

**The Villages®**  
Community Development Districts  
District 14



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Basic Financial Statements

September 30, 2022

(With Independent Auditors' Report Thereon)

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Table of Contents

	<b>Page</b>
<b>Financial Section</b>	
Independent Auditors' Report	1
Management's Discussion and Analysis	4
Basic Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Balance Sheet – Governmental Funds	12
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual	16
Notes to Basic Financial Statements	17
<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>	30
Management Letter	32
Independent Accountants' Report	35

### ON THE COVER

The cover photograph was submitted by  
Dean Myklejord, Infrastructure Supervisor  
in the District Property Management Department

## INDEPENDENT AUDITOR'S REPORT

Board of Supervisors  
Village Community Development District No. 14  
The Villages, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of the Village Community Development District No. 14 (the District) as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2022, and the respective changes in financial position and the budgetary comparison statement for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### CERTIFIED PUBLIC ACCOUNTANTS

Gainesville | Ocala | Tallahassee | Sarasota | Orlando | Lakeland | Tampa

purvisgray.com

Members of American and Florida Institutes of Certified Public Accountants

An Independent Member of the BDO Alliance USA

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***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 tables of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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

Board of Supervisors  
Village Community Development District No. 14  
The Villages, Florida

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 5, 2023, 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 5, 2023  
Ocala, Florida

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Management's Discussion and Analysis

September 30, 2022

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. 14 for the fiscal year ending September 30, 2022. 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 \$248,011,000; the deferred outflows of the resources of the District are \$0.
- Total liabilities of the District are \$124,528,000; the deferred inflows of the resources of the District are \$0.
- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2022, by \$123,483,000 (net position). Of this amount, \$121,290,000 is Restricted for Debt Service and \$2,193,000 is the Net Investment of Capital Assets.
- Depreciation expenses on existing capital assets for the current fiscal year amounted to \$715,000 to show the need for the gradual replacement of these assets over time.
- The District's total debt increased by a net \$122,890,000 during the year ending September 30, 2022, due to the issuance of the bonds for the development of Phase I infrastructure.

### 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 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 10-11 of this report.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

Management's Discussion and Analysis

September 30, 2022

### **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 12-16 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 17.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Management's Discussion and Analysis

September 30, 2022

**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, 2022</b>	<b>September 30, 2021</b>
Assets:		
Current and other assets	\$ 64,940,047	780
Assessments receivable	122,890,000	-
Capital assets - net	60,180,830	-
Total assets	<u>248,010,877</u>	<u>780</u>
Liabilities:		
Current and other liabilities	1,638,094	780
Long-term liabilities		
Due in more than one year	122,890,000	-
Total liabilities	<u>124,528,094</u>	<u>780</u>
Net position:		
Net investment in capital assets	2,192,740	-
Restricted for debt service	121,289,978	-
Unrestricted	65	-
Total net position	<u>\$ 123,482,783</u>	<u>-</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 \$123,483,000.

The District's net position is broken down into three categories. The largest portion of the District's net position (98%) is restricted for debt service. A total 2% reflects its investment in capital assets less any related outstanding debt.



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Management's Discussion and Analysis

September 30, 2022

**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, 2022</b>	<b>September 30, 2021</b>
<b>Revenues:</b>		
Charges for services	\$ 122,890,000	-
Other Contributions	16,786	780
Donated capital	3,709,103	-
Miscellaneous revenue	62	-
Investment earnings	442,832	-
Total revenues	127,058,783	780
<b>Expenses:</b>		
General government services	16,786	780
Physical environment	-	-
Transportation	-	-
Interest on long-term debt	1,632,805	-
Bond issuance cost	1,211,577	-
Depreciation (unallocated)	714,832	-
Total expenses	3,576,000	780
Change in net position	\$ 123,482,783	-

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, 2022, and September 30, 2021 were approximately \$127,059,000 and \$1,000 respectively. The increase in revenue is primarily due to the special assessment receivable recorded in fiscal year 2022 for Phase I and the contribution of land. The District's expenses for the years ended September 30, 2022, and September 30, 2021, were \$3,576,000 and \$1,000 respectively. The increase in expense was related primarily to growth of the district during the year.

