

**The Villages®**  
Community Development Districts  
District 12



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Basic Financial Statements

September 30, 2020

(With Independent Auditors' Report Thereon)

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Table of Contents

	<b>Page</b>
<b>Financial Section</b>	
Independent Auditors' Report	1
Management's Discussion and Analysis	3
Basic Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Balance Sheet – Governmental Funds	11
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual	15
Notes to Basic Financial Statements	16
<b>Other Reports</b>	
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	33
Management Letter	35
Independent Accountants' Report	37

### ON THE COVER

The cover photograph was submitted by  
Cheryl Horgan, Administrative Assistant  
in the District Property Management Department

## INDEPENDENT AUDITOR'S REPORT

Board of Supervisors  
Village Community Development District No. 12  
The Villages, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Village Community Development District No. 12 (the District) as of and for the year ended September 30, 2020, 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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Board of Supervisors  
Village Community Development District No. 12  
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, 2020, 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.

### Emphasis of Matter

As more fully described in Note 8 to the financial statements, information has been included regarding the uncertainty related to the outbreak of a novel coronavirus (COVID-19), which was declared a global pandemic by the World Health Organization in March 2020. Our opinion is not modified with respect to this matter.

### 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 February 1, 2021, 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.



February 1, 2021  
Ocala, Florida

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Management's Discussion and Analysis

September 30, 2020

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. 12 for the fiscal year ending September 30, 2020. 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 \$320,360,000; the deferred outflows of the resources of the District are \$0; total assets and deferred outflows have decreased \$7,156,000 from the prior year, a decrease of 2%.
- Total liabilities of the District are \$155,170,000; the deferred inflows of the resources of the District are \$0; total liabilities and deferred inflows have decreased \$2,673,000 over prior year, a decrease of 2%.
- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2020, by \$165,190,000 (net position). Of this amount, \$2,897,000 is unrestricted and can be used at the discretion of the Board of Supervisors.
- At September 30, 2020, fund balance for the General Fund was \$2,897,000, or 79% of total general fund operating revenues. Of this amount, \$400,000 is committed for renewal and replacement.
- The current year's unassigned fund balance for the General Fund is \$2,497,000, or 68% of total general fund operating revenues.
- The total net position has decreased from a fiscal year 2019 balance of \$169,673,000 to a fiscal year 2020 balance of \$165,190,000.
- The District's total revenues of \$7,383,000 were less than the expenses of \$11,867,000 for governmental activities, resulting in a decrease of \$4,484,000 in total net position.
- Depreciation expenses on existing capital assets for the current fiscal year amounted to \$2,860,000 to show the need for the gradual replacement of these assets over time.
- The District's total debt decreased by \$2,611,000 during the year ending September 30, 2020.

### 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. 12

Management's Discussion and Analysis

September 30, 2020

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 Projects 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 these 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. 12**  
 Management's Discussion and Analysis  
 September 30, 2020

**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.

	<b>Governmental Activities</b>	
	<b>September 30, 2020</b>	<b>September 30, 2019</b>
Assets:		
Current and other assets	\$ 18,549,955	62,066,320
Assessments receivable	147,137,152	151,357,266
Capital assets - net	154,672,421	114,092,215
Total assets	<u>320,359,528</u>	<u>327,515,801</u>
Liabilities:		
Current and other liabilities	5,788,673	5,850,398
Long-term liabilities		
Due in less than one year	2,920,000	1,235,000
Due in more than one year	146,461,000	150,757,000
Total liabilities	<u>155,169,673</u>	<u>157,842,398</u>
Net position:		
Net investment in capital assets	13,457,331	16,599,831
Restricted for debt service	148,835,882	150,971,684
Unrestricted	2,896,642	2,101,888
Total net position	<u>\$ 165,189,855</u>	<u>169,673,403</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 \$165,190,000. The net position decreased \$4,484,000 from a balance of \$169,673,000 as of September 30, 2019.

