City Commission Regular Meeting

Agenda

April 10, 2024 @ 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

A reception for Mayor Sheila DeCiccio will be held in the Chapman Room from 2:30 to 3:15 p.m.

1. Meeting Called to Order

2. Invocation - Mayor Phil Anderson

3. Pledge of Allegiance

4. Oath of Office - Mayor Sheila DeCiccio

5. Presentation to former Mayor Phil Anderson

6. Approval of Agenda

7. Mayor's Report

8. City Manager's Report

9. City Attorney's Report

10. Non-Action Items

a. Presentation of Annual Comprehensive Financial Report - FY 2023 — 10 minutes

11. Public Comments | 5 p.m. or soon thereafter

(If the meeting ends earlier than 5 p.m., public comments will be at the end of the meeting. Three minutes are allowed for each speaker.)

12. Consent Agenda

a. Approve the minutes of the regular meeting, March 27, 2024 — 1 minute

b. Approve the following piggyback contracts: — 1 minute

1. Thompson Pump & Manufacturing Company – Florida Sheriffs Association Contract #FSA23-EQU21.0 – Equipment; for goods on an as-needed basis during the term of the agreement through September 30, 2025; Amount: $80,000
2. Step One Automotive Ford Crestview – State of Florida Contract #25100000-23-STC – Motor Vehicles; for vehicle purchases during the term of the agreement through May 16, 2025; Amount: $325,000
3. Duval Ford – Bradford County Sheriff's Office Contract #22-27-1.0 – Vehicle Purchasing Agreement; for vehicle purchases during the term of the agreement through September 12, 2027; Amount: $500,000

c. Approve the following contracts: 1 minute

1. RFP2-23 - Foundation Risk - Liability Insurance Agent / Broker of Record - Amendment 1; for services on an as-needed basis during the term of the agreement through March 19, 2025; Amount: $1,000,000
2. FY22-49 - GolfNow, LLC - GolfNow Software; for the monthly subscription during the term of the agreement through August 22, 2024; Amount: $55,000
3. IFB11-23 - Lewis Outdoor Solutions - Landscape Maintenance for City Facilities - Amendment 1; for services on an as-needed basis during the term of the agreement through April 16, 2025; Amount: $275,000
4. RFQ6-23 – Baxter & Woodman, Inc. – Professional Stormwater Management Engineering Services – Amendment 1; for services on an as-needed basis during the term of the agreement through April 24, 2025
5. RFQ6-23 – Geosyntec Consultants – Professional Stormwater Management Engineering Services – Amendment 1; for services on an as-needed basis during the term of the agreement through April 25, 2025
6. RFQ6-23 – Singhofen & Associates, Inc. – Professional Stormwater Management Engineering Services – Amendment 1; for services on an as-needed basis during the term of the agreement through May 2, 2025
7. RFQ7-23 - NV5, Inc. - Geotechnical & Environmental Consulting Services - Amendment 1; for services on an as-needed basis during the term of the agreement through April 27, 2025
8. RFQ7-23 – Terracon Consultants, Inc. – Geotechnical & Environmental Consulting Services – Amendment 1; for services on an as-needed basis during the term of the agreement through May 5, 2025
9. RFQ8-23 – Inspire Placemaking Collective, Inc. – General Planning Services – Amendment 1; for services on an as-needed basis during the term of the agreement through May 20, 2025
10. RFQ7-23 – Pond & Company – Geotechnical & Environmental Consulting Services; Task Order for Howell Creek Restoration; Amount: $75,000
11. RFQ17-10 – Jacobs Engineering Group, Inc. – Continuing Engineering Services for W-WW Systems; Task Order for Lead and Copper Rule Revisions Compliance Support Services; Amount: $149,150

d. Approve the following purchases: 1 minute

1. Grunau Fire Protection – Halon Fire Suppression System Maintenance at Magnolia Water Treatment Plant; Amount: $95,000

2. MKI Services, Inc. - ABW Filter Refurbishment; Amount: $255,000
3. OpenGov - Facilities Management & Inventory SAAS; Amount: $94,715

13. Action Items Requiring Discussion

a.	Appointments to Winter Park Housing Authority Board	5 minutes
b.	Winter Park Heritage Market Trail Request	30 minutes

14. Public Hearings: Quasi-Judicial Matters

(Public participation and comment on these matters must be in-person.)

15. Public Hearings: Non Quasi-Judicial Matters

(Public participation and comment on these matters may be virtual or in-person.)

a.	Ordinance 3292-24 - Setting a referendum of the voters on the possible repeal of the internal combustion engine leaf blower ban. (2nd reading) **Tabled to April 24, 2024 by Commission in the March 27, 2024 meeting.)**	10 minutes
b.	Ordinance - Amending Chapter 58, "Land Development Code", Article III, "Zoning" to assess and update the zoning regulations and development standards for single-family zoned properties following the 2023 revisions**.** (1st reading)	10 minutes
c.	Ordinance - Amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-83 "Orange Avenue Overlay District (OAO)" to revise the definitions of building story and mixed-use. (1st Reading)	10 minutes
d.	Ordinances to create two ad-hoc committees:	20 minutes

- To revise and update the architectural guidelines included within the OAO code; and
- To revise and update the Central Business District/Morse Boulevard Facade Design Guidelines.

16. City Commission Reports

17. Summary of Meeting Actions

18. Adjournment

City Commission **agenda item**

item type Non-Action Items	**meeting date** April 10, 2024
prepared by Wes Hamil, Director of Finance	**approved by** Randy Knight, City Manager

subject

Presentation of Annual Comprehensive Financial Report - FY 2023

motion | recommendation

No action is required

background

The Annual Comprehensive Finance Report was prepared by city staff and audited by MSL CPA's and Advisors. Some highlights of the report include:

At the end of the current fiscal year, the unassigned fund balance for the General Fund was $20,597,039, or 29.90% of total expenditures and transfers out for recurring operational costs reported in other funds as compared to 29.28% in the prior year. The unassigned fund balance in the General Fund increased by $2,052,926 in fiscal year 2023. The most significant reasons were recovery of prior year unrealized losses in the city's fixed income investment portfolio as investments mature, increasing property tax revenues as a result of increasing valuations, American Rescue Plan Act funds appropriated for government services, and improvements in half-cent sales tax and communications services tax revenues. In addition, departmental budgets ended the fiscal year with a positive variance of $697,296 in total.

This improvement in the Unassigned General Fund balance is after transferring $223,431 to the Parks Acquisition Fund and $252,616 to the newly established Public Art Fund.

This was the first full fiscal year of city ownership of the Winter Park Pines Golf Course and revenues exceeded operating expenses by $325,096.

The city's two enterprise funds (Water and Sewer and Electric) both had favorable financial years. Debt service coverage was 2.34 for Water and Sewer and 3.90 for Electric. The Electric Fund ended the fiscal year with a cash balance of $7,388,262, of which $1,987,997 was for the fuel cost stabilization fund. Other contributing factors in the large cash balance include capital budgets of $609,000 for substation upgrades and $1,500,000 for bulk meter replacements that have not been spent. As with other unspent capital budgets, these balances were re-appropriated to the FY 2024 budget.

MSL had no management letter comments for the city.

In addition to the Annual Comprehensive Financial Report, attached is the end of audit communication from MSL CPAs addressed to the city commission.

strategic objectives

Fiscal stewardship and accountability

alternatives | other considerations

fiscal impact

None

attachments

1. 2023 Winter Park ACFR
2. End of Audit Communications

ANNUAL COMPREHENSIVE FINANCIAL REPORT

The City of Winter Park, Florida

For The Year Ended September 30, 2023

Prepared by the Finance Department

INTRODUCTORY SECTION

PRINCIPAL CITY OFFICIALS

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LETTER OF TRANSMITTAL

CERTIFICATE OF ACHIEVEMENT

ORGANIZATIONAL CHART

City of Winter Park, Florida
Principal City Officials

September 30, 2023

City Commission

MAYOR	Phillip M. Anderson
VICE MAYOR	Sheila G. DeCiccio
COMMISSIONERS	Kristopher M. Cruzada
	Marty Sullivan
	Todd C. Weaver

Administrative

City Manager	Randy B. Knight
Assistant City Manager	Michelle M. del Valle
City Attorney	Kurt Ardaman

Administrative Staff

Building & Permitting Services Director	Gary L. Hiatt
City Clerk	Rene S. Cranis
Communications Director	Clarissa C. Howard
Electric Utility Director	Daniel J. D'Alessandro
Finance Director	Charles W. Hamil, III
Fire Chief	Daniel L. Hagedorn
Information Technology Director	Parsram Rajaram
Natural Resources & Sustainability Director	Gloria M. Eby
Parks & Recreation Director	Jason B. Seeley
Planning & Community Development Director	Jeffrey Briggs
Police Chief	Timothy R. Volkerson
Public Works Director	Charles A. Ramdatt
Water & Sewer Utilities Director	David L. Zusi

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CITY OF WINTER PARK, FLORIDA
ESTABLISHED 1882
CITY OF CULTURE AND HERITAGE

The City of Winter Park, Florida

Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2023

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III. STATISTICAL SECTION (UNAUDITED)

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CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

March 29, 2024

To the Honorable Members of the City
Commission and the Citizens of the
City of Winter Park, Florida:

The Annual Comprehensive Financial Report (the "Annual Report") of the City of Winter Park, Florida (City) for the fiscal year ended September 30, 2023, is hereby submitted. This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free of material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

MSL CPAs & Advisors, a firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2023, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended September 30, 2023, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

Profile of the City

The City, incorporated in 1887, is located in Central Florida in north Orange County and is considered part of the Orlando Metropolitan Area. Although the Orlando Metropolitan Area has been one of the top growth areas in the country, generally, Winter Park has seen only modest population growth since 1970. The City currently occupies a land area of approximately ten square miles and serves a population of 29,795. The City is empowered to levy a property tax on both real and personal properties located within its boundaries. It is also empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the City Commission.

The City operates under the commission-manager form of government. Policy-making and legislative authority are vested in the City Commission (Commission) consisting of the Mayor and four commissioners. The Commission is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the City Manager and Attorney. The City Manager is responsible for carrying out the policies and ordinances of the Commission, for overseeing the day-to-day operations of the City, and for appointing the heads of various departments. The Commission is elected on a non-partisan basis. Commission members serve three-year staggered terms, with two commission seats or the mayor's seat up for election each year. The mayor and commissioners are elected at large.

The City provides a full range of services, including police and fire protection; the construction and maintenance of streets, sidewalks and infrastructure; engineering; planning and community development; code compliance; general administration and support services; and recreational activities and cultural events. In addition, the City operates two enterprises: water and sewer service and electric service. The City has also contracted with a private firm to provide solid waste collection services.

The annual budget serves as the foundation of the City's financial planning and control. Departments are required to submit requests for appropriations including any new employee positions and capital projects to the Office of Management and Budget, which uses those requests as the starting point for developing a proposed budget. With the oversight of City Management and involvement of the Finance Department, a proposed budget and five year capital improvement plan is prepared and presented to the City Commission by the City Manager in July.

The Mayor and City Commissioners submit their thoughts on adjustments they would like to see made to the proposed budget in August. City Management and staff summarize these suggestions and add analysis of the operational impact, if any, of each suggestion. At a City Commission meeting, the Commission discusses each suggestion and reaches consensus on each item. Staff incorporates all approved suggestions in the budget the Commission will vote on in September.

The Commission is required to hold two public hearings on the budget and millage rate in September and adopt a final budget and millage rate by no later than September 30, the close of the City's fiscal year.

The appropriated budget is prepared by fund. Transfers between accounts within the same fund may be made with City Manager approval. Transfers between funds and adjustments that increase the overall budget of a fund require approval of the City Commission. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated budget has been adopted. For the General Fund and other budgeted major special revenue fund (Community Redevelopment Agency), this comparison is presented as required supplemental information. For nonmajor governmental funds, this comparison is presented in the combining financial statements.

Budgetary and Internal Accounting Controls

The budget is an integral part of the financial accounting system. The City proposes an annual budget for all departments, which must be approved by the City Commission. Encumbrances are recorded for all significant expenditures at the time a purchase commitment is made. Line item expenditure reports are accessible to all departments and include: budgeted amounts, actual expenditures, encumbered amounts, and budget balances remaining. These reports are reviewed by each department where primary responsibility is placed.

The Finance Department monitors all financial activity on an ongoing basis. Quarterly reports summarizing the City's financial activities are prepared for the City Commission. On an annual basis, the City produces a report card updating its performance in key metrics as a communication outreach to the City Commission and public. The report is organized to assess progress in achieving the following objectives:

1. Exceptional quality of life
2. Intelligent growth & development
3. Fiscal stewardship
4. Public health & safety
5. Investment in public assets & infrastructure

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local economy.
Winter Park is well positioned in the middle of a well-connected and diverse economy just northeast of the City of Orlando and 25 miles from Disney World. The largest employers within Winter Park are AdventHealth Winter Park, Orange County Public Schools, Rollins College, City of Winter Park, and Publix. Yet, Winter Park's economy is not overly dependent on any one employer as the total employed by the five largest employers represents less than thirty percent of the total workforce in Winter Park.

The following table includes trend information on some key data:

	2019	2020	2021	2022	2023
Taxable value of property (in thousands)	$ 5,676,651	$ 6,156,327	$ 6,619,273	$ 6,963,078	$ 7,628,259
Population	30,239	30,630	30,019	30,021	29,795
Unemployment rate for Orange County	2.7%	7.2%	4.0%	4.1%	3.8%
Half-cent sales tax revenues	$ 5,023,794	$ 3,937,816	$ 4,425,214	$ 5,798,265	$ 5,899,575
Building permit revenues	$ 3,240,362	$ 2,563,522	$ 3,136,325	$ 3,238,382	$ 2,495,222

The taxable value of property increased again in fiscal year 2023. Property tax valuations are generally a lagging indicator of the health of the economy as January 1 valuations are the basis for tax revenues for the fiscal year beginning the following October 1. The City has held its operating millage rate at 4.0923 since fiscal year 2009.

Reserves Policies

The City has adopted the following policies regarding reserves:

Unassigned General Fund balance - The City's General Fund reserve goal is for Unassigned General Fund Balance to equal 30% of expenditures and transfers out for expenditures reported in other funds. Once the Unassigned General Fund Balance exceeds 30% of expenditures and transfers out for expenditures reported in other funds, the amount in excess of 30% may be used at the discretion of the City Commission to fund any nonrecurring cost such as a capital project contained in the Five Year Capital Improvement Plan. Ten percent each of any increase in Unassigned General Fund Balance will be designated for the acquisition of land for parks and the acquisition and installation of public art.

Working capital for utility enterprise funds - The City will maintain working capital (current assets minus current liabilities) for utility enterprise funds equal to a minimum of 45 days of operating expenses, excluding amortization.

Utility enterprise fund transfers - Utility enterprise fund transfers to the General Fund will be governed by ordinances.

Debt service reserve accounts - The City will maintain debt service reserve accounts as required by its bond covenants.

One-time revenue sources - One-time revenue sources such as proceeds from the sale of an asset will not be used to fund on-going operating costs.

Major Initiatives

Seven Oaks Park - Work began in 2022 on this new park at Orange Avenue and Denning Drive. Funding for this new park will come from the City's allocation of American Rescue Plan Act dollars. The grand opening of this 2.4 acre park is expected in 2024.

West Meadow Restroom and Storage - This project will provide restrooms in the City Business District and will include storage areas that will greatly enhance the experience of the Farmers' Market in the West Meadow and provide a needed amenity to serve visitors to downtown.

Undergrounding Power Lines City-Wide - Placing overhead power lines underground continues to be a major priority of the City with a goal of completing five miles of undergrounding each year. This effort is being funded by current operating revenues of the electric utility.

Fire Training Facility - In 2023, property was contributed to the City which will be used to add a new fire training facility off Wymore Road.

Improvements to Ward Park and Mead Botanical Gardens - The City has funded $2.8 million in improvements which will include parking and accessibility improvements at Mead Botanical Gardens, along with upgrades to fields, accessibility, and infrastructure at Ward Park.

Sustainability Action Plan – the City has adopted a Sustainability Action Plan that calls for reducing greenhouse gas emissions and includes targets of achieving an 80% renewable power supply by 2035 and 100% by 2050. This plan also calls for periodic evaluation of the feasibility of reaching these targets without allowing the City’s electric rates to exceed 105% of the Florida municipal average.

Stormwater improvement initiatives – the City has four major stormwater studies/evaluations which are anticipated to be completed within the next fiscal year. The first three will be comprehensive studies which will focus on roughly a third, each, of the City's geographic boundaries. All three of these studies will include coordination with upstream and downstream jurisdictions, as well as with the St Johns River Water Management District. At completion, the resulting models will be consolidated into a single Urban Stormwater model for various types of storm events. This will facilitate easier periodic updates as the city will be conducting ongoing data collection, will be implementing instrumentation of surface water bodies, and including ongoing public and private land development in its model. The fourth study will be a professional, independent review of the FEMA Community Rating System (CRS). This study will evaluate the costs and benefits of the city joining the National Flood Insurance Program and allow the City to make an informed decision about participating in the CRS program.

Building and Permitting Facility - The City is in the process of renovating a building located next to the City's operational compound on Howell Branch Road. The new location will provide adequate office and visitor space to handle all of Winter Park's permitting needs.

Swoope Parks Facility Building - This facility located next to the WP9 Golf Course will provide storage and maintenance space for all downtown parks and green areas.

Long-term financial planning

The City has prepared a ten year pro-forma forecast for the General Fund, Community Redevelopment Agency, Water and Sewer, and Electric Services Funds as well as a five year Capital Improvements Plan. These schedules provide information to assess the City's long-term financial condition in comparison to the short-term focus of the Annual Report and budget. This data is included in the City's annual budget document which is available at www.cityofwinterpark.org. This document projects the City's major capital expenditures and related operating expenditures in addition to projecting regular operating expenditures, recurring capital expenditures and revenue.

