

**MIDDLE VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Recreation Fund	23
Notes to Required Supplementary Information	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-30



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2018, 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.

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, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information 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 June 28, 2019, 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, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the 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.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 28, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

June 28, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Middle Village Community Development District, Clay County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$7,617,128).
- The change in the District's total net position in comparison with the prior fiscal year was (\$198,689), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$3,172,100, a decrease of (\$1,372,746) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, capital projects and special purpose entity, non-spendable for prepaid items and deposits, assigned to recreation, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary 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 the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or 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 activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreational functions.

Fund Financial Statements

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. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

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 District'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 District's near-term financing decisions. Both the governmental fund balance sheet and the 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 five individual governmental funds for reporting in conformity with accounting principles generally accepted in the United States of America. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, recreation, special purpose entity, debt service and capital projects funds. All of the funds are considered to be major funds. The District uses a Special Revenue Fund to account for the Special Purpose Entity ("SPE") and its operations, which is also considered a major fund of the District.

The District adopts an annual appropriated budget for its general and recreation fund. A budgetary comparison schedule has been provided for the general fund and recreation fund to demonstrate compliance with the budgets.

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.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2018	2017
Current and other assets	\$ 3,282,349	\$ 4,974,394
Capital assets, net of depreciation	15,064,475	15,852,928
Total assets	18,346,824	20,827,322
Current liabilities	547,892	805,761
Long-term liabilities	25,416,060	27,440,000
Total liabilities	25,963,952	28,245,761
Net position		
Net investment in capital assets	(10,351,585)	(11,587,072)
Restricted	665,395	1,976,399
Unrestricted	2,069,062	2,192,234
Total net position	\$ (7,617,128)	\$ (7,418,439)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to the loss on uncollectible assessments and land held for sale as a result of the settlement agreement with the new owner of the SPE lands and the bond issue costs related to the refinancing of the District's debt.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 5,216,976	\$ 4,412,960
Operating grants and contributions	24,703	8,323
Capital grants and contributions	3,483	2,103
General revenues	56,913	40,105
Total revenues	<u>5,302,075</u>	<u>4,463,491</u>
Expenses:		
General government	536,911	322,936
Maintenance and operations	2,080,419	2,199,073
Interest	1,477,724	1,688,467
Loss on uncollectible assessments	313,411	-
Bond issuance costs	711,450	-
Total expenses	<u>5,119,915</u>	<u>4,210,476</u>
Special item - Loss on disposal of land	(380,849)	-
Change in net position	<u>(198,689)</u>	<u>253,015</u>
Net position - beginning	<u>(7,418,439)</u>	<u>(7,671,454)</u>
Net position - ending	<u>\$ (7,617,128)</u>	<u>\$ (7,418,439)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$5,119,915. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The increase in program revenues is primarily the result of the collection of prepayment assessments in the current fiscal year which were not collected in the prior fiscal year. Expenses increased primarily due to the Bond issuance costs incurred in the current fiscal year when the Series 2018 Bonds were issued.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018. Actual recreation fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018. No budget was provided for the special purpose entity as the operations were insignificant.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$20,907,155 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$5,842,680 has been taken, which resulted in a net book value of \$15,064,475. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$25,470,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Middle Village Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 429,365
Investments	1,721,804
Due from other	14,027
Deposits	13,270
Prepaid items	845
Restricted assets:	
Cash	391
Investments	1,102,647
Capital assets:	
Nondepreciable	900,000
Depreciable, net	14,164,475
Total assets	18,346,824
 LIABILITIES	
Accounts payable	49,349
Accrued interest payable	437,643
Unearned revenue	60,900
Non-current liabilities:	
Due within one year	1,095,000
Due in more than one year	24,321,060
Total liabilities	25,963,952
 NET POSITION	
Net investment in capital assets	(10,351,585)
Restricted for debt service	656,538
Restricted for capital projects	8,466
Restricted for special purpose entity	391
Unrestricted	2,069,062
Total net position	\$ (7,617,128)