The District's net position is broken down into three categories. The largest portion of the District's net position (90%) is restricted for debt service. The second largest portion (8%) reflects its investment in capital assets less any related outstanding debt. The remaining portion of \$2,897,000 or 2% is unrestricted and available to meet the future needs of the district as unrestricted net position.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Management's Discussion and Analysis

September 30, 2020

**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.

	<b>Governmental Activities</b>	
	<b>September 30, 2020</b>	<b>September 30, 2019</b>
Revenues:		
Charges for services	\$ 6,223,387	5,776,255
Debt Service Proceeds	-	1,662,000
Donated capital	568,010	14,373,178
Miscellaneous revenue	8	77
Investment earnings	591,135	1,772,745
Total revenues	<u>7,382,540</u>	<u>23,584,255</u>
Expenses:		
General government services	418,665	485,837
Physical environment	2,528,437	1,819,162
Transportation	18,233	2,687
Interest on long-term debt	6,041,063	6,084,274
Depreciation (unallocated)	2,860,180	1,708,828
Total expenses	<u>11,866,578</u>	<u>10,100,788</u>
Change in net position	<u>\$ (4,484,038)</u>	<u>13,483,467</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, 2020, and September 30, 2019 were approximately \$7,383,000 and \$23,584,000 respectively. The decrease in revenue is primarily due to the donated capital and debt proceeds received in fiscal year 2019. The District's expenses for the years ended September 30, 2020, and September 30, 2019, were \$11,867,000 and \$10,101,000 respectively. The increase in expense was related primarily to growth of the district during the year.

Revenues include special assessment proceeds for maintenance and debt service, donated capital, debt service proceeds and investment earnings on cash balances held during the year. Special assessment revenue totaled \$6,223,000 in Fiscal Year 2020, an increase from \$5,776,000 in prior year. Investment income decreased by \$1,182,000 due to a decrease in cash and cash equivalent deposits, and less favorable market conditions related to the Coronavirus Pandemic.

**Expenses** Physical environment expenses, including landscaping, irrigation, utilities and maintenance costs, increased \$709,000, as compared to the prior fiscal year. Transportation expense, including costs related to electric utility for the District's street lighting, increased \$15,000 over prior year. Depreciation expense increased



## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Management's Discussion and Analysis

September 30, 2020

\$1,151,000 due to the completion of infrastructure assets during the year. Total expenses increased \$1,766,000 or 17% over prior year mostly due to the growth of the District.

### 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, 2020, the District's governmental funds reported a fund balance of \$15,261,000, a decrease of \$43,493,000, or 74% over prior year. This decrease resulted from an increase in the General Fund of \$795,000, a decrease in the Debt Service Fund of \$1,884,000 and a decrease in the Capital Project Fund of \$42,404,000. Of the total fund balance, the unassigned fund balance of \$2,497,000 is available for spending at the government's discretion, while \$400,000 is committed for renewal and replacement, \$2,245,000 is restricted for capital projects and \$10,120,000 is restricted for debt service.

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 87% of total annual General Fund expenditures and total fund balance represents 101% 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 2020, the final General Fund revenue budget was unchanged compared to the original budgeted revenues.
- The total expenditure budget was increased by \$53,000 compared to the original budgeted expenses; the increase was due to increases in both management and other professional services, and building, landscaping and other maintenance offset by a decrease in utility services.
- Investment earnings of \$52,000 exceeded the budget of \$44,000.
- Total expenses were 10% 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, 2020 amounts to \$154,672,000. This investment in capital assets includes land and improvements other than buildings. There was a net increase in the investment in land, improvements other than buildings and construction in progress of \$53,758,000 during the year. Depreciation expenses totaled \$2,860,000 resulting in an overall net increase in capital assets of \$40,580,000.

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. 12**

Management's Discussion and Analysis

September 30, 2020

### **Long-Term Debt**

As of September 30, 2020, the District has long-term debt outstanding totaling \$149,381,000.

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 2021 Fiscal Year.

- The unemployment rate in Sumter County where the District is located was 5.7% in September 2020, an increase from 4.1% a year ago. The County's average unemployment rate was significantly below the State's average unemployment rate of 7.2%, is 3.2%, which was below the national average rate of 7.9%.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers decreased from 1.71% in September 2019 to 1.37% in September 2020.