Revenues include developer contributions, donated capital, debt service proceeds and investment earnings on cash balances held during the year. During the current year, the District received a \$3,709,000 capital contribution from the Developer for land. The District incurred debt in the current fiscal year for Phase I totaling \$122,890,000. Investment income of \$443,000 increased due to the increase in the amount invested over the prior year.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Management's Discussion and Analysis

September 30, 2022

**Expenses** General government expenses increased by \$16,000 in fiscal year 2022 compared to fiscal year 2021. This increase was primarily due to costs associated with management, legal and administrative costs related to the management of the District. In 2022, interest expense totaled \$1,633,000 and depreciation expense was recorded in the amount of \$715,000. Total expenses increased \$3,575,000 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, 2022, the District's governmental funds reported a fund balance of \$64,935,000. This fund balance is made up of a Debt Service Fund of \$9,361,000 and a Capital Project Fund of \$55,573,000. Of the total fund balance, \$55,573,000 is restricted for capital projects and \$9,361,000 is restricted for debt service.

The General Fund is the operating fund of the District. The General Fund reported an ending fund balance of \$65.

### 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 2022, the final General Fund revenue budget increased by \$52,000 as compared to the original budgeted revenues.
- The total expenditure budget increased by \$52,000 compared to the original budgeted expenses; there was an increase of \$8,000 in management and other professional services, a \$9,000 increase in other expenditures, a \$29,000 increase in building and landscaping and other maintenance, and an increase of \$6,000 in utility services.

### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

The District's investment in capital assets for its governmental activities as of September 30, 2022 amounts to \$60,181,000. This investment in capital assets includes land and improvements other than buildings. There was a net increase from the donation of land from the developer, and capital improvements other than buildings of \$60,896,000 during the year. Depreciation expenses totaled \$715,000 resulting in an overall net increase in capital assets of \$60,181,000.

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. 14

Management's Discussion and Analysis

September 30, 2022

### Long-Term Debt

As of September 30, 2022, the District has long-term debt outstanding totaling \$122,890,000. During fiscal year 2022, a total \$122,890,000 of bonds were issued for Phase I of the District.

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 2022 Fiscal Year.

- The unemployment rate in Sumter County where the District is located was 3.9% in September 2022, a decrease from 5.6% a year ago. The County's average unemployment rate was above the State's average unemployment rate of 2.6% which was below the national average rate of 3.3%.
- Inflationary trends in the area are comparable to national indices. The national Consumer Price Index (CPI) annual change for all urban consumers increased from 5.4 in September 2021 to 8.2% in September 2022.

In Fiscal Year 2023, total revenues are projected to increase by \$1,373,000 compared to Fiscal Year 2022 final budget. The increase is due to the additional contributions from the developer. The Fiscal Year 2023 General Fund expenditure budget projects an increase of \$1,373,000, when compared to the Fiscal Year 2022 final budget. The increase in expenditures results primarily from an increase in 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. 14**

**Statement of Net Position**

September 30, 2022

	<b>Governmental Activities</b>
	<b>September 30, 2022</b>
	<hr/>
<b>Assets</b>	
Cash and cash equivalents	\$ 64,772,872
Accrued interest receivable	162,681
Accounts receivable, other	4,494
Assessments receivable	122,890,000
Capital assets:	
Non-depreciable	3,709,103
Depreciable, net of accumulated depreciation	56,471,727
Total assets	<hr/> 248,010,877 <hr/>
<b>Liabilities</b>	
Accounts payable	1,569
Accrued interest payable	1,632,805
Due to other governments	3,720
Long-term debt:	
Due in more than one year	122,890,000
Total liabilities	<hr/> 124,528,094 <hr/>
<b>Net position</b>	
Net investment in capital assets	2,192,740
Restricted for debt service	121,289,978
Unrestricted	65
Total net position	\$ <hr/> 123,482,783 <hr/>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Statement of Activities

Year Ended September 30, 2022

<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	\$ 1,228,363	122,890,000	16,786	-	121,678,423	121,678,423
Transportation	-	-	-	3,709,103	3,709,103	3,709,103
Interest on long-term debt	1,632,805	-	-	-	(1,632,805)	(1,632,805)
Depreciation (unallocated)	714,832	-	-	-	(714,832)	(714,832)
Total governmental activities	<u>3,576,000</u>	<u>122,890,000</u>	<u>16,786</u>	<u>3,709,103</u>	<u>123,039,889</u>	<u>123,039,889</u>
Total primary government	<u>3,576,000</u>	<u>122,890,000</u>	<u>16,786</u>	<u>3,709,103</u>	<u>123,039,889</u>	<u>123,039,889</u>
General revenues:						
Miscellaneous revenues					62	62
Investment earnings					442,832	442,832
Total general revenues					<u>442,894</u>	<u>442,894</u>
Change in net position:					123,482,783	123,482,783
Net position – beginning					-	-
Net position – ending					<u>\$ 123,482,783</u>	<u>\$ 123,482,783</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Balance Sheet – Governmental Funds