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 536,911	\$ 204,927	\$ -	\$ -	\$ (331,984)
Maintenance and operations	2,080,419	1,710,442	-	3,483	(366,494)
Interest on long-term debt	1,477,724	3,301,607	24,703	-	1,848,586
Loss on uncollectible assessments	313,411	-	-	-	(313,411)
Bond issuance costs	711,450	-	-	-	(711,450)
Total governmental activities	5,119,915	5,216,976	24,703	3,483	125,247
General revenues:					
Unrestricted investment earnings					28,467
Miscellaneous					28,446
Total general revenues					56,913
Special item - Loss on disposal of land					(380,849)
Change in net position					(198,689)
Net position - beginning					(7,418,439)
Net position - ending					\$ (7,617,128)

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds					Total Governmental Funds
	General	Recreation	Debt Service	Capital Projects	Special Purpose Entity	
ASSETS						
Cash	\$ 112,353	\$ 317,012	\$ -	\$ -	\$ 391	\$ 429,756
Investments	92,504	1,629,300	1,094,181	8,466	-	2,824,451
Due from other funds	39,167	-	-	-	-	39,167
Due from other	-	14,027	-	-	-	14,027
Prepaid items	-	845	-	-	-	845
Deposits	-	13,270	-	-	-	13,270
Total assets	<u>\$ 244,024</u>	<u>\$ 1,974,454</u>	<u>\$ 1,094,181</u>	<u>\$ 8,466</u>	<u>\$ 391</u>	<u>\$ 3,321,516</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 12,467	\$ 36,882	\$ -	\$ -	\$ -	\$ 49,349
Due to other funds	-	39,167	-	-	-	39,167
Unearned revenue	25,000	35,900	-	-	-	60,900
Total liabilities	<u>37,467</u>	<u>111,949</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>149,416</u>
Fund balances:						
Nonspendable:						
Prepaid items and deposits	-	14,115	-	-	-	14,115
Restricted for:						
Debt service	-	-	1,094,181	-	-	1,094,181
Capital projects	-	-	-	8,466	-	8,466
Special purpose	-	-	-	-	391	391
Assigned to:						
Recreation fund	-	1,848,390	-	-	-	1,848,390
Unassigned	206,557	-	-	-	-	206,557
Total fund balances	<u>206,557</u>	<u>1,862,505</u>	<u>1,094,181</u>	<u>8,466</u>	<u>391</u>	<u>3,172,100</u>
Total liabilities and fund balances	<u>\$ 244,024</u>	<u>\$ 1,974,454</u>	<u>\$ 1,094,181</u>	<u>\$ 8,466</u>	<u>\$ 391</u>	<u>\$ 3,321,516</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Total fund balances - governmental funds \$ 3,172,100

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of applicable accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	20,907,155	
Accumulated depreciation	<u>(5,842,680)</u>	15,064,475

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(437,643)	
Bonds payable	<u>(25,416,060)</u>	<u>(25,853,703)</u>
Net position of governmental activities		<u>\$ (7,617,128)</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds					Total Governmental Funds
	General	Recreation	Debt Service	Capital Projects	Special Purpose Entity	
REVENUES						
Assessments	\$ 204,927	\$ 1,589,926	\$ 3,301,607	\$ -	\$ -	\$ 5,096,460
Amenity revenue	-	84,623	-	-	-	84,623
Cost share revenue	-	35,893	-	-	-	35,893
Interest earnings	333	28,134	24,703	3,483	-	56,653
Miscellaneous revenue	823	26,808	-	-	815	28,446
Total revenues	<u>206,083</u>	<u>1,765,384</u>	<u>3,326,310</u>	<u>3,483</u>	<u>815</u>	<u>5,302,075</u>
EXPENDITURES						
Current:						
General government	163,815	325,447	27,253	19,526	870	536,911
Maintenance and operations	-	1,291,966	-	-	-	1,291,966
Debt service:						
Principal	-	-	2,728,583	24,711,417	-	27,440,000
Interest	-	-	1,726,109	-	-	1,726,109
Bond issuance costs	-	-	-	711,450	-	711,450
Total expenditures	<u>163,815</u>	<u>1,617,413</u>	<u>4,481,945</u>	<u>25,442,393</u>	<u>870</u>	<u>31,706,436</u>
Excess (deficiency) of revenues over (under) expenditures	42,268	147,971	(1,155,635)	(25,438,910)	(55)	(26,404,361)
OTHER FINANCING SOURCES (USES)						
Transfers in (out)	(11,747)	11,747	547,085	(547,085)	-	-
Bond proceeds	-	-	-	25,470,000	-	25,470,000
Original issuance discount	-	-	-	(57,536)	-	(57,536)
Loss on disposal of land	-	-	-	-	(380,849)	(380,849)
Total other financing sources (uses)	<u>(11,747)</u>	<u>11,747</u>	<u>547,085</u>	<u>24,865,379</u>	<u>(380,849)</u>	<u>25,031,615</u>
Net change in fund balances	30,521	159,718	(608,550)	(573,531)	(380,904)	(1,372,746)
Fund balances - beginning	<u>176,036</u>	<u>1,702,787</u>	<u>1,702,731</u>	<u>581,997</u>	<u>381,295</u>	<u>4,544,846</u>
Fund balances - ending	<u>\$ 206,557</u>	<u>\$ 1,862,505</u>	<u>\$ 1,094,181</u>	<u>\$ 8,466</u>	<u>\$ 391</u>	<u>\$ 3,172,100</u>