In addition, the City has developed a long-term 5- and 25-year strategic investment plans to balance the short- and long-term goals of the city. As part of that long-range planning, the City has funded traffic and connectivity designs and connected those plans with grant writing efforts to secure funding.

Awards and Acknowledgments

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report for the fiscal year ended September 30, 2022. This was the forty-third consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized Annual Report. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, the City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the fiscal year beginning October 1, 2022. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide and a communications device.

The in-house preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department. The significant amount of year-end closing procedures and report preparation could not have been accomplished without much hard work and personal sacrifice. Special thanks must be given to Karen Cockerham, Sandro Porcella, and Yahayra Mejias for their dedication in the creation and compilation of this document.

Other City departments, although not extensively involved in year-end audit activities, contributed significantly by ensuring the accuracy and integrity of accounting information compiled throughout the year. Without their diligence, the work of the Finance Department would have been considerably more difficult.

Appreciation must also be expressed to the City's auditors, MSL CPAs & Advisors, whose suggestions and attention to detail enhanced the quality of this report.

Last, but certainly not least, special appreciation must be expressed to the City's elected officials for their unyielding support and steadfast commitment to maintaining the financial integrity of the City. With their continued leadership, the City can look forward to a secure financial future.

Respectfully submitted,

Randy B. Knight, CPA
City Manager

Charles W. Hamil, III, CPA
Finance Director

CERTIFICATE OF ACHIEVEMENT

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Winter Park for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2022. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reporting.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Winter Park has received a Certificate of Achievement for the last forty-three consecutive years (fiscal years 1980 - 2022). We believe our current report continues to conform to the Certificate of Achievement Program requirements, and we are submitting it to GFOA.

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Winter Park
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2022

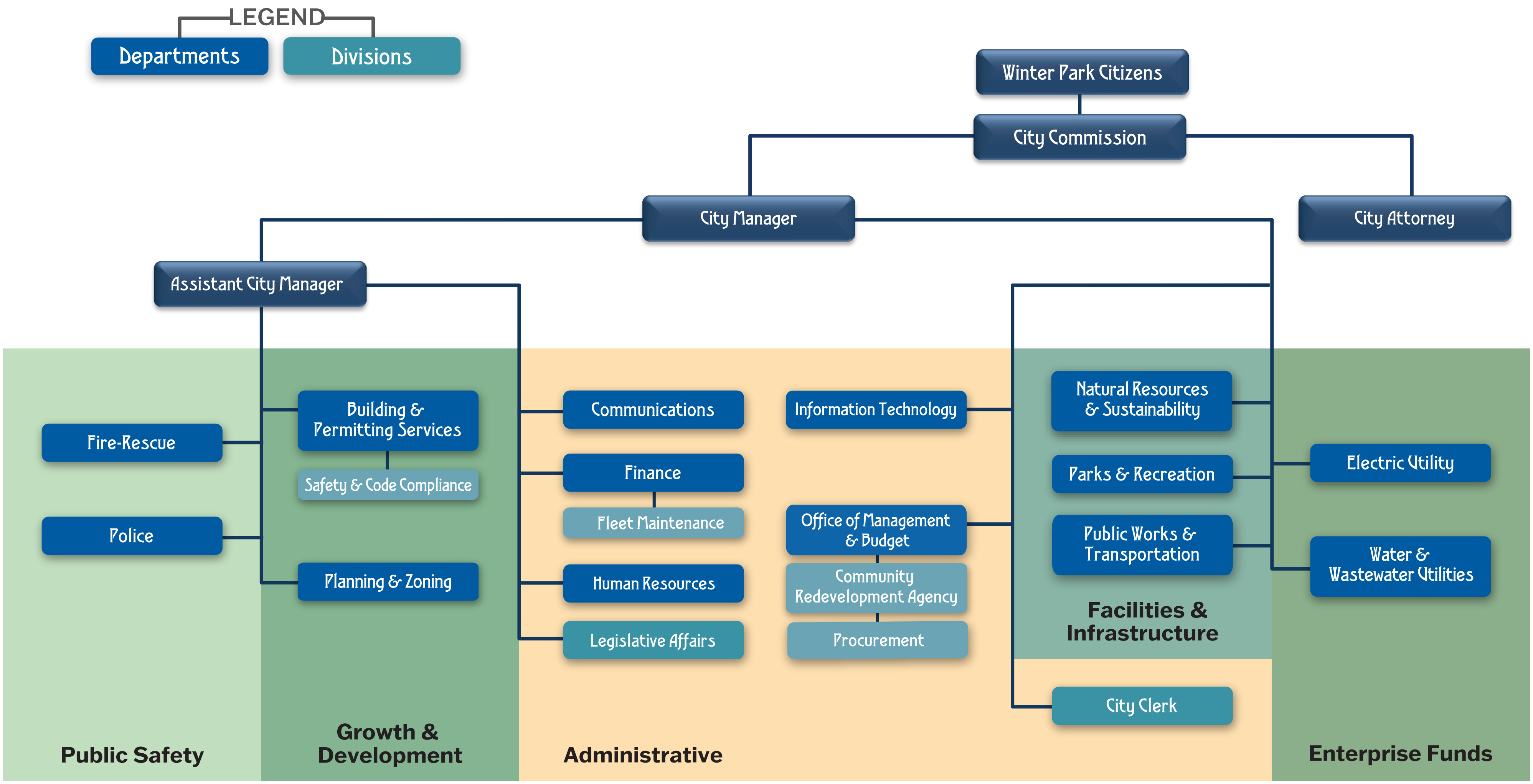
Christopher P. Morrill

Executive Director/CEO

ORGANIZATIONAL chart

adopted NOVEMBER 2011

updated March 2024



FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

BASIC FINANCIAL STATEMENTS (GOVERNMENT-WIDE FINANCIAL STATEMENTS) (FUND FINANCIAL STATEMENTS)

NOTES TO FINANCIAL STATEMENTS

REQUIRED SUPPLEMENTAL INFORMATION (UNAUDITED)

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

MSL
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Mayor and City Commission
City of Winter Park, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Winter Park, Florida (the "City") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City'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, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof 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 City, 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 opinion.

Emphasis-of-Matter

As discussed in Note 1-D to the financial statements, in the year ended September 30, 2023, the City adopted the provisions of Government Accounting Standards Board Statement ("GASBS") Number 96, *Subscription-Based Information Technology Arrangements*. Our opinion is not modified with respect to this matter.

Responsibilities of Management 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.

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 City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

INDEPENDENT AUDITOR'S REPORT
(Continued)

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

INDEPENDENT AUDITOR'S REPORT
(Concluded)

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements as a whole. The combining and individual fund statements and schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and the statistical sections, as listed in the table of contents, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated March 29, 2024, on our consideration of the City'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 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 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 City's internal control over financial reporting and compliance.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
March 29, 2024

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Management's Discussion and Analysis (Unaudited)

As management of the City of Winter Park (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by $315,441,671 (net position). Of this amount, $48,734,681 (unrestricted net position) may be used to meet the City's ongoing obligations to its citizens and creditors.
- The City's total net position increased by $23,891,203 (or 8.19%). The governmental net position increased by $10,652,301 (or 8.21%) and the business-type net position increased by $13,238,902 (or 8.19%).
- At the end of the current fiscal year, unassigned fund balance for the General Fund was $20,597,039, or 29.90% of total expenditures and transfers out for recurring operational costs reported in other funds as compared to 29.28% in the prior year. Unassigned fund balance in the General Fund increased by $2,052,926 in fiscal year 2023. The most significant reasons were recovery of prior year unrealized losses in the city's fixed income investment portfolio as investments mature, increasing property tax revenues as a result of increasing valuations, American Rescue Plan Act funds appropriated for government services, and improvements in half-cent sales tax and communications services tax revenues.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City'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 City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets and deferred outflows and liabilities and deferred inflows, with the difference between the two 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 City is improving or deteriorating.

The Statement of Activities presents information showing how the City'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 the 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 taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, information technology, financial services, communications, planning and community development, building and permitting services, community redevelopment agency, public works, police, fire rescue, parks and recreation, and cultural and community services. The business-type activities of the City include water and sewer and electric services.

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 City, 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 City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

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 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 City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains sixteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Community Redevelopment Fund, COVID-19 Fund, and Capital Projects Fund, which are considered to be major funds. Data from the other twelve governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund and certain Special Revenue Funds. Budgetary comparison schedules have been provided for the General Fund and each major Special Revenue Fund that adopts a budget to demonstrate compliance with the budget and are presented as required supplemental information. Budgetary comparisons for nonmajor special revenue funds are presented in the combining statements.

Proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water and sewer and electric services. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its fleet maintenance operations, vehicle replacement funding, and insurance. Because services accounted for in internal service funds predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water and Sewer Fund and Electric Services Fund. The Water and Sewer Fund and Electric Services Fund are considered to be major funds of the City. The internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

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.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning budgetary comparisons and the City's progress in funding its obligation to provide pension benefits to its employees and Other Postemployment Benefit (OPEB) obligations.

The combining statements referred to earlier in connection with nonmajor governmental and internal service funds are presented immediately following the required supplementary information.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $315,441,671 at the close of the most recent fiscal year.

The largest portion of the City's net position (72.94%) reflects its investment in capital assets (e.g., land, buildings, improvements other than buildings, machinery and equipment) and other assets (goodwill, sewer capacity rights, etc.), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City'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.

Net Position

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Current assets	$ 72,135,663	$ 67,004,591	$ 68,984,196	$ 71,193,711	$ 141,119,859	$ 138,198,302
Other assets	500	2,125,160	274,000	274,000	274,500	2,399,160
Capital assets	145,464,211	142,839,652	204,047,021	199,299,548	349,511,232	342,139,200
Total assets	217,600,374	211,969,403	273,305,217	270,767,259	490,905,591	482,736,662
Deferred outflows of resources	26,985,842	12,332,914	6,222,112	7,137,864	33,207,954	19,470,778
Current and other liabilities	16,828,885	19,813,548	10,551,591	15,369,105	27,380,476	35,182,653
Long-term liabilities	75,217,581	55,766,368	91,872,378	100,184,405	167,089,959	155,950,773
Total liabilities	92,046,466	75,579,916	102,423,969	115,553,510	194,470,435	191,133,426
Deferred inflows of resources	12,082,677	18,917,629	2,118,762	605,917	14,201,439	19,523,546
Net position:						
Net Investment in Capital Assets	110,203,698	105,266,759	119,875,352	109,186,106	230,079,050	214,452,865
Restricted	17,457,729	12,620,220	19,170,211	21,948,734	36,627,940	34,568,954
Unrestricted	12,795,646	11,917,793	35,939,035	30,610,856	48,734,681	42,528,649
Total net position	$ 140,457,073	$ 129,804,772	$ 174,984,598	$ 161,745,696	$ 315,441,671	$ 291,550,468

An additional portion of the City's net position (11.61%) represents resources that are subject to external restrictions on how they may be used. The remaining 15.45% is unrestricted and may be used to meet the government's ongoing obligations to its citizens and creditors.

Governmental activities. Current assets of governmental activities increased by $5,131,072. The single largest increase was $4,062,309 in the Community Redevelopment Fund due to unspent funds allocated to various capital projects. Partially offsetting this increase was a decrease in unbilled service charges for stormwater services. The city transitioned from billing customers for stormwater services on the utility bill to the property tax bill as a non-ad valorem assessment effective October 1, 2023. Accordingly, the $276,129 unbilled service charge balance at the end of the prior year was eliminated.

Other assets in the prior year included a $2,124,660 net pension asset for the Winter Park Firefighters' Pension Plan.

Capital assets increased by $2,624,559. Some of the largest increases included $2,424,056 in land contributed to the City that will be used for a future fire training facility, $1,158,295 in Winter Park Sports Complex improvements, $542,515 in public safety equipment, and $651,451 in facility improvements. Depreciation expense partially offset these additions.

Pension related deferred outflows increased by $14,849,574 based on pension actuary reports.

Long-term liabilities were reduced through principal payments on debt. Offsetting these decreases were an increase in pension liabilities of $27,839,108 based on pension actuary reports.

Pension related deferred inflows of resources decreased by $12,823,892 based on pension actuary reports and other post-employment benefits deferred inflows increased by $6,062,488.

Business-type activities. Current assets of business-type activities decreased by $2,209,515. The most significant reason for this decrease is spending $3,000,000 in wastewater impact fees to purchase additional wastewater treatment capacity.

Capital assets increased by $4,747,473. The most significant increases were $7,459,481 for undergrounding power lines and $1,928,917 for water and sewer main upgrades and extensions. Depreciation expense partially offset these additions.

Current and other liabilities decreased by $4,817,514. The most significant portion of this decrease was $3,000,000 payable at the end of the prior year for the purchase of wastewater treatment capacity.

Long-term liabilities were reduced through principal payments on debt.

Other post-employment benefits deferred inflows increased by $1,512,845 based on actuary reports.

The changes in net position displayed below shows the governmental and business-type activities during the fiscal year.

	Changes in Net Position					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program revenues:						
Charges for services	$ 24,767,141	$ 22,956,101	$ 84,071,885	$ 92,192,135	$ 108,839,026	$ 115,148,236
Operating grants and contributions	4,972,533	6,932,567	-	415,905	4,972,533	7,348,472
Capital grants and contributions	2,663,105	10,037	696,960	704,932	3,360,065	714,969
General revenues:						
Property taxes	32,365,312	29,453,015	-	-	32,365,312	29,453,015
Franchise fees	682,947	845,243	-	-	682,947	845,243
Utility taxes	7,533,817	7,006,666	-	-	7,533,817	7,006,666
Intergovernmental revenues	10,830,372	10,346,248	-	-	10,830,372	10,346,248
Investment earnings	1,852,149	(5,986,460)	943,077	(3,545,390)	2,795,226	(9,531,850)
Other	2,731,166	1,484,932	391,190	100,039	3,122,356	1,584,971
Total revenues	88,398,542	73,048,349	86,103,112	89,867,621	174,501,654	162,915,970
Expenses:						
General administration	3,151,438	2,510,303	-	-	3,151,438	2,510,303
Information technology	1,798,514	1,346,170	-	-	1,798,514	1,346,170
Financial services	622,265	549,084	-	-	622,265	549,084
Communications	434,014	377,072	-	-	434,014	377,072
Planning and community development	1,854,960	1,717,084	-	-	1,854,960	1,717,084
Building and permitting	2,305,014	2,078,059	-	-	2,305,014	2,078,059
Community redevelopment agency	2,012,643	1,578,613	-	-	2,012,643	1,578,613
Public works	18,717,450	15,093,256	-	-	18,717,450	15,093,256
Police	18,336,112	16,004,488	-	-	18,336,112	16,004,488
Fire rescue	16,230,594	12,501,507	-	-	16,230,594	12,501,507
Parks and recreation	15,324,465	12,391,441	-	-	15,324,465	12,391,441
Cultural and community services	2,190,000	3,216,999	-	-	2,190,000	3,216,999
Interest and other charges	963,784	1,018,833	-	-	963,784	1,018,833
Water and sewer	-	-	28,879,822	27,790,480	28,879,822	27,790,480
Electric services	-	-	37,789,376	46,323,346	37,789,376	46,323,346
Total expenses	83,941,253	70,382,909	66,669,198	74,113,826	150,610,451	144,496,735
Change in net position before transfers	4,457,289	2,665,440	19,433,914	15,753,795	23,891,203	18,419,235
Transfers	6,195,012	6,371,482	(6,195,012)	(6,371,482)	-	-
Change in net position	10,652,301	9,036,922	13,238,902	9,382,313	23,891,203	18,419,235
Net position – beginning	129,804,772	120,767,850	161,745,696	152,363,383	291,550,468	273,131,233
Net position – ending	$ 140,457,073	$ 129,804,772	$ 174,984,598	$ 161,745,696	$ 315,441,671	$ 291,550,468

Governmental activities. Governmental activities increased the City's net position by $10,652,301 as compared to an increase of $9,036,922 in the prior year. Explanations for some of the significant variances from the prior year are as follows:

Charges for services reflects the first full year of city ownership of the Winter Park Pines Golf Course. The City began operating the course in May 2022.

Operating grants and contributions were higher in the prior year as $1,741,668 more in American Rescue Plan Act funds were expensed.

Current year capital grants and contributions include $2,424,056 in land contributed to the city that will be used for a future fire training facility.

Property tax revenues increased as a result of a 10% increase in taxable valuation.

Investment earnings increased by $7,838,609 as the pace of increases in interest rates slowed and debt securities the City invested in moved closer to their maturity dates. The market values of investments were particularly negatively impacted in the prior year due to rising interest rates. The City follows a buy and hold investment strategy, so changes in market value do not ultimately have a significant impact on investment earnings.

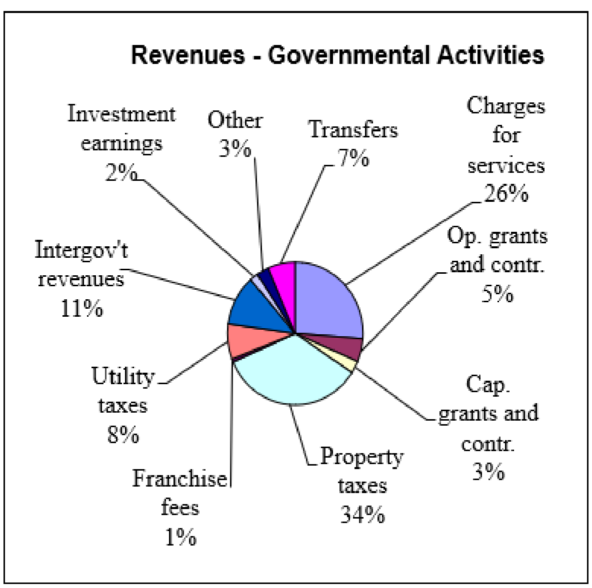
Current year other revenue includes $980,271 from an exchange of property which will be used to construct a maintenance/storage facility to serve Palm Cemetery and the WP9 Golf Course.