September 30, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets:				
Cash and cash equivalents	\$ 860	9,342,002	55,430,010	64,772,872
Accounts receivable, other	4,494	-	-	4,494
Accrued interest receivable	-	19,397	143,284	162,681
Assessment receivable	-	122,890,000	-	122,890,000
Total assets	<u>5,354</u>	<u>132,251,399</u>	<u>55,573,294</u>	<u>187,830,047</u>
Liabilities:				
Accounts payable	1,569	-	-	1,569
Due to other governments	3,720	-	-	3,720
Total liabilities	<u>5,289</u>	<u>-</u>	<u>-</u>	<u>5,289</u>
Deferred inflows of resources:				
Unavailable special assessment revenue	-	122,890,000	-	122,890,000
Fund balances:				
Restricted for debt service	-	9,361,399	-	9,361,399
Restricted for capital improvements	-	-	55,573,294	55,573,294
Unassigned	65	-	-	65
Total fund balance	<u>65</u>	<u>9,361,399</u>	<u>55,573,294</u>	<u>64,934,758</u>
Total liabilities and fund balances	\$ <u>5,354</u>	<u>132,251,399</u>	<u>55,573,294</u>	<u>187,830,047</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

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

Year Ended September 30, 2022

Total fund balances, governmental funds		\$	64,934,758
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	60,895,662		
Less accumulated depreciation	<u>(714,832)</u>		60,180,830
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:			
Special assessment revenue bonds	\$ (122,890,000)		
Accrued interest payable	<u>(1,632,805)</u>		(124,522,805)
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.			122,890,000
Net position of governmental activities		\$	<u><u>123,482,783</u></u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Statement of Revenues, Expenditures and Changes in

Fund Balances – Governmental Funds

Year Ended September 30, 2022

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Revenues:				
Contributions and donations from private sources	\$ 16,786	-	-	16,786
Miscellaneous revenue	62	-	-	62
Investment earnings	3	32,783	410,046	442,832
Total revenues	<u>16,851</u>	<u>32,783</u>	<u>410,046</u>	<u>459,680</u>
Expenditures:				
General government services	16,786	-	-	16,786
Capital outlay	-	-	57,186,559	57,186,559
Debt service:				
Bond issuance costs	-	-	1,211,577	1,211,577
Total expenditures	<u>16,786</u>	<u>-</u>	<u>58,398,136</u>	<u>58,414,922</u>
Excess (deficiency) of revenues over expenditures	<u>65</u>	<u>32,783</u>	<u>(57,988,090)</u>	<u>(57,955,242)</u>
Other financing sources (uses):				
Debt Proceeds	-	9,328,616	113,561,384	122,890,000
Total other financing sources (uses)	<u>-</u>	<u>9,328,616</u>	<u>113,561,384</u>	<u>122,890,000</u>
Net change in fund balances	<u>65</u>	<u>9,361,399</u>	<u>55,573,294</u>	<u>64,934,758</u>
Fund balances, at beginning of year	-	-	-	-
Fund balances, at end of year	\$ <u><u>65</u></u>	<u><u>9,361,399</u></u>	<u><u>55,573,294</u></u>	<u><u>64,934,758</u></u>

See accompanying notes to basic financial statements.



**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
Fund Balances – Governmental Funds to the Statement of Activities  
Year Ended September 30, 2022

Net change in fund balances – total governmental funds		\$ 64,934,758
<p>Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is capitalized and allocated over their estimated useful lives as depreciation expense. This is the amount of capital assets that were purchased and donated offset by depreciation for the current period.</p>		
Capital outlay	\$ 57,186,559	
Depreciation expense	(714,832)	
Capital contributions - Land	<u>3,709,103</u>	60,180,830
<p>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.</p>		
Change in accrued interest payable	(1,632,805)	
Principal Repayment	<u>-</u>	(1,632,805)
<p>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.</p>		
Special assessment receivable as of September 30, 2022	122,890,000	
Special assessment receivable as of September 30, 2021	<u>-</u>	122,890,000
<p>Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position.</p>		
Bond proceeds (gross)	(122,890,000)	(122,890,000)
		<u>\$ 123,482,783</u>
Change in net position of governmental activities		<u>\$ 123,482,783</u>