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$ (1,372,746)
Amounts reported for governmental activities in the statement of activities are different because:	
Certain uncollectible amounts relating to prior year receivables are considered expenses on the statement of activities, but do not affect the governmental fund financial statements.	(313,411)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(788,453)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	27,440,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(25,470,000)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	251,981
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	57,536
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(3,596)
Change in net position of governmental activities	\$ (198,689)

See notes to the financial statements

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Middle Village Community Development District ("District") was created by Ordinance 2003-88 enacted by the Board of County Commissioners of Clay County, Florida and effective on October 16, 2003, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. Chapter 190 provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. The Special Purpose Entity (SPE) owns, manages, and maintains, and will sell and dispose of property for the benefit of the District. The SPE is reported as a blended component unit as a Special Revenue Fund.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Recreation Fund

The recreation fund is a special revenue fund established to account for the financial resources of the District's recreation areas which are funded by assessments.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

Special Purpose Entity Fund

The Special Purpose Entity Fund is a Special Revenue Fund that accounts for the activities of the SPE, a blended component unit of the government. The SPE owns, manages, and maintains, and will sell and dispose of property for the benefit of the Bondholders.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Entry features	20
Buildings and Infrastructure	40

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make 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 statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general and recreation fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain public comments
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Funds CL Z	\$ 1,606,718	S&P AAAM	Weighted average of the fund portfolio: 18 days
Federated Gov Oblig #5	1,125,229	S&P AAAM	Weighted average of the fund portfolio: 25 days
US Bank Mmkt 5 - Ct	92,504	N/A	N/A
	<u>\$ 2,824,451</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2018 were as follows:

Fund	Receivable	Payable
General	\$ 39,167	\$ -
Recreation	-	39,167
Total	<u>\$ 39,167</u>	<u>\$ 39,167</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the recreation fund relate primarily to expenditures of the recreation fund which were initially covered by the general fund.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (Continued)

Interfund transfers for the fiscal year ended September 30, 2018 were as follows:

Fund	Transfer In	Transfer Out
General	\$ -	\$ 11,747
Debt service	547,085	-
Capital projects	-	547,085
Recreation	11,747	-
Total	<u>\$ 558,832</u>	<u>\$ 558,832</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the special revenue fund to were made to accumulate funds for future capital projects. In addition, transfers between the debt service and capital projects funds were made in accordance with the Bond indentures.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 900,000	\$ -	\$ -	\$ 900,000
Total capital assets, not being depreciated	900,000	-	-	900,000
Capital assets, being depreciated				
Stormwater management	3,847,562	-	-	3,847,562
Neighborhood infrastructure and roads	1,485,931	-	-	1,485,931
Amenity center and recreation	3,262,166	-	-	3,262,166
Entry Feature and Signage	11,411,496	-	-	11,411,496
Total capital assets, being depreciated	20,007,155	-	-	20,007,155
Less accumulated depreciation for:				
Stormwater management	767,238	96,189	-	863,427
Neighborhood infrastructure & Roads	296,135	37,148	-	333,283
Amenity center & recreation	942,438	78,658	-	1,021,096
Entry Feature and Signage	3,048,416	576,458	-	3,624,874
Total accumulated depreciation	5,054,227	788,453	-	5,842,680
Total capital assets being depreciated, net	14,952,928	(788,453)	-	14,164,475
Governmental activities capital assets	<u>\$ 15,852,928</u>	<u>\$ (788,453)</u>	<u>\$ -</u>	<u>\$ 15,064,475</u>

Depreciation expense was charged to maintenance and operations function.