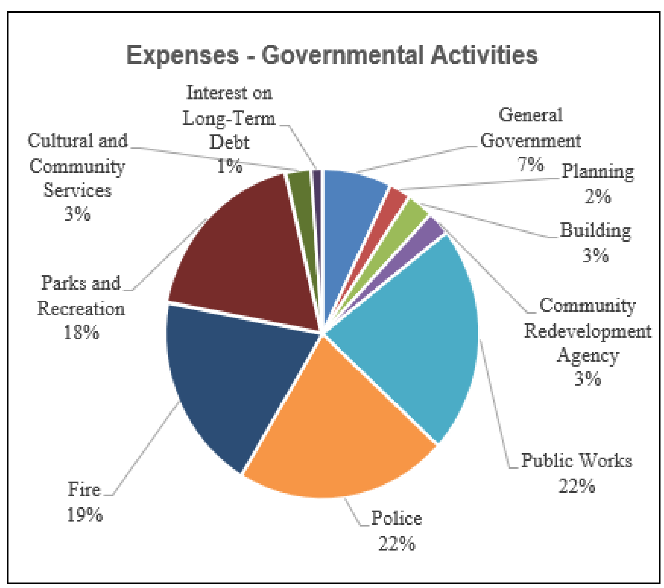
Current year general administration expenses include $555,957 for employee retention payments as the labor market tightened significantly.

Current year Public Works expenses included $1,912,681 in recovery costs from Hurricane Ian. Also, costs for solid waste collection and disposal increased by $420,301 driven by higher labor and fuel costs.

The impact of changes in deferred outflows, deferred inflows and net pension liabilities of the fire and police pension plans was $3,414,529 greater than the prior year for Police and $3,747,766 greater for Fire.

Parks expenses increased by $2,933,024. Expenses for Winter Park Pines Golf Course were $1,168,744 greater than the prior year as the City began operating the course in May 2022. In addition, spending for the WP9 Golf Course was $215,344 greater than the prior year, and the Hurricane Recovery Fund reported $116,644 in recovery costs attributed to Parks.





Business-type activities. Business-type activities increased the City's net position by $13,238,902 as compared to an increase of $9,382,313 in the prior year. Explanations for some of the significant variances from the prior year are as follows:

Charges for services revenues decreased by $8,120,250. The reason for the decrease is electric fuel cost recovery rates were increased in the prior year in response to the rising cost of natural gas used to produce much of bulk power the City purchased to provide electric service to its customers. Fuel cost recovery charges billed to customers were $8,576,620 lower in the current year as compared to the prior year.

The prior year operating grant of $415,905 was reimbursements of Hurricane Irma recovery costs.

Investment earnings increased by $4,488,467 as the pace of increases in interest rates slowed and debt securities the City invested in moved closer to their maturity dates. The market values of investments were particularly negatively impacted in the prior year due to higher interest rates. The City follows a buy and hold investment strategy, so changes in market value do not ultimately have a significant impact on investment earnings.

Electric services expenses decreased by $8,533,970. The most significant reason was the cost of purchasing power. The fuel component of purchased power decreased by $9,602,973 from the prior year as a result of lower natural gas prices.

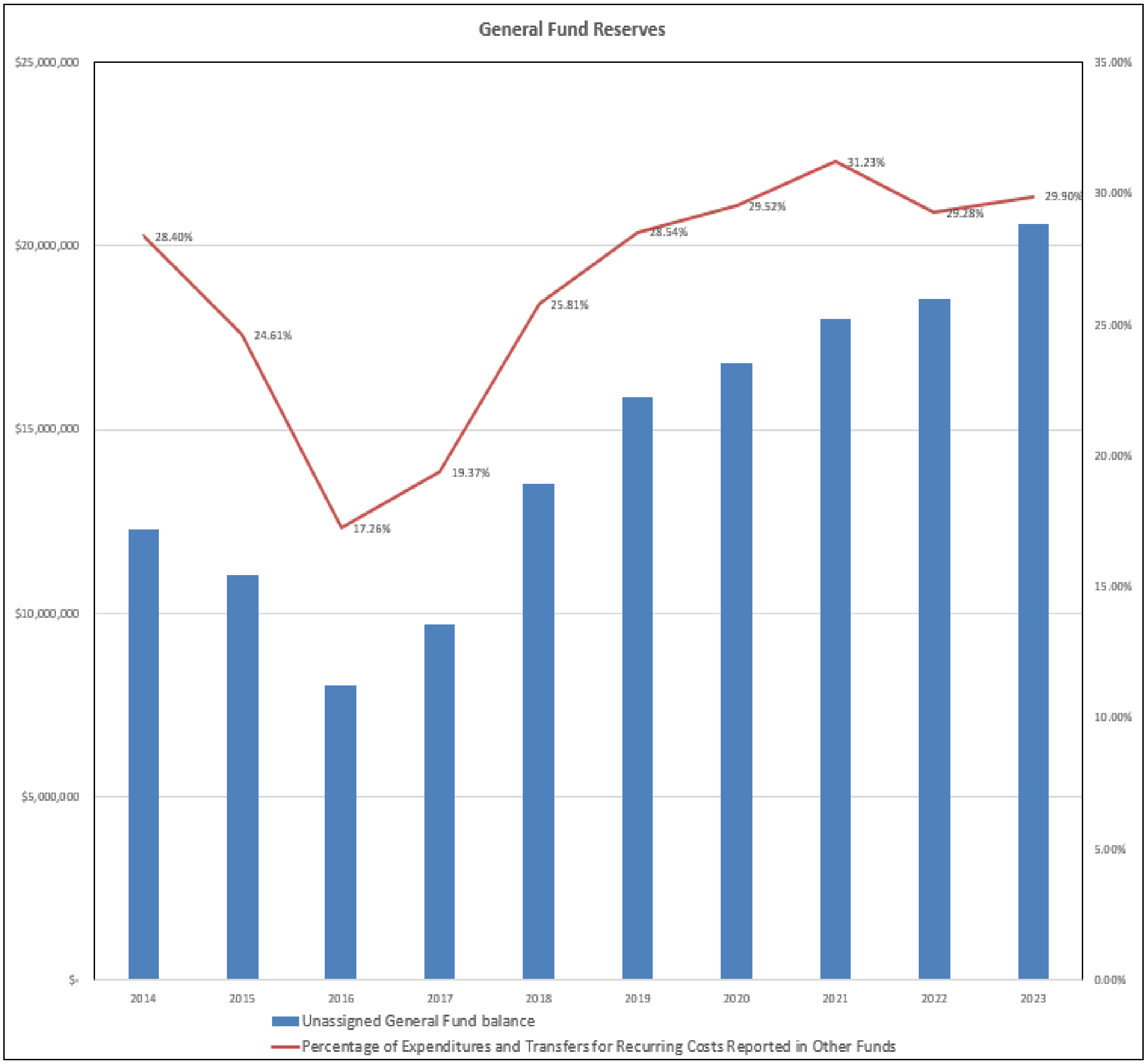
Financial Analysis of the City's Major Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The City maintains four major governmental funds: the General Fund, the Community Redevelopment Fund, the COVID-19 Fund, and the Capital Projects Fund.

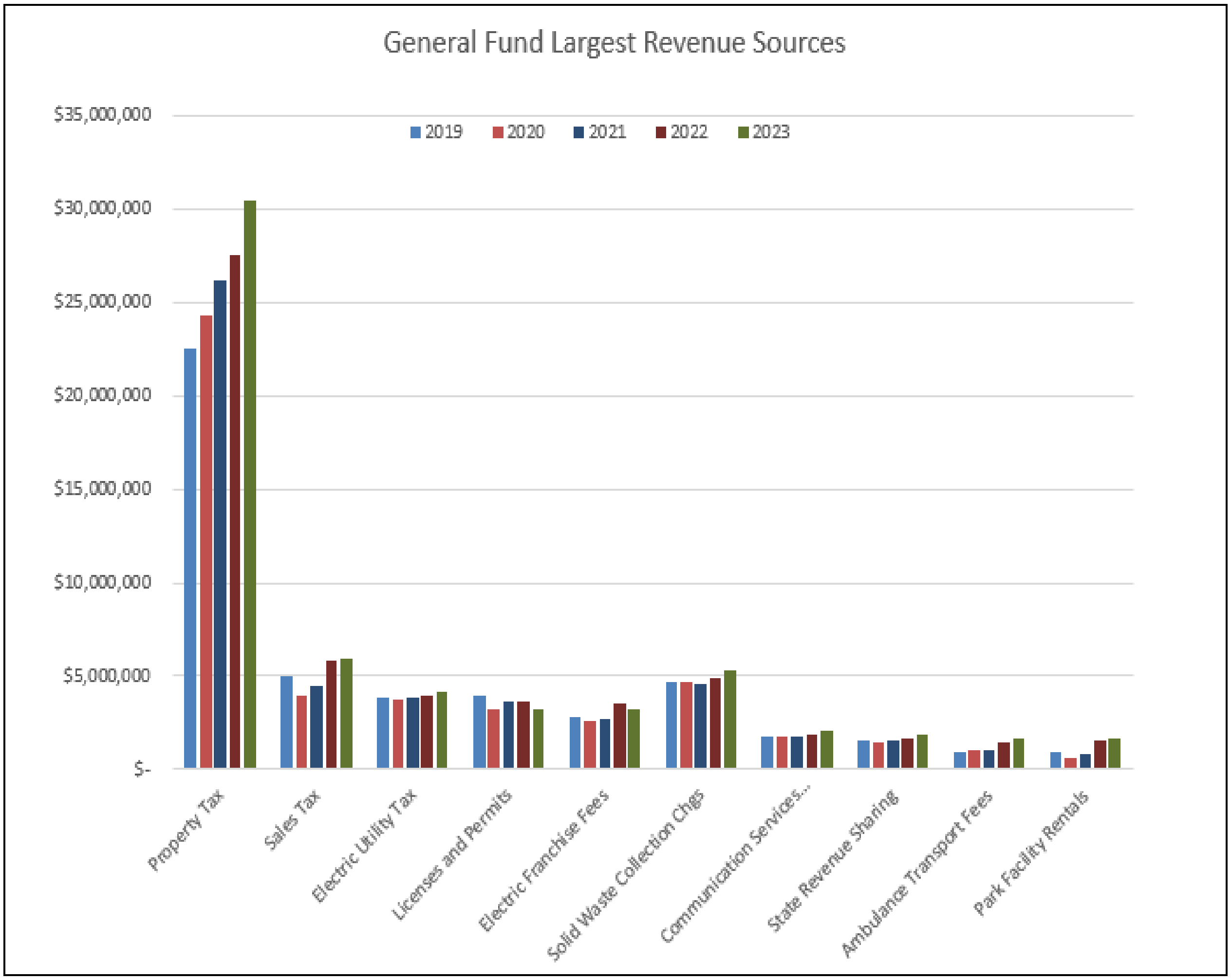
General Fund. The General Fund is the primary operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was $20,597,039, while total fund balance was $24,198,419. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to the fund's total current expenditures. Unassigned fund balance represents 29.90% of total expenditures and transfers out for recurring operational costs reported in other funds, while total fund balance represents 35.13% of that same amount. Total fund balance includes non-spendable balances such as inventory ($181,020) and spendable balances such as permit revenues restricted for enforcing the Florida Building Code ($2,715,634) and balances assigned via purchase order commitments that were re-appropriated in FY 2024 ($704,726).

The General Fund's fund balance increased by $2,126,925 during the current fiscal year. Primary drivers in the improvement include investment earnings which were buoyed by recovery of unrealized losses in prior years, half-cent sales tax revenue that was higher than any previous year, and a 10% increase in property tax valuations. In addition, electric utility taxes and communications services taxes were 9% and 13% greater than projected, respectively. The chart below presents the General Fund's unassigned fund balance as a percentage of total expenditures and transfers out for recurring operational costs reported in other funds for each of the past ten years.



The Government Finance Officers Association recommends, at a minimum, that general-purpose governments maintain unassigned fund balance in their general fund of no less than one to two months of regular general fund operating expenditures (or 8.33 – 16.67%). The City's Administrative Policy sets a General Fund Balance goal of 30% of expenditures and transfers out for recurring operating costs reported in other funds.

The following graph presents the General Fund's largest revenue sources over the past five years, excluding transfers in, which can identify growth trends. These revenue sources comprised approximately 80% of General Fund revenues each year. For purposes of this graph, electric franchise fees reported as revenue in the Electric Services Fund and subsequently transferred to the General Fund were included in the franchise fee revenue below.



The property tax is by far the most significant single revenue source over which the City can exercise some control. The City's operating millage rate was increased from 3.9950 mills to 4.0923 mills in FY 2009 where it has remained since.

Community Redevelopment Agency. Tax increment revenues increased by $642,561. Property valuations which determine tax increment revenues increased by 11.52%.

COVID-19 Fund. The City received its second and final $7,719,407 distribution of ARPA funds in the prior year. As of September 30, 2023, $8,623,609 of these funds remained and were reported as unearned revenue. The City has adopted a plan allocating the funds to various projects.

Capital Projects Fund. Fund balance of the Capital Projects Fund ended the fiscal year at $4,721,700, an increase of $4,322,895. The main reason for the increase was the recognition of the last $3,000,000 in Tourist Development Tax from Orange County for the Winter Park Events Center which was received in October 2023. Also, the City received $980,271 as part of a property exchange. This money will be used to help fund the construction of a new maintenance/storage facility which will serve both the WP9 Golf Course and Palm Cemetery.

Proprietary Funds. The fund financial statements for the proprietary funds essentially provide the same information found in the business-type activities column in the government-wide financial statements. Factors concerning the proprietary funds have been addressed in the discussion of the City's business-type activities.

General Fund Budgetary Highlights

Final amended appropriations for the General Fund were $71,752,788 and actual expenditures were $71,827,183.

	Budgeted Amounts				
	Original	Final	Actual	Final vs. Original Budget	Final Budget vs. Actual
General administration	$ 2,770,957	$ 2,851,718	$ 2,627,867	$ 80,761	$ 223,851
Information technology	977,618	1,073,750	844,615	96,132	229,135
Financial services	555,197	555,197	535,551	-	19,646
Communications	382,650	393,900	357,671	11,250	36,229
Planning and community development	1,334,245	982,650	1,002,759	(351,595)	(20,109)
Building and permitting services	2,216,389	2,223,369	2,240,579	6,980	(17,210)
Public works	10,949,098	11,569,063	11,337,985	619,965	231,078
Police	16,809,534	17,109,570	16,221,951	300,036	887,619
Fire rescue	13,448,538	13,727,132	13,666,042	278,594	61,090
Parks and recreation	11,564,852	11,846,244	12,442,308	281,392	(596,064)
Cultural and community services	1,840,000	1,840,000	1,840,000	-	-
Non-departmental	(293,610)	(357,969)	-	(64,359)	(357,969)
Transfers to other funds	7,358,164	7,938,164	8,709,855	580,000	(771,691)
Total	$ 69,913,632	$ 71,752,788	$ 71,827,183	$ 1,839,156	$ (74,395)

The General Fund budget was increased by $1,839,156 from the original budget to the final budget. The following table summarizes these adjustments:

Increase for open purchase orders re-appropriated in the following fiscal year	$	475,156
Appropriate 1/2 cent sales tax revenues in excess of original projections for Lake Spier drain well project and matching funds for a grant		580,000
Appropriate funds for special details to be worked by Winter Park Police Officers		300,000
Appropriate golf revenues in excess of original projections to pay for related expenditures		264,000
Appropriate ambulance transport revenues in excess of original projections to pay for related expenditures		220,000
Total increase in General Fund budget	$	1,839,156

Total General Fund revenues for the year were $2,676,476 greater than the budget. The main reasons for this positive variance were economy related revenues that rebounded more strongly than expected from the prior year. The difference between the final budget and actual expenditures for the general fund for the year was a $74,395 negative variance in total. Departmental budgets alone had a favorable comparison to budget of $697,296. The difference was transfers that were not budgeted which included $300,000 to the Hurricane Recovery Fund for estimated costs that are unlikely to be reimbursed, $223,431 for parks acquisition and $252,616 for public art. The last two transfers are set by City policy and are based on the increase in Unassigned General Fund balance and are not known until the fiscal year has been closed. Also, the payment to the Community Redevelopment Fund was $4,356 less than budgeted based on final taxable values.

Capital Asset and Debt Administration

Capital assets. The City's total capital assets, net for its governmental and business-type activities as of September 30, 2023, amounts to $349,511,232 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, furniture and fixtures, vehicles, lease and subscription assets, streets and drainage, water and sewer transmission lines and facilities and construction in progress.

Major capital asset events during the current fiscal year included the following:

- $2,424,056 for land contributed to the City which will be used for a new fire training facility.
- $1,158,295 for improvements at the Winter Park Sports Complex.
- $242,512 for improvements to MLK Park.
- $215,905 for improvements to the City's stormwater infrastructure
- $1,593,497 in replacement vehicles were acquired in the current year.
- Significant Water and Sewer system improvements in the current year included water main upgrades totaling $1,054,040 and $874,877 for sewer main upgrades.
- $7,459,481 was spent on undergrounding overhead power lines. This is a long-term effort and a primary focus of the Electric Utility.