See accompanying notes to basic financial statements.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT 14**

Statement of Revenues, Expenditures and Changes in

Fund Balance – Budget and Actual

General Fund

Year ended September 30, 2022

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>YTD Actual</u>	<u>Variance</u>
<b>REVENUES:</b>				
Other Income	\$ -	\$ 52,000	\$ 16,848	\$ (35,152)
Investment Income	-	-	3	3
<b>Total Revenues:</b>	<u>-</u>	<u>52,000</u>	<u>16,851</u>	<u>(35,149)</u>
<b>EXPENDITURES:</b>				
Personnel Services	-	20	19	(1)
Management and Other Professional Services	-	8,020	7,719	(301)
Utility Services	-	5,500	-	(5,500)
Building, Landscape and Other Maintenance	-	29,310	-	(29,310)
Other Expenditures	-	9,150	9,048	(102)
<b>Total Expenditures</b>	<u>-</u>	<u>52,000</u>	<u>16,786</u>	<u>(35,214)</u>
<b>Excess (deficiency) of revenues over expenditures</b>	\$ -	\$ -	\$ 65	\$ 65
Beginning fund balance	\$ -	\$ -	\$ -	\$ -
<b>Ending fund balance</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 65</u>	<u>\$ 65</u>

See accompanying notes to basic financial statements.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

Notes to Financial Statements

September 30, 2022

### NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Financial Reporting Entity

Village Community Development District No. 14 (the District) was established on July 26, 2021 for the purpose of planning, financing, constructing, operating, and maintaining certain community-wide infrastructure for a community development district located entirely within Lake County, Florida. The District was created by the City of Leesburg, Florida Ordinance No. 21-30 and as amended pursuant to Ordinance No.22-10, pursuant to the provisions of Chapter 190.005, Florida Statutes. The District operates within the criteria established by Chapter 190. The District is governed by a five-member Board of Supervisors. As of September 30, 2022, the members of the Board of Supervisors are all employees of or affiliated with the Developer, The Villages Land Company, LLC.

The District boundary consists of approximately 2,385.2 gross acres in the city limits of the City of Leesburg and is anticipated to be developed in two or more phases. The Phase I development includes construction of 3,234 residential units. The land within the District is part of the active adult retirement community known as “The Villages”. The Villages Land Company, LLC is the developer and initial owner of the property within the District. Planned development continues to be built out. As of September 30, 2022, no homes have been sold.

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, the City of Leesburg and the Town of Lady Lake, Florida, with a population of approximately 130,000. When fully developed, The Villages is expected to span 82 square miles and include approximately 140,000 residences and a population of 267,000.

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 seventeen 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 and executive golf services to the residents. The cost of operations is funded by amenity and utility fees that residents pay

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Notes to Financial Statements

September 30, 2022

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.
- 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 10 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.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Notes to Financial Statements

September 30, 2022

- 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 56 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 includes construction of 2,055 residential units.
- 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 53 remain unsold as of the end of the fiscal year.
- The Village Community Development District No. 13 boundary consists of approximately 2,232 acres within the city limits of the City of Wildwood in Sumter County. Planned development includes construction of 8,062 residential units and construction is underway.
- The Village Community Development District No. 14 boundary consists of approximately 2,385 acres with the city limits of the City of Leesburg in Lake County. Planned development includes construction of 3,234 residential units in Phase I 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 are 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 are two dependent districts of Sumter County in the total structure of Districts:

- North Sumter County Utility Dependent District (NSCUDD) – NSCUDD is a dependent district of Sumter County. 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.
- Wildwood Utility Dependent District (WUDD) – WUDD is a dependent district of the City of Wildwood. This dependent district provides water and wastewater service to Village properties located south of State Road 44.

# VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

## Notes to Financial Statements

September 30, 2022

### **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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Notes to Financial Statements

September 30, 2022

measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded when payment is due.

The following are the District's major governmental funds:

**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.

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Notes to Financial Statements

September 30, 2022

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.

