvements to infrastructure in the current fiscal year. Depreciation expense of \$3,407,000 was recognized during the year.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

NOTE 5 – LONG- TERM DEBT

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

\$77,040,000 Special Assessment Revenue Bonds, Series 2012, annual principal installments ranging from \$1,375,000 to \$4,330,000 through May 1, 2043 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rate is 4.500%, 5.000% and 5.125%.		\$	61,575,000
\$68,615,000 Special Assessment Revenue Bonds, Series 2014, annual principal installments ranging from \$1,070,000 to \$4,275,000 through May 1, 2044 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rate is 5.125%; 5.750% and 6.000%.			<u>57,350,000</u>
Total long-term debt			<u>118,925,000</u>
Less current installments of bonds payable			<u>2,445,000</u>
Revenue bonds payable less current installments		\$	<u><u>116,480,000</u></u>

The Special Assessment Revenue Bonds are secured by a lien and pledge of revenues under the indentures, which are derived through levy and collection on land within the District specifically benefited. These bonds are additionally secured by amounts on deposit in the funds and accounts created pursuant to the indentures.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements

September 30, 2019

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	2,445,000	6,455,780	8,900,780
2021	2,570,000	6,339,068	8,909,068
2022	2,695,000	6,216,356	8,911,356
2023	2,825,000	6,087,642	8,912,642
2024	2,970,000	5,952,707	8,922,707
2025-2029	17,445,000	27,250,514	44,695,514
2030-2034	22,815,000	22,034,118	44,849,118
2035-2039	30,065,000	15,003,852	45,068,852
2040-2044	35,095,000	5,672,500	40,767,500
Total	\$ <u>118,925,000</u>	<u>101,012,537</u>	<u>219,937,537</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>
Governmental activities:					
Bonds payable	\$ <u>123,505,000</u>	<u>-</u>	<u>4,580,000</u>	<u>118,925,000</u>	<u>2,445,000</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 that the District has complied with all material financial-related covenants.

The District has pledged certain benefit special assessment revenue to pay the principal and interest on special assessment bonds issued to pay for infrastructure improvements. These special assessment revenue bonds were outstanding 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 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.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notes to Financial Statements 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>
Special Assessment Revenue Bonds Series 2012 (Phase 1)	Special Assessments Phase I	\$ 5,789,882	5,496,591	100%	\$ 108,155,756	2043
Special Assessment Revenue Bonds Series 2014 (Phase 2)	Special Assessments Phase II	5,809,045	5,743,622	100%	111,781,781	2044

NOTE 6 – RELATED PARTIES

The District has no employees. For certain management, finance, and administrative services, the District entered into an inter-local agreement with Village Center Community Development District (Center District), a community development district created under Florida Statute 190. Under the agreement, fees accrued to the Center District by the District for such services totaled \$159,000 for the year ended September 30, 2019. The District has also contracted with VCCDD for deed compliance and technology services which for the year ended September 30, 2019, totaled \$106,000.

The District has an agreement with the Sumter Landing Community Development District (SLCDD) for maintenance of Project Wide Improvements. This fund under SLCDD is designed for the Districts south of C.R. 466 to share in the cost to maintain improvements and facilities that extend beyond the geographic boundaries of those Districts and benefit all residents of the Districts. Each participating District is allocated a proportionate share based on assessable acreage for the actual cost of maintaining the Project Wide improvements. During the fiscal year ending September 30, 2019, the District's allocation to Project Wide was \$1,943,000.

The District paid Villages Technology Solutions Group, a technology company owned by The Villages, a total \$500 for technology services in FY 2019. The District paid The Daily Sun, a newspaper owned by The Villages, a total \$1,000 for certain legal advertisements in FY 2019.

NOTE 7 – 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.

NOTE 8 – COMMITMENTS AND CONTINGENCIES

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 \$24,000 of eligible expenditures sustained as a result of the damage. Management believes that 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
Village Community Development District No. 10
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Village Community Development District No. 10 (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
Village Community Development District No. 10
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
Village Community Development District No. 10
The Villages, Florida

Report on the Financial Statements

We have audited the financial statements of the Village Community Development District No. 10 (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 the 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
Village Community Development District No. 10
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 condition(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, and 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
Village Community Development District No. 10
The Villages, Florida

We have examined the Village Community Development District No. 10'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, and 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

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