	Capital Assets					
	Governmental Activities		Business-type Activities		Totals	
	2023	2022	2023	2022	2023	2022
Land	$ 25,763,668	$ 23,319,612	$ 12,187,524	$ 12,187,524	$ 37,951,192	$ 35,507,136
Buildings and production facilities	87,141,463	86,101,216	4,673,140	3,697,043	91,814,603	89,798,259
Improvements other than buildings	24,827,375	23,682,227	294,489,002	282,630,122	319,316,377	306,312,349
Machinery and equipment	20,729,910	20,539,400	6,550,652	6,456,831	27,280,562	26,996,231
Furniture and fixtures	622,058	622,058	15,569	15,569	637,627	637,627
Vehicles	23,814,339	22,641,018	-	-	23,814,339	22,641,018
Lease assets	305,709	184,894	-	-	305,709	184,894
SBITA assets	589,438	-	76,088	-	665,526	-
Streets and drainage	67,507,802	67,507,802	-	-	67,507,802	67,507,802
System acquisition costs	-	-	21,215,409	21,212,149	21,215,409	21,212,149
Sewer contract costs	-	-	3,394,035	3,394,035	3,394,035	3,394,035
Sewer capacity rights	-	-	28,613,865	28,197,689	28,613,865	28,197,689
Construction in progress	10,847,513	9,193,252	2,825,645	3,348,507	13,673,158	12,541,759
Less: accum. depreciation	(116,685,064)	(110,951,827)	(169,993,908)	(161,839,921)	(286,678,972)	(272,791,748)
Net capital assets	$ 145,464,211	$ 142,839,652	$ 204,047,021	$ 199,299,548	$ 349,511,232	$ 342,139,200

Additional information on the City's capital assets can be found in Note 4 in the notes to the financial statements.

Long-term debt. At the end of the current fiscal year, the City had total debt outstanding of $122,545,981. Of this amount, $21,785,000 comprises debt backed by the full faith and credit of the City and the remainder represents debt secured solely by specified revenue sources (i.e., revenue bonds).

	Outstanding Debt					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
General obligation bonds	$ 21,785,000	$ 22,925,000	$ -	$ -	$ 21,785,000	$ 22,925,000
Revenue bonds:						
Non-ad valorem	8,475,000	8,820,000	-	-	8,475,000	8,820,000
Leases	178,418	160,971	-	-	178,418	160,971
SBITA	447,563	-	-	-	447,563	-
Community Redevelopment Agency	2,690,000	4,040,000	-	-	2,690,000	4,040,000
Water and Sewer	-	-	42,075,000	45,695,000	42,075,000	45,695,000
Electric Services	-	-	46,895,000	50,020,000	46,895,000	50,020,000
Total debt	$ 33,575,981	$ 35,945,971	$ 88,970,000	$ 95,715,000	$ 122,545,981	$ 131,660,971

The City implemented the provisions of the Government Accounting Standards Board Statement No. 96, *Subscription-Based Information Technology Arrangements* in the current year.

The City's charter does require voter referendum for the following categories of bonds:

- General obligation bonds
- Revenue bonds intended to finance enterprises or projects which involve the purchase, lease and/or acquisition of real property, with the exception of property for parks.
- Revenue bonds which pledge specific non-ad valorem taxes as the primary source(s) to pay the principal and interest and which have a principal value in excess of one million dollars. This dollar limitation is adjusted annually as of the end of the fiscal year in accordance with changes in the cost-of-living index as published by the federal government. This limitation, as adjusted, was $3,041,394 at the close of the most recent fiscal year.

The City received the following recent bond ratings:

	Moody's Investor Services	**Fitch Ratings**	**Standard & Poor's**
General Obligation Bonds	Aa1	AA+	-
Electric Revenue Bonds	A1	A+	-
Water and Sewer Revenue Bonds	Aa2	AA-	AA-

Additional information on the City's long-term liabilities can be found in notes 6 - 14 to the financial statements.

Economic Factors and Next Year's Budgets and Rates

City staff monitors economic indicators on a continual basis. Taxable values went up by 10.9% for the FY 2024 tax levy. The FY 2024 budget was prepared holding the operating millage rate at 4.0923 mills where it has been since FY 2009. While most revenue sources are projected to have solid increases, the impact of inflation made balancing the budget a bit of a challenge.

Solid waste collection rates were increased from 6.59% to 25.36% as a result of higher collection and disposal costs. Water and sewer rates were increased by 7.07% based on the 2023 price index for water and wastewater utilities adopted by the Florida Public Service Commission (FPSC). The City of Winter Park is not regulated by the FPSC but chooses to use its index as indicative of cost changes in the industry.

Significant changes were made in the methodology of billing stormwater service fees. First, effective October 1, 2023, the City discontinued billing stormwater on its monthly utility bills. Instead, future stormwater fees will be billed as non-ad valorem assessments on the property tax bill. Second, the multi-tier approach to billing stormwater fees was replaced with a flat rate of $0.06 per square foot of impervious surface area that will be applied to all properties regardless of type of use.

Electric service rates were held constant for FY 2024.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all of those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 401 Park Avenue South, Winter Park, Florida 32789. Other financial information can be found at the City's website (www.cityofwinterpark.org).

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The City of Winter Park, Florida
Statement of Net Position
September 30, 2023

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash, Cash Equivalents and Investments	$ 63,313,467	$ 13,575,512	$ 76,888,979
Accounts Receivable - Net	2,145,433	6,291,765	8,437,198
Unbilled Service Charges	405,378	6,588,977	6,994,355
Accrued Interest Receivable	256,213	51,190	307,403
Internal Balances	(2,815,649)	2,815,649	-
Due from Other Governments	5,447,981	-	5,447,981
Inventories	515,231	7,559,986	8,075,217
Prepaid Items	9,500	266,304	275,804
Special Assessments Receivable	673,362	-	673,362
Lease Receivable	2,184,747	-	2,184,747
Restricted Assets:			
Cash, Cash Equivalents and Investments	-	31,760,663	31,760,663
Accrued Interest Receivable	-	74,150	74,150
Deposits	500	274,000	274,500
Capital Assets:			
Non-depreciable	36,611,181	15,013,169	51,624,350
Depreciable - Net	108,853,030	189,033,852	297,886,882
Total Assets	**217,600,374**	**273,305,217**	**490,905,591**
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Expense on Refunding Bonds	-	5,533,914	5,533,914
Other Postemployment Benefits Related Deferred Outflows	2,544,356	688,198	3,232,554
Pension Related Deferred Outflows	24,441,486	-	24,441,486
Total Deferred Outflows of Resources	**26,985,842**	**6,222,112**	**33,207,954**
LIABILITIES			
Accounts Payable	2,301,962	2,801,285	5,103,247
Accrued Liabilities	4,264,890	524,371	4,789,261
Due to Other Governments	239,007	1,936,740	2,175,747
Deposits	826,054	4,176,236	5,002,290
Accrued Interest Payable	219,048	1,112,959	1,332,007
Unearned Revenue	8,977,924	-	8,977,924
Long-term Liabilities:			
Due Within One Year:			
Current Portion of Notes Payable	1,435,000	-	1,435,000
Current Portion of Lease Liability	52,116	-	52,116
Current Portion of SBITA Liability	115,794	-	115,794
Current Portion of Bonds Payable	1,190,000	6,920,000	8,110,000
Accumulated Unused Compensated Absences	1,157,347	311,252	1,468,599
Due In More Than One Year:			
Notes Payable	9,730,000	-	9,730,000
Lease Liability	178,418	-	178,418
SBITA Liability	447,563	-	447,563
Bonds Payable	22,111,622	82,785,583	104,897,205
Other Postemployment Benefits	4,478,619	1,379,039	5,857,658
Pension Liability	30,778,293	-	30,778,293
Accumulated Unused Compensated Absences	3,542,809	476,504	4,019,313
Total Liabilities	**92,046,466**	**102,423,969**	**194,470,435**
DEFERRED INFLOWS OF RESOURCES			
Other Postemployment Benefits Related Deferred Inflows	8,305,639	2,118,762	10,424,401
Pension Related Deferred Inflows	1,595,667	-	1,595,667
Lease Related Deferred Inflows	2,181,371	-	2,181,371
Total Deferred Inflows of Resources	**12,082,677**	**2,118,762**	**14,201,439**
NET POSITION			
Net Investment in Capital Assets	110,203,698	119,875,352	230,079,050
Restricted for:			
Expendable:			
Capital Projects	-	11,380,158	11,380,158
Renewal & Replacement	-	7,790,053	7,790,053
Community Redevelopment	14,153,772	-	14,153,772
Public Safety	398,424	-	398,424
Maintenance and Improvements to Parks	1,245,022	-	1,245,022
Community Enhancement Items	1,660,511	-	1,660,511
Unrestricted	12,795,646	35,939,035	48,734,681
Total Net Position	**$ 140,457,073**	**$ 174,984,598**	**$ 315,441,671**

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Statement of Activities
For the Year Ended September 30, 2023

Functions/Programs	Expenses	Indirect Expense Allocation	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Governmental Activities:								
General Administration	$ 4,222,273	$ (1,070,835)	$ -	$ 2,511,132	$ -	$ (640,306)	$ -	$ (640,306)
Information Technology	3,306,804	(1,508,290)	-	-	-	(1,798,514)	-	(1,798,514)
Financial Services	1,153,924	(531,659)	-	-	-	(622,265)	-	(622,265)
Communications	826,277	(392,263)	-	-	-	(434,014)	-	(434,014)
Planning and Community Development	1,854,960	-	119,657	-	-	(1,735,303)	-	(1,735,303)
Building and Permitting Services	2,305,014	-	2,928,429	132,482	-	755,897	-	755,897
Community Redevelopment Agency	2,012,643	-	-	-	-	(2,012,643)	-	(2,012,643)
Public Works	19,426,091	(708,641)	10,690,776	820,937	-	(7,205,737)	-	(7,205,737)
Police	18,336,112	-	4,574,967	1,051,115	16,504	(12,693,526)	-	(12,693,526)
Fire Rescue	16,230,594	-	28,520	456,867	2,646,601	(13,098,606)	-	(13,098,606)
Parks and Recreation	15,324,465	-	6,424,792	-	-	(8,899,673)	-	(8,899,673)
Cultural and Community Services	2,190,000	-	-	-	-	(2,190,000)	-	(2,190,000)
Interest and Other Charges	963,784	-	-	-	-	(963,784)	-	(963,784)
Total Governmental Activities	88,152,941	(4,211,688)	24,767,141	4,972,533	2,663,105	(51,538,474)	-	(51,538,474)
Business-type Activities:								
Water and Sewer	26,444,100	2,435,722	34,027,980	-	696,960	-	5,845,118	5,845,118
Electric Services	36,013,410	1,775,966	50,043,905	-	-	-	12,254,529	12,254,529
Total Business-type Activities	62,457,510	4,211,688	84,071,885	-	696,960	-	18,099,647	18,099,647
	$ 150,610,451	**$ -**	**$ 108,839,026**	**$ 4,972,533**	**$ 3,360,065**	**(51,538,474)**	**18,099,647**	**(33,438,827)**
General Revenues:								
Property Taxes						32,365,312	-	32,365,312
Franchise Fees						682,947	-	682,947
Utility Taxes						7,533,817	-	7,533,817
Intergovernmental Revenues, unrestricted						10,830,372	-	10,830,372
Investment Earnings						1,852,149	943,077	2,795,226
Miscellaneous Revenue						2,731,166	391,190	3,122,356
Transfers						6,195,012	(6,195,012)	-
Total General Revenues and Transfers						62,190,775	(4,860,745)	57,330,030
Change in Net Position						10,652,301	13,238,902	23,891,203
Net Position - Beginning						129,804,772	161,745,696	291,550,468
Net Position - Ending						**$ 140,457,073**	**$ 174,984,598**	**$ 315,441,671**

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Balance Sheet
Governmental Funds
September 30, 2023

	General	Community Redevelopment	COVID-19	Capital Projects	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash, Cash Equivalents and Investments	$ 21,612,455	$ 14,231,934	$ 8,357,049	$ 4,428,950	$ 7,657,966	$ 56,288,354
Accounts Receivable - Net	1,727,828	-	-	-	337,686	2,065,514
Unbilled Service Charges	405,378	-	-	-	-	405,378
Accrued Interest Receivable	101,670	52,658	31,591	16,773	24,303	226,995
Due from Other Funds	2,340,089	-	-	-	-	2,340,089
Due from Other Governments	1,594,545	-	-	3,042,652	810,784	5,447,981
Inventories	181,020	-	-	-	71,500	252,520
Prepaid Items	9,500	-	-	-	-	9,500
Special Assessments Receivable	-	180,000	-	-	493,362	673,362
Lease Receivable	2,166,138	-	-	-	18,609	2,184,747
Total Assets	**$ 30,138,623**	**$ 14,464,592**	**$ 8,388,640**	**$ 7,488,375**	**$ 9,414,210**	**$ 69,894,440**
LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES						
Liabilities:						
Accounts Payable	647,323	143,928	198,149	526,675	585,179	2,101,254
Accrued Liabilities	1,712,858	16,892	-	-	88,095	1,817,845
Due to Other Funds	-	-	-	-	2,340,089	2,340,089
Due to Other Governments	236,425	-	-	-	-	236,425
Advances from Other Funds	-	-	-	2,240,000	-	2,240,000
Deposits	826,054	-	-	-	-	826,054
Unearned Revenue	354,315	-	8,623,609	-	-	8,977,924
Total Liabilities	3,776,975	160,820	8,821,758	2,766,675	3,013,363	18,539,591
Deferred Inflows of Resources:						
Unavailable Revenue on Long-Term Receivables	-	150,000	-	-	373,059	523,059
Lease Related	2,163,229	-	-	-	18,142	2,181,371
Total Deferred Inflows of Resources	2,163,229	150,000	-	-	391,201	2,704,430
Fund Balances:						
Non Spendable						
Inventories	181,020	-	-	-	71,500	252,520
Spendable						
Restricted						
Building Code Enforcement	2,715,634	-	-	-	-	2,715,634
Community Redevelopment	-	14,153,772	-	-	-	14,153,772
Public Safety	-	-	-	-	398,424	398,424
Maintenance and Improvements to Parks	-	-	-	-	1,245,022	1,245,022
Community Enhancement Items	-	-	-	-	952,046	952,046
Committed						
Maintenance and Improvements to Parks	-	-	-	-	2,394,000	2,394,000
Community Enhancement Items	-	-	-	-	252,616	252,616
Construction Projects	-	-	-	4,721,700	947,442	5,669,142
Assigned						
General Administration	117,545	-	-	-	-	117,545
Information Technology	162,694	-	-	-	-	162,694
Communications	15,848	-	-	-	-	15,848
Planning and Community Development	32,450	-	-	-	-	32,450
Public Works	266,223	-	-	-	-	266,223
Public Safety	99,376	-	-	-	73,017	172,393
Maintenance and Improvements to Parks	10,590	-	-	-	1,131,424	1,142,014
Special Assessments	-	-	-	-	240,956	240,956
Unassigned	20,597,039	-	(433,118)	-	(1,696,801)	18,467,120
Total Fund Balances	24,198,419	14,153,772	(433,118)	4,721,700	6,009,646	48,650,419
Total Liabilities, Deferred Inflows, and Fund Balances	**$ 30,138,623**	**$ 14,464,592**	**$ 8,388,640**	**$ 7,488,375**	**$ 9,414,210**	**$ 69,894,440**

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Reconciliation of the Balance Sheet
to the Statement of Net Position
Governmental Funds
September 30, 2023

Fund Balances - Total Governmental Funds		**$ 48,650,419**
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Receivables not expected to be received within 180 days of fiscal year end are not considered as "available" revenue in the governmental funds, and therefore, reported as deferred inflow of resources. In the Statement of Net Position, which is presented on on the accrual basis, no deferral is reported since the revenue is fully recognized in the Statement of Activities		523,059
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Governmental Capital Assets	233,800,739	
Less: Accumulated Depreciation	(96,801,842)	136,998,897
Certain amounts related to the Other Postemployment Benefits Liability are deferred and amortized over time		
Deferred outflows of resources	2,455,465	
Deferred inflows of resources	(8,038,294)	(5,582,829)
Certain amounts related to the Pension Liability are deferred and amortized over time		
Deferred outflows of resources	24,441,486	
Deferred inflows of resources	(1,595,667)	22,845,819
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Governmental Bonds Payable	(23,301,622)	
Governmental Notes Payable	(11,165,000)	
Lease Liability	(230,534)	
SBITA Liability	(563,357)	
Accrued Interest Payable on Long-Term Liabilities	(219,048)	
Pension Liability	(30,778,293)	
Other Postemployment Benefits Liability	(4,335,232)	
Compensated Absences	(4,566,643)	(75,159,729)
Internal service funds are used by management to charge the costs of certain activities to individual funds.		
The assets and liabilities of the internal service funds are included in governmental activities in the Statement of Net Position.		12,181,437
Net Position of Governmental Activities		**$ 140,457,073**