NOTE 7 - LONG TERM LIABILITIES

Refunded Bonds

The District refunded the Series 2004A and 2008A Bonds, which had an outstanding balance of \$27,440,000 at the time of the refunding with the proceeds from the Series 2018-1 and 2018-2 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$5,307,979. The refunding resulted in an economic gain of \$3,176,082. The refunded Bonds have been paid off as of September 30, 2018.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Series 2018

On April 25, 2018, the District issued \$22,660,000 of Senior Special Assessment Refunding Bonds Series 2018-1 due May 1, 20135, which is comprised of serial Bonds with interest rates ranging from 2.85% to 4.37% and \$2,810,000 of Subordinate Special Assessment Refunding Bonds Series 2018-2 due May 1, 2035, which is comprised of term Bonds with interest rates ranging from 4.5% to 5%. The Bonds were issued to refund the outstanding Series 2004A and 2008A Bonds and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2035.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Series 2004A	\$ 25,300,000	\$ -	\$ 25,300,000	\$ -	\$ -
Series 2008A	2,140,000	-	2,140,000	-	-
Series 2018-1	-	22,660,000	-	22,660,000	985,000
Series 2018-2	-	2,810,000	-	2,810,000	110,000
Original issue discount	-	(57,536)	(3,596)	(53,940)	-
	<u>\$ 27,440,000</u>	<u>\$ 25,412,464</u>	<u>\$ 27,436,404</u>	<u>\$ 25,416,060</u>	<u>\$ 1,095,000</u>

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 1,095,000	\$ 1,033,402	\$ 2,128,402
2020	1,130,000	983,439	2,113,439
2021	1,165,000	947,408	2,112,408
2022	1,205,000	908,672	2,113,672
2023	1,245,000	867,083	2,112,083
2024-2028	7,010,000	3,592,799	10,602,799
2029-2033	8,615,000	2,032,138	10,647,138
2034-2035	4,005,000	268,353	4,273,353
	<u>\$ 25,470,000</u>	<u>\$ 10,633,294</u>	<u>\$ 36,103,294</u>

NOTE 8 - RELATED PARTY TRANSACTIONS

The Developer, ODP, LLC, owns a portion of benefitted lands within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on that property.

Fieldstone-OLP, LLC, Jennings Point-OLP, LLC, and Millstone-OLP, LLC own a portion of the benefitted lands within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those properties. Furthermore, the District received prepaid assessments totaling \$986,625 from a major landowner, Fieldstone-OLP, LLC.

NOTE 9 - INTERLOCAL AGREEMENTS

In 2004, the District entered into a cost sharing agreement with South Village Community Development District for the maintenance of certain landscape improvements for which they both benefit. In accordance with the agreement, Middle Village will perform required maintenance and South Village will provide 31% of the costs to perform the maintenance. For the fiscal year ended September 30, 2018, the cost of related maintenance incurred by the District was approximately \$35,893 and \$35,893 was received from South Village for the cost sharing agreement.

In a prior fiscal year, the District entered into an agreement with Double Branch for joint usage of the amenity center and recreational facilities located within and owned by each respective District.

In a prior fiscal year, the District entered into an interlocal agreement with Double Branch to share the costs for on-site management services. In accordance with the agreement, the Districts share the costs of a full time rental coordinator, a full time community manager, and a part time operations manager.

In a prior fiscal year, the District entered into an impact fee credit agreement with Clay County and Double Branch which provides the District a road impact fee credit equal to approximately \$7.8 million. As of September 30, 2018, none of the credits have been recognized.

NOTE 10 - SPECIAL PURPOSE ENTITY AND SETTLEMENT AGREEMENT

In a prior fiscal year, the District formed an SPE ("Middle Village SPE Holdings, LLC") to own, manage, and dispose of the Property subject to delinquent Series 2004 and 2008 assessments. In December 2013, the District entered into a Tri-Party Agreement with the Trustee and the SPE. The parties acknowledged that the funds to operate the SPE would be provided by the Trustee and the terms of the agreement. The District agreed not to impose annual maintenance assessments on the Property as long as funding is provided by the Trustee to fund the portion of the District's annual operating budget assigned to the Property. In addition, debt service assessments would be held in abeyance until such time as the property is sold. The District remains liable with respect to principal and interest on the Bonds.