In Fiscal Year 2021, the total revenues are projected to decrease by \$39,000 compared to the Fiscal Year 2020 final budget. There is no increase in maintenance assessments. Interest income makes up the majority of the revenue increase. The Fiscal Year 2021 General Fund expenditure budget projects a decrease of \$193,000, when compared to the Fiscal Year 2020 final budget. The decrease in expenditures results primarily from an decrease in 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](http://www.districtgov.org) for general information and additional financial information about the District.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

**Statement of Net Position**

September 30, 2020

	<b>Governmental Activities</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 18,473,937
Investments	71,558
Accrued interest receivable	4,127
Due from other governments	333
Assessments receivable	147,137,152
Capital assets:	
Non-depreciable	24,655,592
Depreciable, net of accumulated depreciation	130,016,829
Total assets	<u>320,359,528</u>
<b>Liabilities</b>	
Accounts payable	60,041
Accrued interest payable	2,500,098
Due to developer	3,211,535
Due to other governments	16,999
Long-term debt:	
Due within one year	2,920,000
Due in more than one year	146,461,000
Total liabilities	<u>155,169,673</u>
<b>Net position</b>	
Net investment in capital assets	13,457,331
Restricted for debt service	148,835,881
Unrestricted	2,896,643
Total net position	<u>\$ 165,189,855</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Statement of Activities

Year Ended September 30, 2020

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program revenues</u>			<u>Net (expense) revenue and changes in net assets</u>	
		<u>Charges for services</u>	<u>Operating grants and contributions</u>	<u>Capital grants and contributions</u>	<u>Governmental activities</u>	<u>Total</u>
Governmental activities:						
General government services	\$ 418,665	6,223,387	-	-	5,804,722	5,804,722
Physical environment	2,528,437	-	-	-	(2,528,437)	(2,528,437)
Transportation	18,233	-	-	568,010	549,777	549,777
Interest on long-term debt	6,041,063	-	-	-	(6,041,063)	(6,041,063)
Depreciation (unallocated)	2,860,180	-	-	-	(2,860,180)	(2,860,180)
Total governmental activities	<u>11,866,578</u>	<u>6,223,387</u>	<u>-</u>	<u>568,010</u>	<u>(5,075,181)</u>	<u>(5,075,181)</u>
Total primary government	<u>11,866,578</u>	<u>6,223,387</u>	<u>-</u>	<u>568,010</u>	<u>(5,075,181)</u>	<u>(5,075,181)</u>
General revenues:						
Miscellaneous revenues					498	498
Investment earnings					591,135	591,135
Total general revenues					<u>591,633</u>	<u>591,633</u>
Change in net position:					(4,483,548)	(4,483,548)
Net position – beginning					169,673,403	169,673,403
Net position – ending					<u>\$ 165,189,855</u>	<u>\$ 165,189,855</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Balance Sheet – Governmental Funds

September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets:				
Cash and cash equivalents	\$ 2,926,024	13,303,958	2,243,955	18,473,937
Investments	71,558	-	-	71,558
Due from other governments	333	-	-	333
Due from other funds	-	24,232	-	24,232
Accrued interest receivable	-	3,528	599	4,127
Assessment receivable	-	147,137,152	-	147,137,152
Total assets	<u>2,997,915</u>	<u>160,468,870</u>	<u>2,244,554</u>	<u>165,711,339</u>
Liabilities:				
Accounts payable	60,041	-	-	60,041
Due to other funds	24,232	-	-	24,232
Due to other governments	16,999	-	-	16,999
Due to developer	-	3,211,535	-	3,211,535
Total liabilities	<u>101,272</u>	<u>3,211,535</u>	<u>-</u>	<u>3,312,807</u>
Deferred inflows of resources:				
Unavailable special assessment revenue	-	147,137,152	-	147,137,152
Fund balances:				
Restricted for debt service	-	10,120,183	-	10,120,183
Restricted for capital improvements	-	-	2,244,554	2,244,554
Committed for renewal and replacement	400,000	-	-	400,000
Unassigned	2,496,643	-	-	2,496,643
Total fund balance	<u>2,896,643</u>	<u>10,120,183</u>	<u>2,244,554</u>	<u>15,261,380</u>
Total liabilities and fund balances	\$ <u>2,997,915</u>	<u>160,468,870</u>	<u>2,244,554</u>	<u>165,711,339</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