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2023

	General	Community Redevelopment	COVID-19	Capital Projects	Other Governmental Funds	Total Governmental Funds
REVENUES						
Taxes:						
Property Taxes	$ 30,400,941	$ -	$ -	$ -	$ 1,964,356	$ 32,365,297
Utility Taxes	7,533,817	-	-	-	-	7,533,817
Franchise Fees	682,947	-	-	-	-	682,947
Fines and Forfeitures	1,505,884	-	-	-	305,313	1,811,197
Licenses and Permits	2,890,770	-	-	-	118,187	3,008,957
Intergovernmental:						
Sales Tax	5,899,575	-	-	-	-	5,899,575
Local Option Gas Tax	944,277	-	-	-	-	944,277
Other Intergovernmental	2,768,694	3,388,561	2,511,132	3,000,000	1,902,765	13,571,152
Charges for Services	13,872,437	-	-	-	3,671,707	17,544,144
Investment Earnings	678,400	405,116	275,344	117,025	181,355	1,657,240
Other	484,638	28,800	-	1,461,122	1,190,448	3,165,008
Total Revenues	**67,662,380**	**3,822,477**	**2,786,476**	**4,578,147**	**9,334,131**	**88,183,611**
EXPENDITURES						
Current:						
General Administration	2,627,867	-	555,957	-	-	3,183,824
Information Technology	844,615	-	222,043	-	15,375	1,082,033
Financial Services	535,551	-	-	-	-	535,551
Communications	357,671	-	-	-	43,510	401,181
Planning and Community Development	1,002,759	1,431,255	379,848	-	205,895	3,019,757
Building and Permitting Services	2,240,579	-	-	-	-	2,240,579
Public Works	11,337,985	-	556,564	85,128	5,304,539	17,284,216
Police	16,221,951	-	-	170,089	1,598,776	17,990,816
Fire Rescue	13,666,042	-	-	527,945	497,699	14,691,686
Parks and Recreation	12,442,308	-	296,719	1,535,557	548,900	14,823,484
Cultural and Community Services	1,840,000	141,000	-	-	350,000	2,331,000
Debt Service:						
Principal	-	1,350,000	-	-	1,485,000	2,835,000
Interest and Other Charges	-	134,485	-	-	1,060,846	1,195,331
Capital Improvements	-	491,034	-	1,795,764	544,886	2,831,684
Total Expenditures	**63,117,328**	**3,547,774**	**2,011,131**	**4,114,483**	**11,655,426**	**84,446,142**
Excess (Deficiency) of Revenues Over Expenditures	**4,545,052**	**274,703**	**775,345**	**463,664**	**(2,321,295)**	**3,737,469**
OTHER FINANCING SOURCES (USES)						
Transfers In	6,291,728	4,039,166	-	3,859,231	2,240,616	16,430,741
Transfers Out	(8,709,855)	-	(500,000)	-	(1,025,874)	(10,235,729)
SBITA Issuance	-	-	-	-	589,438	589,438
Total Other Financing Sources (Uses)	**(2,418,127)**	**4,039,166**	**(500,000)**	**3,859,231**	**1,804,180**	**6,784,450**
Net Change in Fund Balances	**2,126,925**	**4,313,869**	**275,345**	**4,322,895**	**(517,115)**	**10,521,919**
Fund Balances - Beginning	**22,071,494**	**9,839,903**	**(708,463)**	**398,805**	**6,526,761**	**38,128,500**
Fund Balances - Ending	**$ 24,198,419**	**$ 14,153,772**	**$ (433,118)**	**$ 4,721,700**	**$ 6,009,646**	**$ 48,650,419**

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds		**$ 10,521,919**
Amounts reported for governmental activities in the Statement of Activities are different because:		
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in governmental funds		(3,150,303)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of these assets is depreciated over their useful lives.		
Contributed Capital Asset	2,424,056	
Expenditures for Capital Assets	4,880,196	
Less: Current Year Depreciation	(4,499,825)	2,804,427
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		
Change in Accrued Interest on Governmental Debt	121,249	
Amortization of Bond Premium	120,233	
Amortization of Bond Discount	(9,933)	
Additional Lease Liability	(120,815)	
Additional SBITA Liability	(589,438)	
Principal Payments on General Obligation Bonds	1,140,000	
Principal Payments on Notes Payable	345,000	
Principal Payments on Community Redevelopment Debt	1,350,000	
Principal Payments on Lease Liability	51,252	
Principal Payments on SBITA Liability	26,081	2,433,629
Some expenses in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		
Change in Other Postemployment Obligation and Related Deferred Outflows and Inflows		(199,633)
Change in Pension Liability and Related Deferred Outflows and Inflows		(2,290,302)
Change in Long-term Compensated Absences		(705)
Internal service funds are used by management to charge the costs of certain activities to individual funds.		
Change in net position of the internal service funds are included in governmental activities in the Statement of Actitivies.		533,269
Change in Net Position of Governmental Activities		**$ 10,652,301**

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Statement of Net Position
Proprietary Funds
September 30, 2023

	Business-type Activities Enterprise Funds: Water and Sewer	Business-type Activities Enterprise Funds: Electric Services	Business-type Activities Enterprise Funds: Total	Governmental Activities Internal Service Funds
ASSETS				
Current Assets:				
Cash, Cash Equivalents and Investments	$ 6,187,250	$ 7,388,262	$ 13,575,512	$ 7,025,113
Restricted Cash, Cash Equivalents and Investments	561,932	-	561,932	-
Accounts Receivable - Net	1,961,537	4,330,228	6,291,765	79,919
Unbilled Service Charges	2,882,659	3,706,318	6,588,977	-
Accrued Interest Receivable	22,969	28,221	51,190	29,216
Inventories	1,412,609	6,147,377	7,559,986	262,711
Prepaid Items	266,304	-	266,304	-
Advances to Other Funds	2,240,000	-	2,240,000	-
Total current assets	15,535,260	21,600,406	37,135,666	7,396,959
Non-Current Assets:				
Restricted Assets:				
Cash, Cash Equivalents and Investments:				
Sinking/Debt Reserve Funds	3,431,427	3,985,697	7,417,124	-
Renewal and Replacement Funds	7,691,257	-	7,691,257	-
Impact Fee Funds	11,914,010	-	11,914,010	-
Customer Deposits	2,014,617	2,161,723	4,176,340	-
Accrued Interest Receivable:				
Impact Fee Funds	44,084	-	44,084	-
Renewal and Replacement Funds	30,066	-	30,066	-
Capital Assets:				
Non-depreciable	4,878,892	10,134,277	15,013,169	-
Depreciable - Net	96,971,190	92,062,662	189,033,852	8,465,316
Other Assets:				
Deposits	274,000	-	274,000	500
Total non-current assets	127,249,543	108,344,359	235,593,902	8,465,816
Total Assets	142,784,803	129,944,765	272,729,568	15,862,775
DEFERRED OUTFLOWS OF RESOURCES				
Deferred Expense on Refunding Bonds	2,796,588	2,737,326	5,533,914	-
Other Postemployment Benefits Related Deferred Outflows	494,583	193,615	688,198	88,891
Total Deferred Outflows of Resources	3,291,171	2,930,941	6,222,112	88,891
LIABILITIES				
Current Liabilities:				
Accounts Payable	884,987	1,916,298	2,801,285	200,708
Accrued Liabilities	410,863	113,508	524,371	2,447,045
Due to Other Governments	588,119	1,348,621	1,936,740	2,582
Accumulated Unused Compensated Absences	221,056	90,196	311,252	27,802
Accrued Interest Payable	352,261	760,698	1,112,959	-
Current Portion of Revenue Bonds Payable	3,695,000	3,225,000	6,920,000	-
Customer Deposits	2,014,319	2,161,917	4,176,236	-
Total current liabilities	8,166,605	9,616,238	17,782,843	2,678,137
Non-Current Liabilities:				
Bonds Payable	38,334,634	44,450,949	82,785,583	-
Other Postemployment Benefits	1,005,093	373,946	1,379,039	143,387
Accumulated Unused Compensated Absences	428,222	48,282	476,504	105,711
Total non-current liabilities	39,767,949	44,873,177	84,641,126	249,098
Total Liabilities	47,934,554	54,489,415	102,423,969	2,927,235
DEFERRED INFLOWS OF RESOURCES				
Other Postemployment Benefits Related Deferred Inflows	1,519,376	599,386	2,118,762	267,345
NET POSITION				
Net Investment in Capital Assets	62,617,036	57,258,316	119,875,352	8,465,316
Restricted for:				
Capital Projects (expendable)	11,380,158	-	11,380,158	-
Renewal and Replacement (expendable)	7,790,053	-	7,790,053	-
Unrestricted	14,834,797	20,528,589	35,363,386	4,291,770
Total Net Position	**$ 96,622,044**	**$ 77,786,905**	**174,408,949**	**$ 12,757,086**
Adjustment to reflect the consolidation of cumulative internal service fund activities related to enterprise funds			**575,649**	
Net position of business-type activities			**$ 174,984,598**	

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Year Ended September 30, 2023

	Business-type Activities Enterprise Funds			Governmental Activities
	Water and Sewer	Electric Services	Total	Internal Service Funds
Operating Revenues:				
Charges for Services	$ 34,027,980	$ 50,043,905	$ 84,071,885	$ 15,804,030
Total Operating Revenues	**34,027,980**	**50,043,905**	**84,071,885**	**15,804,030**
Operating Expenses:				
General and Administrative	2,191,126	2,556,091	4,747,217	-
Operations	21,216,418	28,904,152	50,120,570	14,743,070
Depreciation and Amortization	3,773,880	4,422,386	8,196,266	1,689,855
Total Operating Expenses	**27,181,424**	**35,882,629**	**63,064,053**	**16,432,925**
Operating Income (Loss)	**6,846,556**	**14,161,276**	**21,007,832**	**(628,895)**
Nonoperating Revenues (Expenses):				
Investment Earnings (Losses)	752,050	191,027	943,077	194,909
Gain on Disposal of Assets	-	42,041	42,041	53,540
Interest and Fiscal Charges	(1,520,474)	(1,863,684)	(3,384,158)	-
Miscellaneous Revenue	16,429	332,720	349,149	692,728
Total Nonoperating Expenses	**(751,995)**	**(1,297,896)**	**(2,049,891)**	**941,177**
Income (Loss) Before Contributions and Transfers	**6,094,561**	**12,863,380**	**18,957,941**	**312,282**
Contributions and Transfers:				
Capital Contributions	696,960	-	696,960	-
Transfers Out	(3,060,567)	(3,134,445)	(6,195,012)	-
Total Contributions and Transfers	**(2,363,607)**	**(3,134,445)**	**(5,498,052)**	**-**
Change in Net Position	**3,730,954**	**9,728,935**	**13,459,889**	**312,282**
Total Net Position - Beginning	**92,891,090**	**68,057,970**		**12,444,804**
Total Net Position - Ending	**$ 96,622,044**	**$ 77,786,905**		**$ 12,757,086**
Adjustment to reflect the consolidation of current fiscal year internal service fund activities related to enterprise funds			(220,987)	
Change in net position of business-type activities			**$ 13,238,902**	

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2023

	Business-type Activities Enterprise Funds			Governmental Activities
	Water and Sewer	Electric Services	Total	Internal Service Funds
Cash Flows from Operating Activities				
Receipts from Customers	$ 35,093,940	$ 56,717,001	$ 91,810,941	$ -
Receipts from Interfund Services Provided	-	-	-	15,752,289
Loans from (to) Other Funds	280,000	-	280,000	-
Payments to Suppliers	(18,977,322)	(31,067,753)	(50,045,075)	(10,118,184)
Payments to Employees	(5,965,348)	(2,403,328)	(8,368,676)	(1,077,917)
Payments for Interfund Services Used	(2,448,206)	(559,680)	(3,007,886)	(263,378)
Claims Paid	-	-	-	(3,049,339)
Other Receipts	16,429	332,720	349,149	692,728
Net Cash Provided by Operating Activities	**7,999,493**	**23,018,960**	**31,018,453**	**1,936,199**
Cash Flows from Noncapital Financing Activities				
Transfers Out	(3,060,567)	(3,134,445)	(6,195,012)	-
Net Cash Used in Noncapital Financing Activities	**(3,060,567)**	**(3,134,445)**	**(6,195,012)**	**-**
Cash Flows from Capital and Related Financing Activities				
Proceeds from Sale of Assets	-	42,041	42,041	137,049
Purchases of Capital Assets	(4,101,190)	(8,842,549)	(12,943,739)	(1,591,019)
Principal Payments - Capital Debt	(3,620,000)	(3,125,000)	(6,745,000)	-
Interest Paid	(1,101,834)	(1,581,498)	(2,683,332)	-
Impact Fees Collected	696,960	-	696,960	-
Net Cash Used in Capital and Related Financing Activities	**(8,126,064)**	**(13,507,006)**	**(21,633,070)**	**(1,453,970)**
Cash Flows from Investing Activities				
Interest Earnings on Investments	740,763	165,216	905,979	186,451
Net Cash Provided by Investing Activities	**740,763**	**165,216**	**905,979**	**186,451**
Net Increase (Decrease) in Cash, Cash Equivalents and Investments	**(2,446,375)**	**6,542,725**	**4,096,350**	**668,680**
Cash, Cash Equivalents and Investments - Beginning	**34,246,868**	**6,992,957**	**41,239,825**	**6,356,433**
Cash, Cash Equivalents and Investments - Ending	**$ 31,800,493**	**$ 13,535,682**	**$ 45,336,175**	**$ 7,025,113**
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities:				
Operating Income (Loss)	$ 6,846,556	$ 14,161,276	$ 21,007,832	$ (628,895)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities:				
Depreciation and Amortization	3,773,880	4,422,386	8,196,266	1,689,855
(Increase) Decrease in Assets:				
Accounts Receivable	976,931	4,833,926	5,810,857	(51,741)
Unbilled Service Charges	11,777	1,724,427	1,736,204	-
Inventories	(288,977)	(1,283,503)	(1,572,480)	(31,142)
Prepaid Items	(137,909)	-	(137,909)	-
Advances to Other Funds	280,000	-	280,000	-
Special Assessments Receivable	-	5,304	5,304	-
Decrease in Deferred Outflows:				
Expense on Refunding Bonds and OPEB	35,153	13,918	49,071	6,252
Increase (Decrease) in Liabilities:				
Accounts Payable	(25,256)	446,300	421,044	(161,815)
Accrued Liabilities	(20,693)	(16,945)	(37,638)	441,348
Due to Other Governments	(3,606,774)	(1,693,280)	(5,300,054)	2,582
Accumulated Unused Compensated Absences	59,418	(37,684)	21,734	(23,277)
Customer Deposits	77,252	109,439	186,691	-
Other Post Employment Benefits	(1,082,070)	(428,393)	(1,510,463)	(192,460)
Increase in Deferred Inflows: OPEB	1,083,776	429,069	1,512,845	192,764
Other Receipts	16,429	332,720	349,149	692,728
Net Cash Provided by Operating Activities	**$ 7,999,493**	**$ 23,018,960**	**$ 31,018,453**	**$ 1,936,199**

Note: There were no significant non-cash transactions

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Statement of Fiduciary Net Position
Fiduciary Funds
September 30, 2023

	Employee Retirement Funds
ASSETS	
Cash and Short-term Investments	$ 6,593,038
Account Receivable	87,675
Investments, at Fair Value	
Fixed Income Mutual Funds	20,649,423
Equity Mutual Funds	60,260,465
Common Collective Trusts	19,945,992
Stocks	4,089,412
Real Estate Commingled Funds	15,943,308
Accrued Income	67,242
Total Investments	120,955,842
Total Assets	**127,636,555**
NET POSITION	
Net Position Restricted for Pensions	**$ 127,636,555**

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended September 30, 2023

	Employee Retirement Funds
ADDITIONS	
Contributions:	
Employer Contributions	$ 4,360,234
Employee Contributions	829,620
Total Contributions	**5,189,854**
Investment Income:	
Net Increase in Fair Value of Investments	7,709,766
Interest and Dividends	2,696,790
	10,406,556
Less Investment Expenses:	
Investment Management Fees	481,298
Custodian Fees	3,521
Net Investment Income	**9,921,737**
Total Additions	**15,111,591**
DEDUCTIONS	
Employee Benefits	7,450,557
Administrative Expense	232,647
Total Deductions	**7,683,204**
Change in Net Position	**7,428,387**
Net Position Restricted for Pensions - Beginning	**120,208,168**
Net Position Restricted for Pensions - Ending	**$ 127,636,555**

The notes to the financial statements are an integral part of this statement.

The City of Winter Park, Florida
Notes to Financial Statements
September 30, 2023

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1. Summary of Significant Accounting Policies

The City of Winter Park (the "City"), which was established by a special act of the Florida Legislature on April 8, 1882 and incorporated October 12, 1887, operates under the Commission - City Manager form of government. The City is located in the center of the State of Florida in the northern section of Orange County (the "County").

The accounting policies of the City conform to generally accepted accounting principles (GAAP) as applied to governmental units. The more significant accounting policies used by the City are described below.

A. REPORTING ENTITY:

The City is a municipal corporation with a five member commission including the mayor, who acts as the presiding officer of the commission, with a vice mayor serving in his absence.

The City provides a full range of municipal services including police and fire protection, public works activities, parks and recreational facilities, planning and development, financial services and general administrative services. In addition, the City operates two enterprise funds: water and sewer services and electric services.

In evaluating the City (the primary government) as a reporting entity, all potential component units that may or may not fall within the financial accountability of the City have been addressed. Financial accountability is present if the City Commission (the "Commission") appoints a voting majority of a component unit's governing body and has the ability to impose its will on the organization or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City.

The accompanying financial statements present all the fund types of the City and its component unit. The blended component unit, although a legally separate entity, is, in substance, part of the City's operations.

Blended Component Unit:

The Community Redevelopment Agency is governed by the City's five-member commission plus one Orange County representative designated by the Orange County Commission. Pursuant to the requirements of Chapter 163, Part III of the Florida Statutes, the City, with the consent of Orange County, created a Community Redevelopment Area (CRA) through City Resolution No. 1528, adopted on January 11, 1994 to foster improvements in the Westside and Central Business Districts of the City. The CRA uses future tax increment revenue to fund a variety of improvement projects. The CRA is reported as a Major Governmental Fund. A separate financial report for the CRA is prepared and can be obtained from the City's Finance Director at 401 Park Avenue South, Winter Park, Florida 32789.

B. 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 nonfiduciary activities of the City and its component unit. For the most part, the effect of interfund activity has been removed from these statements. Exceptions to this general rule are charges between the City's water and sewer, electric and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which direct expenses of a given function or segment are 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 or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. 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, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements 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 City considers property tax revenues to be available if they are collected within 60 days of the end of the current fiscal period. All other governmental revenues are considered available if they are collected within 180 days of the end of the current fiscal period. For special assessments receivable, only the portion due within the subsequent fiscal year is considered to be available for recognition as revenue in the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences are recorded only when payment is due.

Franchise and utility taxes, state revenue sharing, charges for garbage and stormwater service, fines and forfeitures and investment earnings 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.

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

The City utilizes an indirect cost allocation system to allocate costs incurred in the General Fund that are indirect expenses of other funds. Reimbursements to the General Fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures in the General Fund. These reimbursements are presented in the Indirect Expenses Allocation column of the Statement of Activities. The Expenses column of this statement includes only the direct expenses of each function.