During the current fiscal year the District entered into a settlement agreement with the new owner of the SPE lands Florida Tax Lien Assets IV, LLC ("SPE Developer") whereby the delinquent assessment were forgiven. The property was acquired by the new owner of the tax certificates and as a result a loss of \$380,849 was recorded. The settlement agreement provides for the SPE Developer to pay special assessments on the lands owned starting in fiscal year 2019 for debt service and operating maintenance on the lands acquired by the SPE Developer based on the terms of the settlement agreement. In addition, the SPE Developer advanced \$25,000 for operating and maintenance assessments for fiscal year 2019, which have been shown as unearned revenues.

NOTE 11 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 12 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	<u>Budgeted</u>	<u>Actual</u>	<u>Variance with</u>
	<u>Original & Final</u>	<u>Amounts</u>	<u>Final Budget -</u>
			<u>Positive</u>
			<u>(Negative)</u>
REVENUES			
Assessments	\$ 215,687	\$ 204,927	\$ (10,760)
Interest earnings	350	333	(17)
Miscellaneous revenue	-	823	823
Total revenues	216,037	206,083	(9,954)
EXPENDITURES			
Current:			
General government	216,037	163,815	52,222
Total expenditures	216,037	163,815	52,222
Excess (deficiency) of revenues over (under) expenditures	-	42,268	42,268
OTHER FINANCING SOURCES			
Transfer In (out)	-	(11,747)	(11,747)
Total other financing sources	-	(11,747)	(11,747)
Net change in fund balance	\$ -	30,521	\$ 30,521
Fund balance - beginning		176,036	
Fund balance - ending		\$ 206,557	

See notes to required supplementary information

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – RECREATION FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,568,932	\$ 1,589,926	\$ 20,994
Amenity revenue	79,800	84,623	4,823
Cost share revenue	36,662	35,893	(769)
Interest earnings	1,000	28,134	27,134
Miscellaneous revenue	-	26,808	26,808
Total revenues	1,686,394	1,765,384	78,990
EXPENDITURES			
Current:			
General government	240,313	325,447	(85,134)
Maintenance and operations	1,446,081	1,291,966	154,115
Total expenditures	1,686,394	1,617,413	68,981
Excess (deficiency) of revenues over (under) expenditures	-	147,971	147,971
OTHER FINANCING SOURCES (USES)			
Transfer In (out)	-	11,747	11,747
Total other financing sources	-	11,747	11,747
Net change in fund balance	\$ -	159,718	\$ 159,718
Fund balance - beginning		1,702,787	
Fund balance - ending		\$ 1,862,505	

See notes to required supplementary information

**MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018. Actual recreation fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018. No budget was provided for the special purpose entity as the operations were insignificant.



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

To the Board of Supervisors
Middle Village Community Development District
Clay County, 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 Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 28, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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 agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated June 28, 2019.

The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 28, 2019



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

We have examined Middle Village Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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 specified requirements referenced in Section 218.415, Florida Statutes. 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 noncompliance, 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 for the fiscal year ended September 30, 2018.

This report 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, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 28, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Middle Village Community Development District
Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Middle Village Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 28, 2019.

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 Auditor's Report on an examination conducted in accordance with *AICPA 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 June 28, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of Middle Village Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Middle Village Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 28, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2018-01 QPD Report:

Observation: On or before each November 30, the District is required to file an annual qualified public depository (QPD) report to the state certifying that any banks which funds are held in are qualified public depositories. The District filed this report in March 2019. In addition, one of the banks which the District held cash in was not listed on the filed QPD report.

Recommendation: The District should file the QPD report by November 30 each year which includes each bank which the District holds funds in.

Management Response: The District had a change in personnel responsible for filing this report for Fiscal Year 2019. Future reports will be filed in accordance with the statutory requirements.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2012-01: Reserve Requirement

2013-01: Reserve Requirement

2014-01: Reserve Requirement

2015-01: Reserve Requirement

2016-01: Reserve Requirement

2017-01: Reserve Requirement

Current Status: Matter resolved.

REPORT TO MANAGEMENT (Continued)

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor 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.