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

Year Ended September 30, 2020

Total fund balances, governmental funds		\$	15,261,380
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			154,672,421
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:			
Special assessment revenue bonds	\$	(149,381,000)	
Accrued interest payable		<u>(2,500,098)</u>	(151,881,098)
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.			147,137,152
Net position of governmental activities	\$		<u><u>165,189,855</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Statement of Revenues, Expenditures and Changes in

Fund Balances – Governmental Funds

Year Ended September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Revenues:				
Special assessments	\$ 3,607,442	6,836,058	-	10,443,500
Miscellaneous revenue	498	-	-	498
Investment earnings	51,504	166,656	372,975	591,135
Total revenues	<u>3,659,444</u>	<u>7,002,714</u>	<u>372,975</u>	<u>11,035,133</u>
Expenditures:				
General government services	318,019	6,071,229	-	6,389,248
Other physical environment	2,528,437	-	-	2,528,437
Transportation	18,233	-	-	18,233
Capital outlay	-	-	42,872,377	42,872,377
Debt service:				
Principal	-	655,000	-	655,000
Interest	-	2,064,688	-	2,064,688
Total expenditures	<u>2,864,689</u>	<u>8,790,917</u>	<u>42,872,377</u>	<u>54,527,983</u>
Excess (deficiency) of revenues over expenditures	<u>794,755</u>	<u>(1,788,203)</u>	<u>(42,499,402)</u>	<u>(43,492,850)</u>
Other financing sources (uses):				
Transfers in	-	60,299	155,615	215,914
Transfers out	-	(155,615)	(60,299)	(215,914)
Total other financing sources (uses)	<u>-</u>	<u>(95,316)</u>	<u>95,316</u>	<u>-</u>
Net change in fund balances	<u>794,755</u>	<u>(1,883,519)</u>	<u>(42,404,086)</u>	<u>(43,492,850)</u>
Fund balances, at beginning of year	2,101,888	12,003,702	44,648,540	58,754,130
Fund balances, at end of year	\$ <u>2,896,643</u>	<u>10,120,183</u>	<u>2,244,454</u>	<u>15,261,280</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
Fund Balances – Governmental Funds to the Statement of Activities  
Year Ended September 30, 2020

Net change in fund balances – total governmental funds \$ (43,492,850)

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 assets that were purchased and donated offset by depreciation for the current period.

Capital outlay	\$ 42,872,377	
Depreciation expense	(2,860,180)	
Capital contributions - Land	<u>568,010</u>	40,580,207

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	38,209	
Principal repayment	<u>2,611,000</u>	2,649,209

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, 2020	147,137,152	
Special assessment receivable as of September 30, 2019	<u>(151,357,266)</u>	(4,220,114)

Change in net position of governmental activities \$ (4,483,548)

See accompanying notes to basic financial statements.



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT 12**

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

General Fund

Year ended September 30, 2020

	<u>Original</u>	<u>Amended</u>	<u>YTD Actual</u>	<u>Variance</u>
	<u>Budget</u>	<u>Budget</u>		
<b>REVENUES:</b>				
Maintenance and Other Special Assessments	\$ 3,603,694	\$ 3,603,694	\$ 3,607,442	\$ 3,748
Other Income	-	-	498	498
Investment Income	43,500	43,500	51,504	8,004
<b>Total Revenues:</b>	<u>3,647,194</u>	<u>3,647,194</u>	<u>3,659,444</u>	<u>12,250</u>
<b>EXPENDITURES:</b>				
Personnel Services	15,112	15,112	11,434	(3,678)
Management and Other Professional Services	284,396	308,296	296,907	(11,389)
Utility Services	244,735	209,795	108,401	(101,394)
Building, Landscape and Other Maintenance	2,574,407	2,635,349	2,438,269	(197,080)
Other Expenditures	13,195	16,135	9,678	(6,457)
<b>Total Expenditures</b>	<u>3,131,845</u>	<u>3,184,687</u>	<u>2,864,689</u>	<u>(319,998)</u>
<b>Excess (deficiency) of revenues over expenditures</b>	\$ 515,349	\$ 462,507	\$ 794,755	\$ 332,248
Beginning fund balance	<u>2,101,888</u>	<u>2,101,888</u>	<u>2,101,888</u>	<u>-</u>
<b>Ending fund balance</b>	<u>\$ 2,617,237</u>	<u>\$ 2,564,395</u>	<u>\$ 2,896,643</u>	<u>\$ 332,248</u>