Surpluses or deficits in the Internal Service Funds are allocated back to customers at the government-wide level Statement of Activities. This creates a reconciling item between the business-type activities column at the government-wide level and the proprietary fund statements at the fund level as reflected on the bottom of each statement.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise and internal service funds are charges to customers for sales and services. Operating expenses for enterprise and internal service funds include the cost of sales and services, administrative expenses, depreciation on capital assets and amortization of intangible assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Major Governmental Funds:

The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Community Redevelopment Fund accounts for the activities funded by tax increment revenues from the Community Redevelopment Area.

The COVID-19 Fund accounts for the expenditure of American Rescue Plan Act funds received in fiscal years 2021 and 2022.

The Capital Projects Fund accounts for financial resources used for the acquisition or construction of significant capital assets.

Non-Major Governmental Fund Types:

Special Revenue Funds account for specific revenue sources that are restricted by law or administrative action to expenditures for specific purposes. Non-major special revenue funds include the Designations Trust Fund, Stormwater Utility Fund, Affordable Housing Fund, Law Enforcement Trust Fund, Grant Fund, Parks Impact Fees Fund, Hurricane Recovery Fund, Police and Firefighter Premium Tax Trust Fund, Cemetery Trust Fund and Multi-Modal Transportation Impact Fees Fund.

The Debt Service Fund accounts for the accumulation of resources for, and the payment of principal and interest on, certain general long-term debt.

The Stormwater Capital Projects Fund accounts for stormwater fees segregated for the acquisition or construction of major stormwater drainage or treatment facilities.

Major Proprietary Funds:

The Water and Sewer Fund accounts for the provision of water and sewer service to customers both inside the City limits and to the west, north and east of the City.

The Electric Services Fund accounts for the provision of electric service to certain areas within the City limits.

Non-Major Proprietary Funds:

Internal Service Funds account for the financing of goods and services provided by one department to other departments of the City on a cost reimbursement basis. Internal service funds include the Fleet Maintenance Fund, Vehicle Replacement Fund, Employee Insurance Fund and General Insurance Fund.

Fiduciary Fund Types:

Pension Trust Funds account for the activities of the Police and Firefighter Pension Trust Funds, which accumulate resources for pension benefit payments to qualified public safety employees.

D. NEW ACCOUNTING PRONOUNCEMENT:

The City implemented GASB Statement No. 96, *Subscription-Based Information Technology Arrangements,* effective October 1, 2022. The requirements of this Statement provide guidance on the accounting and financial reporting for Subscription-Based Information Technology Arrangements (“SBITAs”) for government end users (governments). This Statement (1) defines a SBITA (2) establishes that a SBITA results in an intangible right-to-use subscription asset and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, included implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. The City has recorded SBITA assets and liabilities as a result of implementing GASB 96. The SBITA assets are initially measured at an amount equal to the initial measurement of the related SBITA liability plus any SBITA payments made prior to the subscription term, less SBITA incentives, and plus any ancillary charges necessary to place the SBITA into service. The SBITA assets are amortized on a straight-line basis over the life of the related contract. SBITAs which are based on variable payments (or user seats) are not recorded as subscription assets or liabilities and are expenses as incurred. See required disclosures in Note 13 - SBITAs.

E. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY:

1) Budgetary information:

The City's budgetary procedures and a comparison of budget to actual data are presented in the Required Supplemental Information section for the General and budgeted major Special Revenue Fund (Community Redevelopment Fund).

Expenditures of the General Fund exceeded the annual budget by $74,395. This is due to transfers to the Designations Trust Fund for acquisition of park land ($223,431) and public art ($252,616). These transfers are based on policies prescribing a portion of any increase in Unassigned General Fund Balance be set aside for these purposes and the amounts are unknown at the time the final budget is amended. General Fund departmental budgets exceeded actual expenditures by $697,296.

Revenues for the Stormwater Utility Fund were under budget by $544,068 in the current year primarily as a result of stormwater service charges being moved from the City utility bill to non-ad valorem assessments on property tax bills effective October 1, 2023. Since billing these services on the utility bill was ceased at fiscal year end, the unbilled service charges receivable balance of $276,129 was eliminated with an offsetting reduction in FY 2023 revenue.

Expenditures of the Cemetery Trust Fund non-major special revenue fund exceeded the annual budget by $25,442. Revenues for this fund were less than the annual budget by $39,739.

2) Deficit fund balances:

The COVID-19 Fund is accounted for as a major governmental fund. At September 30, 2023, this fund had a $433,118 deficit fund balance. This deficit will be offset in future years with investment earnings and transfers from the General Fund, if necessary.

The Stormwater Utility Fund is accounted for as a non-major special revenue fund. At September 30, 2023, this fund had a $777 deficit fund balance. This deficit is expected to be liquidated in future years with stormwater utility fees.

The Hurricane Recovery Fund is accounted for as a non-major special revenue fund. At September 30, 2023, this fund had a $1,624,524 deficit fund balance. This deficit is expected to be liquidated in future years by hurricane-related reimbursements and transfers from the General Fund for any costs not reimbursed by other entities.

The Fleet Maintenance Fund is accounted for as an internal service fund. At September 30, 2023, this fund had a $164,122 deficit net position balance. This deficit is expected to be liquidated in future years through charges to user departments.

The General Insurance Fund is accounted for as an internal service fund. At September 30, 2023, this fund had a $183,793 deficit net position balance. This deficit is expected to be liquidated in future years through charges to user departments.

F. USE OF ESTIMATES:

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent assets and liabilities as of the financial statement date and the reported amounts of revenues and expenses or expenditures during the reporting period. Actual results could differ from those estimates.

G. DEPOSITS AND INVESTMENTS:

Cash and Cash Equivalents

The City's cash management pool allows individual funds to, at any time, deposit additional cash or make withdrawals without prior notice or penalty, and thus, the City is managing an internal service pool which is considered by GASB to be a cash equivalent. The City considers cash equivalents to be highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased.

Each participating fund's portion of the pool is reported as "Cash, Cash Equivalents and Investments" in the governmental and proprietary funds' balance sheets. Certain cash and investments for the Water and Sewer and Electric Services Funds are held separately and not included in the pool.

For purposes of the statements of cash flows, the City classifies its cash management pool (including restricted assets) along with the Water and Sewer and Electric Services Funds cash accounts as cash and cash equivalents.

Individual funds with credit balances at year-end were reclassified to Due to Other Funds for reporting purposes with offsetting Due from Other Funds in the General Fund.

Deposits

Deposits consist of interest bearing demand accounts. All deposits with financial institutions were 100% insured by Federal depository insurance or by collateral pursuant to the Public Depository Security Act of the State of Florida. The carrying amount of the demand deposits and cash on hand at September 30, 2023 was $9,232,603 (excluding Pension Trust Funds).

Investments

The City's investment policy is governed by an ordinance adopted by the City Commission. Allowable investments include, the Local Government Surplus Trust Fund, United States Government Securities, United States Government Agencies (full faith and credit of the United States Government), Federal Instrumentalities (United States Government sponsored agencies which are non-full faith and credit), Non-Negotiable Interest Bearing Time Certificates of Deposit, Repurchase Agreements, Banker's Acceptances, Commercial Paper, State and/or Local Government Taxable and/or Tax-Exempt Debt, Registered Investment Companies (Money Market Mutual Funds) and Intergovernmental Investment Pools.

The following is a summary of cash and investments held by the City at September 30, 2023:

		Investment Maturities (in Years)			
Investment Type	**Fair Value**	**Less Than 1**	**1 - 5**	**6 – 10**	**More Than 10**
U.S. Treasury Securities	$ 18,731,866	$ 2,460,081	$ 16,271,785	$ -	$ -
Government National Mortgage Assoc	528,562	548	101,703	10,533	415,778
Federal Farm Credit Bank	23,082,995	-	20,680,985	2,402,010	-
Federal Home Loan Bank	34,942,330	-	34,942,330	-	-
Federal Home Loan Mortgage Corp	8,868,119	-	8,868,119	-	-
Federal National Mortgage Association	9,328,495	-	9,328,495	-	-
Florida Surplus Asset Fund Trust	1,697,451	1,697,451	-	-	-
Florida Education Investment Trust Fund	2,215,537	2,215,537	-	-	-
Local Government Surplus Trust Fund	21,684	21,684	-	-	-
Pooled Investments	**99,417,039**	**6,395,301**	**90,193,417**	**2,412,543**	**415,778**
Carrying amount of deposits	9,232,603	9,232,603	-	-	-
Cash, Cash Equivalents & Investments	**$ 108,649,642**	**$ 15,627,904**	**$ 90,193,417**	**$ 2,412,543**	**$ 415,778**

Police Officers' Pension

		Investment Maturities (in Years)			
Investment Type	**Fair Value**	**Less Than 1**	**1 - 5**	**6 - 10**	**More Than 10**
Fixed Income Mutual Funds	$ 10,059,288	$ N/A	$ N/A	$ N/A	$ N/A
Equity Mutual Funds	27,714,336	N/A	N/A	N/A	N/A
Common Collective Trusts	9,060,956	N/A	N/A	N/A	N/A
Stocks	1,559,421	N/A	N/A	N/A	N/A
Real Estate Commingled Funds	8,141,920	N/A	N/A	N/A	N/A
Investments	**56,535,921**	-	-	-	-
Carrying amount of deposits	5,809,529	-	-	-	-
Total Cash and Investments	**$ 62,345,450**	**$ -**	**$ -**	**$ -**	**$ -**

Firefighters' Pension

		Investment Maturities (in Years)			
Investment Type	**Fair Value**	**Less Than 1**	**1 - 5**	**6 - 10**	**More Than 10**
Fixed Income Mutual Funds	$ 10,590,135	$ N/A	$ N/A	$ N/A	$ N/A
Equity Mutual Funds	32,546,129	N/A	N/A	N/A	N/A
Common Collective Trusts	10,885,036	N/A	N/A	N/A	N/A
Stocks	2,529,991	N/A	N/A	N/A	N/A
Real Estate Commingled Funds	7,801,388	N/A	N/A	N/A	N/A
Investments	**64,352,679**	-	-	-	-
Carrying amount of deposits	783,509	-	-	-	-
Total Cash and Investments	**$ 65,136,188**	**$ -**	**$ -**	**$ -**	**$ -**

Fair Value of Investments - Investments are stated at fair value with the exception of the Florida Education Investment Trust Fund that is measured at net asset value (NAV) and investments in the Florida Surplus Asset Fund Trust (FLSAFE) and State Board of Administration's Local Government Surplus Funds Trust Fund (SBA - an external 2a7-like fund) which are presented at amortized cost.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The level in the fair value hierarchy within which a fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety. Investments using net asset value or amortized cost, which approximate fair value, have not been classified in the fair value hierarchy.

The following is a summary of the City's financial assets carried at fair value by level within the valuation hierarchy as of September 30, 2023:

		Fair Value by Level		
Investment Type	**Fair Value**	**Level 1**	**Level 2**	**N/A**
U.S. Treasury Securities	$ 18,731,866	$ 18,731,866	$ -	$ -
Government National Mortgage Assoc	528,562	-	528,562	-
Federal Farm Credit Bank	23,082,995	-	23,082,995	-
Federal Home Loan Bank	34,942,330	-	34,942,330	-
Federal Home Loan Mortgage Corp	8,868,119	-	8,868,119	-
Federal National Mortgage Association	9,328,495	-	9,328,495	-
Florida Surplus Asset Fund Trust	1,697,451	-	-	1,697,451
Florida Education Investment Trust Fund	2,215,537	-	-	2,215,537
Local Government Surplus Trust Fund	21,684	-	-	21,684
Pooled Investments	**99,417,039**	**18,731,866**	**76,750,501**	**3,934,672**
Carrying amount of deposits	9,232,603	-	-	9,232,603
Cash, Cash Equivalents & Investments	**$ 108,649,642**	**$ 18,731,866**	**$ 76,750,501**	**$ 13,167,275**

Police Officers' Pension

		Fair Value by Level			
Investment Type	**Fair Value**	**Level 1**	**Level 2**	**Level 3**	**N/A**
Fixed Income Mutual Funds	$ 10,059,288	$ -	$ 10,059,288	$ -	$ -
Equity Mutual Funds	27,714,336	27,714,336	-	-	-
Common Collective Trusts	9,060,956	-	9,060,956	-	-
Stocks	1,559,421	1,559,421	-	-	-
Real Estate Commingled Funds	8,141,920	-	-	8,141,920	-
Investments	**56,535,921**	**29,273,757**	**19,120,244**	**8,141,920**	**-**
Carrying amount of deposits	5,809,529	-	-	-	5,809,529
Total Cash and Investments	**$ 62,345,450**	**$ 29,273,757**	**$ 19,120,244**	**$ 8,141,920**	**$ 5,809,529**

Firefighters' Pension

		Fair Value by Level			
Investment Type	**Fair Value**	**Level 1**	**Level 2**	**Level 3**	**N/A**
Fixed Income Mutual Funds	$ 10,590,135	$ -	$ 10,590,135	$ -	$ -
Equity Mutual Funds	32,546,129	32,546,129	-	-	-
Common Collective Trusts	10,885,036	-	10,885,036	-	-
Stocks	2,529,991	2,529,991	-	-	-
Real Estate Commingled Funds	7,801,388	-	-	7,801,388	-
Investments	**64,352,679**	**35,076,120**	**21,475,171**	**7,801,388**	**-**
Carrying amount of deposits	783,509	-	-	-	783,509
Total Cash and Investments	**$ 65,136,188**	**$ 35,076,120**	**$ 21,475,171**	**$ 7,801,388**	**$ 783,509**

The City has the following recurring fair value measurements as of September 30, 2023:

- U.S. Treasury Securities and Stocks - Valued using quoted prices in an active market for identical assets (Level 1 inputs).
- Equity Mutual Funds – Valued at market prices for similar assets in active markets (Level 1 inputs).
- Debt Securities – Valued using either a bid evaluation or a matrix pricing technique. Bid evaluations may include market quotations, yields, maturities, call features and ratings. Matrix pricing is used to value securities based on the securities relationship to benchmark quoted prices (Level 2 inputs).
- Fixed Income Mutual Funds – Valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing value on yield currently available on comparable securities of issuers with similar credit ratings (Level 2 inputs).
- Common Collective Trusts – Valued on the basis of the relative interest of each participating investor in the fair value of the underlying assets of each of the respective common collective trusts. The underlying assets are valued based on the net asset value as provided by the investment account manager (Level 2 inputs).
- Real Estate Commingled Funds – Valued using a combination of external appraisals and internal valuations (Level 3 inputs).

Interest Rate Risk - To mitigate interest rate risk, the City's investment policy requires that the investment strategy provide sufficient liquidity to meet the City's operating, payroll and capital requirements that may be reasonably anticipated. Investments of current operating funds are to have maturities not exceeding twelve months.

Credit Risk - Although the City's investment policy does not address specific investment-related risk, to mitigate credit risk, the City primarily invests in the U.S. Government Securities and the State of Florida local government surplus trust fund pool as well as other investments allowed in the investment ordinance referred to above. Credit quality distribution for investments, with credit exposure as a percentage of total investments, are as follows at September 30, 2023:

Investment Type	Standard & Poor's Ratings	Moody's Ratings	Percentage of Total
Pooled Investments			
U.S. Treasury Securities	Not Rated	AAA	19%
Government National Mortgage Assoc	Not Rated	Not Rated	1%
Federal Farm Credit Bank	AA+	AAA	23%
Federal Home Loan Bank	AA+	AAA	35%
Federal Home Loan Mortgage Corp	AA+	AAA	9%
Federal National Mortgage Association	AA+	AAA	9%
Florida Surplus Asset Fund Trust	AAAf	Not Rated	2%
Florida Education Investment Trust Fund	AAAm	Not Rated	2%
Local Government Surplus Trust Fund	AAAm	Not Rated	0%

Custodial Risk – To mitigate custodial risk, broker/dealers must provide audited financial statements, proof of National Association of Securities Dealers (NASD) certification and proof of state registration. Securities transactions between a financial institution or broker/dealer and the custodian involving purchase or sale of securities by transfer of money or securities must be made on a "delivery vs. payment" basis, if applicable, to ensure that the custodian will have the security or money, as appropriate, on hand at the conclusion of the transaction.

Concentration of Credit Risk - The City's investment policy requires that investments be diversified by security type and institution. Specific limitations as to the percentage of the portfolio and length of maturity for each type of investment are addressed in the policy.

H. RECEIVABLES:

Utility operating revenues are generally recognized on the basis of cycle billings rendered monthly. The amount of services delivered for the period from the last billing date to September 30th is estimated and accrued at year-end.

For leases where the City is the lessor, lease receivables are reported at the present value of payments to be received over the term of the lease.

I. PROPERTY TAXES:

Under Florida Law, the assessment of all properties and the collection of all City property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the State regulating tax assessment are also designed to assure a consistent property valuation method statewide. State Statutes permit cities to levy property taxes at a rate of up to ten (10) mills. The operating millage rate in effect for the fiscal year ended September 30, 2023 was 4.0923. A debt service millage was also in effect of 0.2647 mills.

All property is assessed according to its fair market value on January 1 of each year and at that time a lien is placed on the property for the taxes. The tax levy of the City is established by the City Commission prior to October 1 of each year and the Orange County Property Appraiser incorporates the City's millage into the total tax levy, which also includes Orange County, the Orange County School Board and the St. Johns Water Management District's tax requirements.
All taxes are billed on November 1 of each year or as soon thereafter as the assessment roll is certified and delivered to the Tax Collector. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January and 1% in the month of February. The taxes paid in March are without discount.

On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Unsold certificates are held by the County.

J. INVENTORIES:

Inventories are stated at cost using the first-in/first-out (FIFO) method and are charged as expenditures/expenses when used.