#### **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.



## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Notes to Financial Statements

September 30, 2022

**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. The valuation of donated land was derived by using the property values assigned by the Lake County Property Appraiser for non-agricultural use. The Land values were then divided by the number of donated acres to calculate the per acre value. The per acre value was calculated at \$26,285.

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

## VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

### Notes to Financial Statements

September 30, 2022

#### **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 January 5, 2023, which is the date the financial statements were available to be issued.

#### **NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS**

The District plans to present an Investment Policy and Long-Term Portfolio Investment Policy in compliance with guidelines established by Florida Statutes to the Board of Supervisors.

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. 14**

Notes to Financial Statements

September 30, 2022

As of September 30, 2022, 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	861	1.0	n/a
US Bank - State Board of Administration, Florida Prime TM	64,772,011	21.0	AAAm
Total Fair Value	<u>\$ 64,772,872</u>		
Portfolio Weighted Average Maturity (WAM)		21.0	

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.

**NOTE 3 –RECEIVABLES AND PAYABLES**

**Receivables**

**The Assessment Receivable** The infrastructure of the District is built with tax-exempt bonds. The proceeds of these bonds are 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, 2022, the outstanding Assessment Receivable to support the future bond liability for the District was \$122,890,000.

**Due from Other Governments** The inter-government balances result from the time lag between the dates that (1) inter-government goods and services were provided or reimbursable expenditure occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made. The balance at September 30, 2022 is expected to be repaid shortly after year-end from available current assets and next year funding.

**Payables**

**Accounts Payable** As of September 30, 2022, a total \$2,000 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.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Notes to Financial Statements

September 30, 2022

**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, 2022 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, 2022, was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Governmental activities:				
Assets not being depreciated:				
Land	\$ -	3,709,103	-	3,709,103
Construction in progress	-	-	-	-
Total assets not being depreciated	<u>-</u>	<u>3,709,103</u>	<u>-</u>	<u>3,709,103</u>
Assets being depreciated:				
Improvements other than buildings	-	57,186,559	-	57,186,559
Less accumulated depreciation for:				
Improvements other than buildings	-	(714,832)	-	(714,832)
Total assets being depreciated, net	<u>-</u>	<u>56,471,727</u>	<u>-</u>	<u>56,471,727</u>
Governmental activities, capital assets	<u>\$ -</u>	<u>60,180,830</u>	<u>-</u>	<u>60,180,830</u>

The District made additional capital improvements to infrastructure in the current fiscal year, net totaling \$57,187,000. The District also received contributions of land from the developer totaling \$3,709,000. Depreciation expense of \$715,000 was recognized during the year.

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Notes to Financial Statements  
September 30, 2022

**NOTE 5 – LONG- TERM DEBT**

Long-term debt consists of the following Special Assessment Revenue bonds as of September 30, 2022:

\$122,890,000 Special Assessment Revenue Bonds, Series 2022 principal installments ranging from \$1,830,000 to \$8,045,000 through May 2053 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 4.00% to 5.50%.	\$ 122,890,000
Total long-term bond debt	122,890,000
Revenue bonds payable less current installments	\$ <u>122,890,000</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.

The annual requirements to amortize the principal and interest of all revenue bonds payable as of September 30, 2022, are as follows:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
Fiscal year ending September 30,			
2023	-	5,195,016	5,195,016
2024	1,830,000	6,471,300	8,301,300
2025	1,905,000	6,398,100	8,303,100
2026	1,985,000	6,321,900	8,306,900
2027	2,065,000	6,242,500	8,307,500
2028-2032	11,875,000	29,724,813	41,599,813
2033-2037	15,220,000	26,499,088	41,719,088
2038-2042	19,790,000	22,065,856	41,855,856
2043-2047	25,970,000	16,060,550	42,030,550
2048-2052	34,205,000	8,063,000	42,268,000
2053	8,045,000	442,475	8,487,475
Total	\$ 122,890,000	133,484,597	256,374,597

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

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

Notes to Financial Statements

September 30, 2022

	<b>Beginning balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending balance</b>	<b>Due within one year</b>
Governmental activities:					
Bonds payable	\$ -	122,890,000	-	122,890,000	-
Governmental activities					
Long-term debt	\$ -	122,890,000	-	122,890,000	-

The District issued \$122,890,000 in Special Assessment Revenue Bonds, Series 2022 in July 2022, carrying an interest rate ranging from 4.0% to 5.5%. The first interest payment is due on November 1, 2022 and the first principal payment is due on May 1, 2024.