See accompanying notes to basic financial statements.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

Notes to Financial Statements

September 30, 2020

### NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Financial Reporting Entity

Village Community Development District No. 12 (the District) was established on September 3, 2011 as Wildwood Springs Community Development District 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 the City of Wildwood, Florida Ordinance No. O2011-09, pursuant to the provisions of Chapter 190.005, Florida Statutes, and operates within the criteria established by Chapter 190. On July 11, 2016, the name of the District was legally changed to Village Community Development District No. 12 by the City of Wildwood Ordinance No. O2016-07 and its boundaries were amended. The District is governed by a five-member Board of Supervisors. As of September 30, 2020, one member of the Board of Supervisors is landowner-elected members selected by the developer, Reader & Partners, LLC and four members are residents of the district.

The District boundary consists of approximately 1,478 acres in the city limits of Wildwood. The development includes construction of 6,202 residential units. The land within the District is part of the active adult retirement community known as “The Villages”. Reader & Partners, LLC. was the developer and initial owner of the property within the District. Planned development continues to be built out with 789 remain unsold as of the end of the fiscal year.

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 136,000 residences and a population of 267,000. Development is currently underway in the south end of The Villages in District 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.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Notes to Financial Statements

September 30, 2020

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 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.

## **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

### Notes to Financial Statements

September 30, 2020

- 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 12 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.
- 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 89 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. The development included construction of 2,055 residential units.
- The Village Community Development District No. 12 boundary consists of approximately 1,478 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 6,202 residential units of which 789 remain unsold as of the end of the fiscal year.
- The Village Community Development District No. 13 boundary consists of approximately 2,242 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 8,152 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 and potable services to Village properties from C.R. 466A to S.R. 44 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.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Notes to Financial Statements

September 30, 2020

#### **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.

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 Projects 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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Notes to Financial Statements

September 30, 2020

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:

**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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Notes to Financial Statements

September 30, 2020

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.

#### **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.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Notes to Financial Statements

September 30, 2020

**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. 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

**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.



## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12

### Notes to Financial Statements

September 30, 2020

#### **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 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 February 1, 2021, 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.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Notes to Financial Statements

September 30, 2020

As of September 30, 2020, 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	49,621	1.0	n/a
Fl Cooperative Liquid Assets Securities System, FLCLASS	2,876,403	51.0	AAAm
US Bank - State Board of Administration, Florida Prime TM	15,547,913	48.0	AAAm
Total Fair Value	<u>\$ 18,473,937</u>		
Portfolio Weighted Average Maturity (WAM)		48.3	

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:

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Notes to Financial Statements

September 30, 2020

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

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

<u>Investments</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Years)</u>	<u>Credit Rating</u>
PFM Multi-Manager Domestic Equity Fund	28,635	n/a	n/a
PFM Multi-Manager International Equity Fund	15,216	n/a	n/a
PFM Multi-Manager Fixed Income Fund	27,521	8.30	AA
PFM Cash Equivalents	186	n/a	n/a
Total Investments	\$ <u>71,558</u>		
Portfolio Weighted Average Maturity (WAM)		3.19	

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.
- 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.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Notes to Financial Statements

September 30, 2020

**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, 2020, the District’s investments carried the following Fair Value Hierarchy:

	<b>Total</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
<b>Investment by fair value level:</b>				
PFM Multi-Manager Domestic Equity Fund	\$ 28,635	\$ -	\$ 28,635	\$ -
PFM Multi-Manager International Equity Fund	15,216	-	15,216	-
PFM Multi-Manager Fixed Income Fund	27,521	-	27,521	-
<b>Totals</b>	<u>\$ 71,372</u>	<u>\$ -</u>	<u>\$ 71,372</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, 2020, 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. 12

### Notes to Financial Statements

September 30, 2020

- 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

#### 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, 2020, the outstanding Assessment Receivable to support the future bond liability for the District was \$147,137,000.