- Inventories of the General Fund consist of fuel and other operating supplies.
- Inventories of the Stormwater Utility Fund consist of aquatic weed control chemicals.
- Inventories of the Water and Sewer Fund consist of maintenance parts, supplies and water meters.
- Inventories of the Electric Services Fund consist of cable, meters, transformers and supplies.
- Inventories of the Fleet Maintenance Fund consist of maintenance parts, tires, fuels and supplies.

K. PREPAID ITEMS:

Prepaid items represent payments made to vendors that will benefit periods beyond September 30, 2023. The costs of governmental fund type prepaid items are recorded using the consumption method, that is, as expenditures when consumed rather than when purchased.

L. CAPITAL ASSETS:

Property, plant and equipment purchased or acquired are carried at historical cost or estimated historical cost. Contributed assets are recorded at acquisition value as of the date received. The City defines capital assets as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

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

Years	Classification
7 – 50	Buildings
10 – 50	Streets and drainage
10 – 50	Improvements other than buildings
2 – 20	Machinery and furniture
2 – 10	Vehicles (including heavy equipment)
30 – 50	Water & sewer lines
30 – 50	Electric

Lease assets are reported at the present value of the expected lease payments. SBITA assets are amortized on a straight-line basis over the life of the related contract.

System acquisition costs represent the 1981 acquisition of General Waterworks Corporation's operating assets, consisting primarily of the water utility within the City and a water and sewer system providing services to areas outlying the City's boundaries. The purchase method was utilized to account for this transaction. The system acquisition costs are amortized using the straight-line method over forty (40) years.

The City’s payment to Duke Energy for the electric distribution system in the City limits for going concern and stranded costs are reported as system acquisition costs and are being amortized over the term of the bonds issued to finance this acquisition.

Capacity rights and sewer contract costs consist of purchased rights to specified percentages in existing and future water and sewer treatment capacity as described in Note 17. The capacity rights were recorded at cost and amortized using the straight-line method over a period of 13 to 30 years.

The City’s payment to South Seminole-North Orange County Wastewater Transmission Authority for its share of infrastructure improvements is reported as sewer capacity rights and is being amortized over the term of the bonds issued to finance this payment. The City is party to an intergovernmental agreement, which governs the South Seminole-North Orange County Wastewater Transmission Authority. The Authority owns and operates the pipeline that takes the City's and other participants' sewage flows to the Iron Bridge Regional Wastewater Treatment Plant.

M. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The deferred expense on refunding bonds reported in the government–wide statement of net position and proprietary funds statement of net position results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The amount for pensions relates to certain differences between expected and actual actuarial results and changes of assumptions. The amount for other postemployment benefits relates to contributions to the OPEB plan from the employer subsequent to the measurement date of the total OPEB liability and before the end of the reporting period.

Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and will not be recognized as in inflow of resources (revenue) until that period. The unavailable revenue on long-term receivables reported in the fund financial statements balance sheet for governmental funds represents a portion of various long-term receivables that will be received after the availability period. This amount is deferred and the portion of the receivables becoming due within the following fiscal year will be recognized as revenue in future periods. The amount for pensions relates to certain differences between expected and actual actuarial results and certain differences between projected and actual investment earnings. The amount for other postemployment benefits relates to changes of assumptions or other actuarial inputs.

N. UNEARNED REVENUE:

The unearned revenue on the government-wide statement of net position includes golf course memberships collected in advance and American Rescue Plan Act funds that have not yet been expended.

O. LONG-TERM DEBT:

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

P. ACCUMULATED UNUSED COMPENSATED ABSENCES:

The City records the vested portion of accumulated unused compensated absences at year-end based on each employee's accumulated unused hours and rate of pay, including the City's share of Social Security, Medicare taxes and Retirement. All compensated absences are accrued when earned by employees in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Q. PENSION PLANS:

The City sponsors and administers three pension plans covering substantially all full-time employees. The City's policy is to fund the annual pension costs in the annual budget.

Employees of the Police and Fire Departments are enrolled in separate defined benefit pension plans adopted by the City effective August 4, 1959 for the police officers and January 1, 1959 for the firefighters. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Police and Firefighter pension plans and additions/deductions from the plan net positions have been determined on the same basis as they are reported by the plans.

Benefit payments (including refunds of employee contributions) are recognized in the fund financial statements when due and payable in accordance with the benefit terms. Investments are reported at fair value.

General employees are enrolled in a defined contribution 401(a) pension plan established January 1, 1992, as described in Note 16(C). The assets, liabilities, fund equity and operations of this plan are not presented on the City's financial statements as the plan is independently administered.

R. CATEGORIES AND CLASSIFICATION OF FUND BALANCE:

Fund balance classifications are Non Spendable, Restricted, Committed, Assigned and Unassigned. These classifications reflect not only the nature of the funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. The City classifies governmental fund balances as follows:

Non Spendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.

Spendable Fund Balance:

- Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as donors or amounts constrained by enabling legislation.

- Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of City Commission. Such formal action may be in the form of an ordinance or resolution and may only be modified or rescinded by taking the same formal action that imposed the original constraint. Approval of an ordinance requires two public hearings while a resolution only requires one. Fund balance constraints created by ordinance would have to be removed by ordinance. Likewise, those created by resolution would have to be removed by resolution. These commitments must be in place prior to September 30.

- Assigned – includes amounts that are intended to be used for specific purposes that are neither restricted nor committed. The City Commission has adopted a policy authorizing City Management to assign funds.

- Unassigned – includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. The General Fund is the only fund that reports a positive unassigned fund balance amount. However, in governmental funds other than the General Fund, if expenditures incurred for a specific purpose exceed the amounts that are restricted, committed, or assigned for those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

The City uses restricted amounts first when both restricted and unrestricted fund balance is available. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City does not have a minimum fund balance policy. As part of its Administrative Policy, the City Commission set a goal of working towards an unassigned fund balance in the General Fund equaling thirty percent of the annual General Fund expenditures and transfers out for recurring operating costs reported in other funds.

S. NET INVESTMENT IN CAPITAL ASSETS COMPONENT OF NET POSITION:

Net investment in capital assets component of net position consisted of the following components as of September 30, 2023:

	Governmental Activities	Business-type Activities
Capital assets, net	$ 145,464,211	$ 204,047,021
Related debt, net	(35,260,513)	(84,171,669)
Unspent proceeds from capital related debt	-	-
Totals	**$ 110,203,698**	**$ 119,875,352**

[1]Amounts outstanding are net of applicable unamortized discounts, premiums, and capital-related deferred outflows of resources (deferred expense on refundings).

T. RESTRICTED COMPONENT OF NET POSITION:

Restricted component of net position are subject to restrictions that are either (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or (2) imposed by law through constitutional provisions or enabling legislation.

2. *Receivables*

The accounts receivable and allowance for uncollectibles at September 30, 2023 were as follows:

	Accounts Receivable	Allowance for Uncollectibles	Net
General Fund	$ 2,835,025	$ 1,107,197	$ 1,727,828
Non-Major Governmental Funds:			
Designations Trust Fund	4,890	2,070	2,820
Stormwater Utility Fund	312,681	4,619	308,062
Hurricane Recovery Fund	17,351	-	17,351
Debt Service Fund	9,453	-	9,453
Enterprise Funds:			
Water and Sewer Fund	2,189,459	227,922	1,961,537
Electric Services Fund	4,719,733	389,505	4,330,228
Internal Service Funds:			
Employee Insurance Fund	98,459	18,540	79,919
Totals	**$ 10,187,051**	**$ 1,749,853**	**$ 8,437,198**

3. *Special Assessments Receivable*

Special assessments receivable consist of assessments for community redevelopment, street bricking and other streetscaping improvements in the governmental funds. Owners of properties benefiting from the improvements are given the option of paying their share of the project cost either in a lump sum at the completion of the project or over a certain time. Assessments are billed to property owners through the property tax bill as non-ad valorem assessments.

Special assessments receivable at September 30, 2023 were as follows:

	Interest Rate	Current Receivable	Deferred Receivable	Total
Governmental Activities:				
Major Fund				
Community Redevelopment Fund:				
Community redevelopment	-	$ 30,000	$ 150,000	$ 180,000
Non-Major Funds				
Designations Trust Fund:				
Street bricking improvements	6.00%	$ 12,828	$ 50,634	$ 63,462
Debt Service Fund:				
Orange Avenue improvements	2.09%	$ 107,475	$ 322,425	$ 429,900

4. *Capital Assets*

The following is a summary of changes in capital assets during the year ended September 30, 2023:

	Beginning Balance (1)	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital assets, not being depreciated/amortized:				
Land	$ 23,319,612	$ 2,444,056	$ -	$ 25,763,668
Construction in progress	9,193,252	3,986,712	(2,332,451)	10,847,513
Total capital assets, not being depreciated/amortized	32,512,864	6,430,768	(2,332,451)	36,611,181
Capital assets, being depreciated/amortized:				
Buildings	86,101,216	1,040,247	-	87,141,463
Improvements other than buildings	23,682,227	1,161,348	(16,200)	24,827,375
Machinery and equipment	20,539,400	397,423	(206,913)	20,729,910
Furniture and fixtures	622,058	-	-	622,058
Vehicles	22,641,018	1,593,497	(420,176)	23,814,339
Lease assets	184,894	120,815	-	305,709
SBITA assets	589,438	-	-	589,438
Streets and drainage	67,507,802	-	-	67,507,802
Total capital assets being depreciated/amortized	221,868,053	4,313,330	(643,289)	225,538,094
Less accumulated depreciation/amortization for:				
Buildings	(24,343,090)	(1,912,931)	287	(26,255,734)
Improvements other than buildings	(14,265,634)	(691,010)	16,200	(14,940,444)
Machinery and equipment	(15,995,272)	(1,227,015)	66,134	(17,156,153)
Furniture and fixtures	(600,834)	(7,496)	-	(608,330)
Vehicles	(14,739,446)	(1,560,784)	373,822	(15,926,408)
Lease assets	(23,363)	(52,392)	-	(75,755)
SBITA assets	-	(59,238)	-	(59,238)
Streets and drainage	(40,984,188)	(678,814)	-	(41,663,002)
Total accumulated depreciation/amortization	(110,951,827)	(6,189,680)	456,443	(116,685,064)
Total capital assets, being depreciated/amortized, net	110,916,226	(1,876,350)	(186,846)	108,853,030
Governmental activities capital assets, net	**$ 143,429,090**	**$ 4,554,418**	**$ (2,519,297)**	**$ 145,464,211**
Business-type Activities:				
Capital assets, not being depreciated/amortized:				
Land	$ 12,187,524	$ -	$ -	$ 12,187,524
Construction in progress	3,348,507	12,274,539	(12,797,401)	2,825,645
Total capital assets, not being depreciated/amortized	15,536,031	12,274,539	(12,797,401)	15,013,169
Capital assets, being depreciated/amortized:				
Buildings and production facilities	3,697,043	976,097	-	4,673,140
Machinery and equipment	6,456,831	136,100	(42,279)	6,550,652
Furniture and fixtures	15,569	-	-	15,569
SBITA assets	76,088	-	-	76,088
Improvements other than buildings	282,630,122	11,858,880	-	294,489,002
System acquisition costs	21,212,149	3,260	-	21,215,409
Sewer contract costs	3,394,035	-	-	3,394,035
Sewer capacity rights	28,197,689	416,176	-	28,613,865
Total capital assets, being depreciated/amortized	345,679,526	13,390,513	(42,279)	359,027,760
Less accumulated depreciation/amortization for:				
Buildings and production facilities	(3,208,067)	(11,663)	-	(3,219,730)
Machinery and equipment	(8,599,526)	(457,697)	42,279	(9,014,944)
Furniture and fixtures	(9,150)	(357)	-	(9,507)
SBITA assets	-	(43,049)	-	(43,049)
Improvements other than buildings	(122,868,033)	(6,029,226)	-	(128,897,259)
System acquisition costs	(11,657,245)	(702,011)	-	(12,359,256)
Sewer contract costs	(3,394,035)	-	-	(3,394,035)
Sewer capacity rights	(12,103,865)	(952,263)	-	(13,056,128)
Total accumulated depreciation/amortization	(161,839,921)	(8,196,266)	42,279	(169,993,908)
Total capital assets, being depreciated/amortized, net	183,839,605	5,194,247	-	189,033,852
Business-type activities capital assets, net	**$ 199,375,636**	**$ 17,468,786**	**$ (12,797,401)**	**$ 204,047,021**

(1) Beginning balances were revised to include SBITA assets as part of the implementation of GASB 96 - Subscription-Based Information Technology Arrangements.

Depreciation and amortization expense was charged to governmental function as follows:

Planning and Community Development	$	265,469
Public Works		1,974,598
Police		279,573
Fire Rescue		321,933
Parks and Recreation		1,658,252
Capital assets held by the City's internal service funds are charged to the various functions based on their usage of the assets		1,689,855
Total depreciation and amortization expense	**$**	**6,189,680**

5. *Interfund Balances*

Interfund receivable and payable balances at September 30, 2023 consist of:

	Due From Other Funds	**Due To Other Funds**
Major Funds:		
General Fund	$ 2,340,089	$ -
Capital Projects Fund		2,240,000
Water and Sewer Fund	2,240,000	
Nonmajor Governmental Funds	-	2,340,089
Totals	**$ 4,580,089**	**$ 4,580,089**

The Due to Other Funds balances reported in the fund financial statements represent temporary interfund loans to cover credit cash balances in the individual funds at year-end with offsetting Due from Other Funds in the lending funds.

The Advances to/from Other Funds balances reported on the Statement of Net Position and fund financial statements were for the funding of improvements to Ward Park and Mead Gardens. This advance will be paid off over the next ten years.

6. *General Obligation Bonds*

General Obligation Bonds, Series 2017 and 2020, are general obligations of the City and are payable from and secured by a lien upon and pledge of the revenues received from the levy and collection by the City of voted debt service millage on all the taxable property within the City.

Proceeds of such tax are deposited, as received, into the Sinking Fund and applied solely for the purpose of paying the principal and interest as they become due.

The proceeds from the General Obligation Bonds, Series 2017 and 2020, were used for construction of the Winter Park Public Library and Events Center.

A. GENERAL OBLIGATION BONDS CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2023
Series 2017	3.00% - 5.00% 1/1;7/1	07/01/37	$ 25,500,000	$ 20,005,000
Series 2020	1.88% 1/1;7/1	07/01/37	$ 2,095,000	$ 1,780,000

B. EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2017	Redeemable at par plus accrued interest on or after July 1, 2027	100%
Series 2020	Bond may be prepaid	The Bond contains a make whole call provision

C. DEFAULT PROVISIONS FOR DIRECT BORROWINGS:

The General Obligation Bond, Series 2020, resolution contains a provision that upon the occurrence of an event of default for non-payment, the interest rate will be increased to the lesser of 18% or the maximum allowed rate by the law.

7. Non-Ad Valorem Revenue Notes

The Orange Avenue Refunding Revenue Improvement Note, Series 2012A, is a special obligation of the City payable from the monies budgeted and appropriated by the City Commission for such purpose in each year from legally available non-ad valorem revenues. The proceeds from this note were used for a current refunding of the Orange Avenue Revenue Improvement Note, Series 2007, which were used to finance streetscaping improvements on Orange Avenue.

The Capital Improvement Revenue Bond, Series 2022, is also a special obligation of the City payable from the monies budgeted and appropriated by the City Commission for such purpose in each year from legally available non-ad valorem revenues. The proceeds from the Capital Improvement Revenue Bond, Series 2022, were used to finance the acquisition, rehabilitation and equipping of the Winter Park Pines Golf Course to preserve as green space for the City parks and recreation program and to pay the costs of issuance of the bond.

A. NON-AD VALOREM REVENUE NOTES CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2023
Series 2012A	2.54% 6/1;12/1	12/01/27	$ 1,870,000	$ 690,000
Series 2022	2.54% 6/1;12/1	12/01/41	$ 8,000,000	$ 7,785,000

B. EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2012A	Note may be prepaid	The Note contains a make whole call provision
Series 2022	Note may be prepaid	May be prepaid on 06/01/27 through and including 12/1/29, subject to a prepayment premium equal to 1% of the principal amount being prepaid May be prepaid on or after 06/01/30, in whole or in part, on any payment date, upon 30 days prior written notice, without penalty

C. DEFAULT PROVISIONS OF DIRECT BORROWINGS:

The resolutions for the non-ad valorem revenue notes contain the following default provisions:

Description	Default Provisions
Series 2012A	In the event of default for non-payment, the interest rate shall be adjusted to be equal to the Prime Rate plus 8%. In any other event of default, as defined in the resolution, the rate shall be adjusted to be equal to the Prime Rate plus 5%.
Series 2022	In the event of default, the Owner shall be entitled to sue for, enforce payment of and receive any and all amounts due from the City for unpaid principal and interest together with any and all costs and expenses of collection, but payable from only the legally available Non-Ad Valorem Revenues budgeted and appropriated by the City.

8. Community Redevelopment Agency Notes

The Community Redevelopment Agency Notes are special obligations of the City's CRA payable from tax increment revenues of the CRA. The proceeds from these notes were used to finance capital enhancements and social programs within the CRA. Tax increment revenue from Orange County is reported as other intergovernmental revenue and tax increment revenue from the City is reported as transfers in from the General Fund.

Total principal and interest remaining on the notes is $2,848,293, payable through January 2026. For the current year, principal and interest paid and total incremental tax revenue was $1,484,485 and $7,427,727, respectively.

A. COMMUNITY REDEVELOPMENT AGENCY NOTES CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2023
Series 2006	3.89% 1/1; 7/1	01/01/25	$ 2,155,000	$ 315,000
Series 2010	4.48%, 1/1; 7/1	01/01/26	$ 8,100,000	$ 1,995,000
Series 2012	1.99% 1/1; 7/1	01/01/25	$ 5,870,000	$ 380,000

B. EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2006	Not subject to redemption	N/A
Series 2010	Note may be prepaid	15% of balance outstanding may be prepaid on any January 1 without penalty; all or a portion of the Notes may be prepaid at any time with a fee to compensate the underwriter based on market conditions at the time of such prepayment
Series 2012	Note may be prepaid	The Note contains a make whole call provision

C. DEFAULT PROVISIONS OF DIRECT BORROWINGS:

None of the CRA Notes contain acceleration clauses or requirements other than payment of any past due debt service payments in the event of default.