**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, 2022, 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, 2022.

A capitalized interest fund was created at the time of issuance to cover the payments for the subsequent 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 2022	Special Assessments Phase I	\$ -	\$ -	100%	\$256,374,597	2053

**NOTE 6 – RELATED PARTIES**

The District has no employees. For certain management, finance, technology 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 \$0 for the year ended September 30, 2022. This cost is budgeted to begin in FY 2023.

## **VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14**

### **Notes to Financial Statements**

**September 30, 2022**

The District paid Villages Technology Solutions Group, a Developer owned technology company, a total \$20 for technology services in FY 2022. The District paid The Daily Sun, a Developer owned newspaper, a total \$4,000 for certain legal advertisements.

#### **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

**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. 14  
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. 14 (the District) as of and for the year ended September 30, 2022, 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 5, 2023.

**Report on 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.

CERTIFIED PUBLIC ACCOUNTANTS

*Gainesville | Ocala | Tallahassee | Sarasota | Orlando | Lakeland | Tampa*

purvisgray.com

Members of American and Florida Institutes of Certified Public Accountants

An Independent Member of the BDO Alliance USA



Board of Supervisors  
Village Community Development District No. 14  
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**

**Report on 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.



January 5, 2023  
Ocala, Florida

## MANAGEMENT LETTER

Board of Supervisors  
Village Community Development District No. 14  
The Villages, Florida

### Report on the Financial Statements

We have audited the financial statements of Village Community Development District No. 14 (the District) as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated January 5, 2023.

### 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 5, 2023, 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. This is the first year for the entity to be audited; therefore, there are no prior year's findings and recommendations.

### 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, 2022, basic financial statements for this information). There are no component units related to the District.

## CERTIFIED PUBLIC ACCOUNTANTS

Gainesville | Ocala | Tallahassee | Sarasota | Orlando | Lakeland | Tampa

purvisgray.com

Members of American and Florida Institutes of Certified Public Accountants  
An Independent Member of the BDO Alliance USA

Board of Supervisors  
Village Community Development District No. 14  
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.

### Special Districts

For information required by Section 218.39(3) (c), Florida Statutes, and Section 10.554(1)(i)6 and 7, *Rules of the Auditor General*, please see attached information provided by management that is unaudited and, accordingly, we do not express an opinion or provide any assurance on the information.

### Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

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



January 5, 2023  
Ocala, Florida

**Village Community Development District #14**  
**Attachment to the Management Letter**  
**For the Year Ending September 30, 2022**

**Specific Information (For a dependent special district or an independent special district, or a local government entity that includes the information of a dependent special district)**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the (name of district) reported:

- a) The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b) The total number of independent contractors to whom non-employee compensation was paid in the last month of the district's fiscal year as 0.
- c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.
- d) All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as 0.
- e) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as 0. (provide list).
- f) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as please see page 16.

Note: If the required information for a dependent special district is fulfilled by inclusion in the primary local government's audit report, a statement to that effect should be made in the dependent special district's audit report, and vice versa.

**Specific Information (For an independent special district that imposes ad valorem taxes) Not Applicable**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the (name of district) reported:

- a) The mileage rate or rates imposed by the district as N/A.
- b) The total amount of ad valorem taxes collected by or on behalf of the district as N/A.
- c) The total amount of outstanding bonds issued by the district and the terms of such bonds as N/A.

**Specific Information (For an independent special district that imposes non-ad valorem special assessments)**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the (name of district) reported:

- a) The rate or rates of non-ad valorem special assessments imposed by the District as 0 for maintenance and bond payment assessment.
- b) The total amount of special assessments collected by or on behalf of the district as 0.
- c) The total amount of outstanding bonds issued by the district and the terms of such bonds as \$122,890,000.

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

Board of Supervisors  
Village Community Development District No. 14  
The Villages, Florida

We have examined Village Community Development District No. 14 (the District) compliance with Section 218.415, Florida Statutes, with regards to the District's investments during the fiscal year ended September 30, 2022. 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 (AICPA). 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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, 2022.

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 5, 2023  
Ocala, Florida

### CERTIFIED PUBLIC ACCOUNTANTS

*Gainesville | Ocala | Tallahassee | Sarasota | Orlando | Lakeland | Tampa*

purvisgray.com

Members of American and Florida Institutes of Certified Public Accountants  
An Independent Member of the BDO Alliance USA