**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, 2020 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, 2020 as management believes the accounts are fully collectible.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Notes to Financial Statements

September 30, 2020

**Payables**

**Due to Developer** As of September 30, 2020, a total \$3,212,000 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.

**Accounts Payable** As of September 30, 2020, a total \$60,000 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, 2020 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, 2020 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, 2020, was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ 24,087,583	568,009	-	24,655,592
Construction in progress	10,317,764	-	10,317,764	-
Total assets not being depreciated	<u>34,405,347</u>	<u>568,009</u>	<u>10,317,764</u>	<u>24,655,592</u>
Assets being depreciated:				
Improvements other than buildings	82,414,112	53,190,141	-	135,604,253
Less accumulated depreciation for:				
Improvements other than buildings	(2,727,244)	(2,860,180)		(5,587,424)
Total assets being depreciated, net	<u>79,686,868</u>	<u>50,329,961</u>	<u>-</u>	<u>130,016,829</u>
Governmental activities, capital assets	<u>\$ 114,092,215</u>	<u>50,897,970</u>	<u>10,317,764</u>	<u>154,672,421</u>

The District received donated land from the developer and made additional capital improvements to infrastructure in the current fiscal year, net totaling \$43,440,000. Depreciation expense of \$2,860,000 was recognized during the year.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Notes to Financial Statements  
September 30, 2020

**NOTE 5 – LONG- TERM DEBT**

Long-term debt consists of the following Special Assessment Revenue bonds as of September 30, 2020:

\$57,825,000 Special Assessment Revenue Bonds, Series 2016 principal installments ranging from \$1,205,000 to \$3,140,000 through May 2047 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 rates range from 2.875% to 3.875%. \$ 53,845,000

\$94,735,000 Special Assessment Revenue Bonds, Series 2018 principal installments ranging from \$1,665,000 to \$5,430,000 through May 2050 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 rates range from 3.25% to 4.375%. 93,995,000

Bonds and Notes from direct borrowings and placements  
\$1,662,000 Special Assessment Direct Placement Revenue Bonds, Series 2019 principal installments ranging from \$51,000 to \$121,000 through May 2039 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. 1,541,000

Total long-term bond debt 149,381,000  
Less current installments of bonds payable (2,920,000)  
Revenue bonds payable less current installments \$ 146,461,000

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. 12**

Notes to Financial Statements

September 30, 2020

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2020, are as follows:

Year ending September 30,	Special Revenue Bonds		Bonds and Notes from Direct Borrowings and Direct Placements		Totals
	Principal	Interest	Principal	Interest	
2021	2,870,000	5,923,188	50,000	77,050	8,920,238
2022	2,965,000	5,834,432	52,000	74,550	8,925,982
2023	3,060,000	5,738,070	55,000	71,950	8,925,020
2024	3,170,000	5,638,620	58,000	69,200	8,935,820
2025	3,285,000	5,525,446	61,000	66,300	8,937,746
2026-2030	18,345,000	25,741,167	354,000	282,600	44,722,767
2031-2035	22,265,000	21,924,828	454,000	184,600	44,828,428
2036-2040	27,285,000	17,013,348	457,000	58,550	44,813,898
2046-2050	33,505,000	10,929,396	-	-	44,434,396
2051	31,090,000	3,727,592	-	-	34,817,592
	<u>\$ 147,840,000</u>	<u>107,996,087</u>	<u>1,541,000</u>	<u>884,800</u>	<u>258,261,887</u>

The following is a summary of changes in long-term debt:

	Beginning balance	Additions	Reductions	Ending balance	Due within one year
Governmental activities:					
Special Revenue Bonds	\$ 150,330,000	-	2,490,000	147,840,000	2,870,000
Bonds and Notes from Direct Borrowings and Direct Placements	<u>1,662,000</u>	<u>-</u>	<u>121,000</u>	<u>1,541,000</u>	<u>50,000</u>
Long-term debt	<u>\$ 151,992,000</u>	<u>-</u>	<u>2,611,000</u>	<u>149,381,000</u>	<u>2,920,000</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, 2020, 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



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Notes to Financial Statements

September 30, 2020

pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds as of September 30, 2020.

An interest payment for the Special Assessment Revenue Bonds, Series 2018 and 2019 was made in the current fiscal year. A capitalized interest fund was created at the time of issuance to cover the payments during the current year.

<u>Description of Debt</u>	<u>Pledged Revenue</u>	<u>Funds Available</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 2016	Special Assessments	\$ 3,997,896	\$ 3,894,388	100%	\$ 87,376,219	2047
Special Assessment Revenue Bonds, Series 2018, Phase II	Special Assessments; Capital Interest Fund	\$ 2,557,622	\$ 4,591,486	100%	\$ 168,459,868	2050
Notes and Bonds from Direct Borrowings and Direct Placement						
Special Assessment Revenue Bonds, Series 2019, Phase II	Special Assessments; Capital Interest Fund	\$ 280,540	\$ 204,100	100%	\$ 2,425,800	2039

**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 \$170,000 for the year ended September 30, 2020. The District has also contracted with VCCDD for technology services which for the year ended September 30, 2020, totaled \$7,000.

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, 2020, the District’s allocation to Project Wide was \$1,688,000.

The District paid Villages Technology Solutions Group, a technology company owned by The Villages, a total \$2,000 for technology services in FY 2020. The District paid The Daily Sun, a newspaper owned by The Villages, a total \$1,000 for certain legal advertisements in FY 2019. The District paid South Sumter Utility Company, a utility company owned by The Villages, a total \$28,000 for utility services.

## **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 12**

Notes to Financial Statements

September 30, 2020

### **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 – COVID-19 PANDEMIC**

The COVID-19 pandemic has developed rapidly in 2020, with a significant number of cases. Measures taken by various governments to contain the virus have affected economic activity. The District has taken a number of measures to monitor and mitigate the effects of COVID-19, for the health and safety of both our residents and staff. Measures have included accepting cashless payments, safety training, social distancing, working from home and requiring appointments for customer service visits. At this time, the impact on our operations has been minimal and based on our experience to date, we expect this to remain the case. The effect primarily has been the impact on the investment markets. (Additional information regarding the District's investments can be found in Note 2 of the Notes to Basic Financial Statements.) The District has taken those considerations into account in the preparation of the 2021 budget. The District will continue to follow the various government policies and advice and, in turn, we will continue to adjust practices to permit continued operations in the best and safest way possible without jeopardizing the health of our people.

**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. 12  
The Villages, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Village Community Development District No. 12 (the District) as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated February 1, 2021.

**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) as a basis for designing 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.

Board of Supervisors  
Village Community Development District No. 12  
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 financial statements. 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.



February 1, 2021  
Ocala, Florida

## MANAGEMENT LETTER

Board of Supervisors  
Village Community Development District No. 12  
The Villages, Florida

### Report on the Financial Statements

We have audited the financial statements of Village Community Development District No. 12 (the District) as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated February 1, 2021.

### 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 February 1, 2021, 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 and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements (see Note 1 of the District's September 30, 2020, basic financial statements for this information). There are no component units related to the entity.

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Board of Supervisors  
Village Community Development District No. 12  
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.



February 1, 2021  
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. 12  
The Villages, Florida

We have examined Village Community Development District No. 12's (the District) compliance with Section 218.415, Florida Statutes, with regards to the District's investments during the fiscal year ended September 30, 2020. 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, 2020.

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.



February 1, 2021  
Ocala, Florida