9. Water and Sewer Revenue Bonds

A. THE REVENUE BONDS (SERIAL) CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2023
Water & Sewer Refunding Revenue Bonds, Series 2017	2.60% 6/1; 12/1	12/01/34	$ 35,030,000	$ 30,085,000
Water & Sewer Refunding Revenue Bonds, Series 2020	2.29% 6/1; 12/1	12/01/30	$ 14,565,000	$ 11,990,000

The City has pledged future water and sewer customer revenue, net of specified operating expenses, to repay the debt above. Proceeds from the bonds provided financing for major improvements to the City's water treatment plants as well as its share of costs for improvements to facilities owned by other entities through which the City participates via interlocal agreements.

The bonds are payable solely from water and sewer customer revenues and are payable through 2035. Annual principal and interest payments on the bonds are expected to require less than 50 percent of net revenues. The total principal and interest remaining on the bonds is $48,007,939. Principal and interest paid for the current year and total net revenues were $4,721,834 and $11,064,665, respectively.

B. BOND COVENANTS:

The Water and Sewer Revenue Bonds, Series 2017 and Series 2020, resolutions provide for:

1) ESTABLISHMENT AND MAINTENANCE OF VARIOUS FUNDS:

- Revenue Fund records all operating revenues and expenses of the system;
- Sinking Fund records all debt service requirements which include the Sinking Fund account, bond amortization account and reserve account;
- Renewal and Replacement Fund records all the improvements, extensions and replacements of the system; and
- Construction Fund records the cost of major additions to the system financed by the revenue bonds.

2) RESTRICTIONS ON THE USE OF CASH FROM OPERATIONS IN ORDER OF PRIORITY:

- Deposits are made to the Revenue Fund to meet current operations according to the existing bond ordinance;
- Deposits to the Sinking Fund are required each month equal to one-sixth (1/6) of the interest becoming due on the next semi-annual interest payment date and one-twelfth (1/12) of the principal becoming due on the next principal payment date;
- Deposits to the Renewal and Replacement Fund are required in each month equal to one-twelfth (1/12) of 5% of gross revenues for the preceding fiscal year; however, no such monthly deposit shall be required whenever the amount in such fund shall be at least equal to 5% of the then current net asset value of the system.

3) EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2017	10/01/26 and thereafter	100%
Series 2020	Bond may be prepaid	The Bond contains a make whole call provision

4) INVESTMENT RESTRICTIONS:

- Funds are required to be continuously secured in the same manner as state and municipal deposits of funds are required to be secured by the Laws of the State of Florida; and
- All funds deposited shall be continuously invested in direct obligations of, or obligations that are guaranteed by, the United States of America, obligations of its several agencies, the Local Government Surplus Funds Trust Fund, obligations guaranteed by the Government National Mortgage Association, or time deposits in banks, trust companies or savings and loan associations represented by Certificates of Deposit

5) DEFAULT PROVISIONS FOR DIRECT BORROWINGS:

The Water and Sewer Revenue Bonds, Series 2017 and Series 2020, resolutions contain the following default provisions:

Description	Default Provisions
Series 2017	In the event of default, the interest rate will be increased to the greater of (a) the published Federal Reserve Bank's Prime Rate plus 3%, (b) the Federal Funds Rate plus 5%, or (c) 7% per annum.
Series 2020	In the event of default, the interest rate will be the lesser of (i) 18% per annum and (ii) the maximum lawful rate.

10. *Electric Revenue Bonds*

A. THE REVENUE BONDS (SERIAL) CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2023
Electric Revenue Bonds, Series 2010	3.20% 4/1;10/1	10/01/30	$ 5,245,000	$ 2,520,000
Electric Revenue Bonds, Series 2014	2.74% 4/1;10/1	10/01/33	$ 7,680,000	$ 4,855,000
Electric Revenue Bonds, Series 2014A	2.99% 4/1;10/1	10/01/33	$ 5,900,000	$ 3,820,000
Electric Revenue Bonds, Series 2016	2.000% to 5.000%; 4/1;10/1	10/01/37	$ 18,260,000	$ 14,900,000
Electric Revenue Bond, Series 2019	3.480% 4/1;10/1	10/01/35	$ 25,405,000	$ 20,800,000

The City has pledged future electric customer revenue, net of specified operating expenses, to repay the debt above. Proceeds from the bonds provided financing for the acquisition of the electric utility in 2005, improvements to the system to allow it to function as a stand-alone distribution system, and undergrounding of some of the major feeder lines. The bonds are payable solely from electric customer revenues and are payable through 2037. Annual principal and interest payments on the bonds are expected to require less than 50 percent of net revenues. The total principal and interest remaining on the bonds is $56,802,883. Principal and interest required for the current year and total customer net revenues were $4,706,498 and $18,369,654, respectively.

B. BOND COVENANTS:

The Electric Revenue Bonds, Series 2010, Series 2014, Series 2014A, Series 2016 and Series 2019, resolution provides for:

1) ESTABLISHMENT AND MAINTENANCE OF VARIOUS FUNDS:

- Revenue Fund accounts for all gross revenues of the electric system;
- Electric System Operation and Maintenance Fund records all operating revenues and expenses of the system;
- Sinking Fund records all debt service requirements which include the interest account, principal, reserve account and bond amortization account;
- Project Fund records the cost of the project financed by the revenue bonds.

2) RESTRICTIONS ON THE USE OF CASH FROM OPERATIONS IN ORDER OF PRIORITY:

- Deposits are made to the Electric System Operation and Maintenance Fund to meet current operations according to the existing bond ordinance;
- Deposits shall next be used for deposit into the Principal Account in any year immediately before a Serial Bond maturity date one-twelfth (1/12) of the principal becoming due on the next principal payment date;
- Deposits to the Renewal and Replacement Fund are required in each month equal to one-twelfth (1/12) of the amount recommended by the Director of Electric Utilities, but no further deposit shall be required as long as there is on deposit therein the amount recommended by the Consulting Engineers for the system for the current fiscal year;
- The remainder of the revenues on deposit in the Revenue Fund, after all other required payments into the funds provided above have been made, together with any deficiencies for prior payments, may be used by the City for any lawful purpose.

3) EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2010	Any payment date	101%
Series 2014	10/01/22 and thereafter	100%
Series 2014A	10/01/22 and thereafter	100%
Series 2016	10/01/26 and thereafter	100%
Series 2019	07/01/29 and thereafter	100%

4) INVESTMENT RESTRICTIONS:

- Funds are required to be continuously secured in the same manner as state and municipal deposits of funds are required to be secured by the Laws of the State of Florida; and
- All monies deposited shall be continuously invested in direct obligations of, or obligations that are guaranteed by, the United States of America, obligations of its several agencies, the Local Government Surplus Funds Trust Fund, obligations guaranteed by the Government National Mortgage Association, or time deposits in banks, trust companies or savings and loan associations represented by Certificates of Deposit.

5) DEFAULT PROVISIONS OF DIRECT BORROWINGS:

Description	Default Provisions
Series 2010	No acceleration clause or requirements other than payment of any past due debt service payments in the event of a default.
Series 2014 and 2014A	In the event of default, the interest rate will become 5% per annum.
Series 2019	In the event of default, the interest rate will become 6% per annum and require a late charge of 6% of the delinquent payment until such payment is made.

11. Bonded Indebtedness

A. FUTURE REQUIREMENTS

Debt service requirements for all debt outstanding as of September 30, 2023 are as follows:

	Governmental Activities			
	Revenue Bonds		Bonds from Direct Borrowings	
	General Obligation Bonds		General Obligation Bonds	
	Principal	Interest	Principal	Interest
2024	$ 1,080,000	$ 720,300	$ 110,000	$ 33,464
2025	1,135,000	666,300	115,000	31,396
2026	1,195,000	609,550	115,000	29,234
2027	1,255,000	549,800	120,000	27,072
2028	1,315,000	487,050	120,000	24,816
2029 - 2033	7,325,000	1,691,600	645,000	89,018
2034 - 2037	6,700,000	510,000	555,000	26,414
Totals	**$ 20,005,000**	**$ 5,234,600**	**$ 1,780,000**	**$ 261,414**

	Governmental Activities			
	Notes from Direct Borrowings			
	Non-Ad Valorem Revenue Notes		Community Redevelopment Agency Notes	
	Principal	Interest	Principal	Interest
2024	$ 455,000	$ 209,487	$ 980,000	$ 91,284
2025	465,000	197,803	1,015,000	51,442
2026	480,000	185,802	695,000	15,567
2027	490,000	173,482	-	-
2028	505,000	160,846	-	-
2029 - 2033	1,930,000	651,891	-	-
2034 - 2038	2,190,000	390,906	-	-
2039 - 2042	1,960,000	101,219	-	-
Totals	**$ 8,475,000**	**$ 2,071,436**	**$ 2,690,000**	**$ 158,293**

	Business-type Activities	
	Revenue Bonds	
	Electric Services Bonds	
	Principal	Interest
2024	$ 775,000	$ 450,293
2025	815,000	410,543
2026	860,000	368,668
2027	900,000	338,168
2028	915,000	320,018
2029 - 2033	4,935,000	1,229,434
2034 - 2038	5,700,000	438,000
Totals	**$ 14,900,000**	**$ 3,555,124**

	Business-type Activities			
	Bonds from Direct Borrowings			
	Water & Sewer Bonds		Electric Services Bonds	
	Principal	Interest	Principal	Interest
2024	$ 3,695,000	$ 1,010,808	$ 2,450,000	$ 1,011,647
2025	3,770,000	917,971	2,525,000	930,260
2026	3,840,000	823,404	2,605,000	846,315
2027	3,915,000	727,100	2,690,000	759,638
2028	3,995,000	628,912	2,765,000	670,346
2029 - 2033	17,600,000	1,687,594	14,160,000	1,953,136
2034 - 2036	5,260,000	137,150	4,800,000	181,417
Totals	**$ 42,075,000**	**$ 5,932,939**	**$ 31,995,000**	**$ 6,352,759**

12. Leases

A. City as Lessee:

The City is a lessee for the use of the property at 2525 Cady Way. An initial lease liability was recorded in the amount of $184,894 with a 94 month lease term. As of September 30, 2023, the value of the lease liability was $138,710. The City is required to make annual fixed payments of $24,000. The lease has an interest rate of 1.08%. The value of the right to use asset as of September 30, 2023 of $184,894 with accumulated amortization of $46,726 is included as Lease Assets in the Capital Assets note disclosure.

On October 15, 2022, the City entered into a 48 month lease as lessee for the use of golf carts at the Winter Park Pines Golf Course. An initial lease liability was recorded in the amount of $120,815. As of September 30, 2023, the value of the lease liability was $91,824. The City is required to make monthly fixed payments of $2,681. The lease has an interest rate of 3.27%. The estimated useful life for the golf carts was 48 months as of the contract commencement. The value of the right to use asset as of September 30, 2023 of $120,815 with accumulated amortization of $29,029 is included as Lease Assets in the Capital Assets note disclosure.

The principal and interest requirements to maturity as of September 30, 2023 are as follows:

	Governmental Activities		
	Principal	**Interest**	**Total Payments**
2024	$ 52,116	$ 4,059	$ 56,175
2025	53,342	2,833	56,175
2026	54,603	1,572	56,175
2027	23,239	761	24,000
2028	23,490	510	24,000
2029	23,744	256	24,000
Totals	**$ 230,534**	**$ 9,991**	**$ 240,525**

B. City as Lessor:

The City is a lessor for the use of 148 W. Morse Boulevard for the Winter Park Amtrak/SunRail train station. An initial lease receivable was recorded in the amount of $208,584 with a 151 month lease term. As of September 30, 2023, the value of the lease receivable was $175,290. The lessee is required to make annual variable fixed in substance principal and interest payments of $18,939. The lease has an interest rate of 1.43%. The value of the deferred inflow of resources as of September 30, 2023 was $175,519 and the City recognized lease revenue of $16,532 in the current year.

The City is a lessor in two leases for the use of Showalter Field for athletic activities. The longer term of the two agreements is 176 months. The initial lease receivables were recorded in the amount of $1,946,158. As of September 30, 2023, the value of the lease receivables was $1,682,827. The lessees are required to make annual variable fixed in substance principal and interest payments totaling $154,397. The leases have an interest rate of 1.51%. The value of the deferred inflows of resources as of September 30, 2023 was $1,679,833 and the City recognized lease revenue of $133,162 in the current year.

The City is a lessor in three leases for the use of City property for cell tower sites. The longest term of these agreements is 66 months. The initial lease receivables were recorded in the amount of $342,829. As of September 30, 2023, the value of the lease receivables was $199,031. The lessees are required to make monthly variable fixed in substance principal and interest payments totaling $8,553. The leases have interest rates ranging from 0.33% to 0.80%. The value of the deferred inflows of resources as of September 30, 2023 was $197,907 and the City recognized lease revenue of $99,037 in the current year.

The lease receipts and interest income expected to maturity as of September 30, 2023 are as follows:

	Governmental Activities			
	Lease Receivables			
	Beginning Balance	**Lease Receipts**	**Interest Income**	**Ending Balance**
2024	$ 2,184,747	$ 282,246	$ 29,887	$ 1,932,388
2025	1,932,388	252,176	27,104	1,707,316
2026	1,707,316	252,176	24,311	1,479,451
2027	1,479,451	227,685	21,522	1,273,288
2028	1,273,288	183,289	19,028	1,109,027
2029 - 2033	1,109,027	866,680	59,580	301,927
2034 - 2036	301,927	308,794	6,867	-
Totals		**$ 2,373,046**	**$ 188,299**	

13. Subscription-Based Information Technology Arrangements

For the year ended September 30, 2023, the City's financial statements include the adoption of GASB Statement No. 96, Subscription-Based Information Technology Arrangements. The primary objective of this statement is to enhance the relevance and consistency of information about governments' subscription activities. This statement establishes a single model for subscription accounting based on the principle that subscriptions are financings of the right to use an underlying asset. Under this Statement, an organization is required to recognize a subscription liability and an intangible right-to-use subscription asset. The SBITAs have been recorded at the present value of the future contract payments as of the the date of their inception or, for SBITAs existing prior to the implementation year at the remaining terms of the agreement, using the facts and circumstances available at Ocotber 1, 2022.

As of October 1, 2022, the City had entered into a subscription for Software as a Service on the Sensus Advanced Metering Infrastructure Solution. An initial subscription liability was recorded in the amount of $62,514 with a 21 month lease term. The City is required to make annual fixed payments of $67,807. The subscription has an interest rate of 3.21%. The value of the right-to-use asset as of September 30, 2023 of $62,514 with accumulated amortization of $35,723 is included as Subscription Assets in the Capital Assets note disclosure. The City had a termination period of 4 months as of the subscription commencement.

As of October 1, 2022, the City had entered into a subscription for the use of software at the City's water and wastewater treatment plants for control and operation of processes. An initial subscription liability was recorded in the amount of $13,574 with a 22 month lease term. The City is required to make annual fixed payments of $13,945. The subscription has an interest rate of 3.21%. The value of the right-to-use asset as of September 30, 2023 of $13,574 with accumulated amortization of $7,326 is included as Subscription Assets in the Capital Assets note disclosure.

On March 31, 2023, the City entered into a 60 month subscription for the use of law enforcement software that provides a video and data collaboration platform. An initial subscription liability was recorded in the amount of $589,438. As of September 30, 2023, the value of the subscription liability was $563,357. The City is required to make annual fixed payments of $119,647. The subscription has an interest rate of 2.74%. The value of the right-to-use asset as of September 30, 2023 of $589,438 with accumulated amortization of $59,238 is included as Subscription Assets in the Capital Assets note disclosure.

The principal and interest requirements to maturity as of September 30, 2023 are as follows:

	Governmental Activities		
	Principal Payments	Interest Payments	Total Payments
2024	$ 115,794	$ 3,853	$ 119,647
2025	107,402	12,245	119,647
2026	110,340	9,307	119,647
2027	113,359	6,288	119,647
2028	116,462	3,186	119,648
Totals	**$ 563,357**	**$ 34,879**	**$ 598,236**

14. Changes in Long-Term Liabilities

Long-term liability activity for the year ended September 30, 2023 was as follows:

	Beginning Balance (1)	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Revenue bonds:					
General obligation bonds	$ 21,035,000	$ -	$ (1,030,000)	$ 20,005,000	$ 1,080,000
Unamortized discount	(146,519)	-	9,933	(136,586)	-
Unamortized premium	1,773,441	-	(120,233)	1,653,208	-
Total revenue bonds	22,661,922	-	(1,140,300)	21,521,622	1,080,000
Direct borrowings:					
General obligation bonds	1,890,000	-	(110,000)	1,780,000	110,000
Non-ad valorem revenue notes	8,820,000	-	(345,000)	8,475,000	455,000
CRA notes	4,040,000	-	(1,350,000)	2,690,000	980,000
Total direct borrowings	14,750,000	-	(1,805,000)	12,945,000	1,545,000
Total revenue bonds and direct borrowings	37,411,922	-	(2,945,300)	34,466,622	2,625,000
Other liabilities:					
Lease liabilities	160,971	120,815	(51,252)	230,534	52,116
SBITA liabilities	-	589,438	(26,081)	563,357	119,647
Other postemployment benefits	10,531,562	-	(6,052,943)	4,478,619	-
Pension liability	2,939,185	27,839,108		30,778,293	-
Compensated absences	4,722,728	1,743,219	(1,765,791)	4,700,156	1,157,347
Total other liabilities	18,354,446	30,292,580	(7,896,067)	40,750,959	1,329,110
Governmental activity Long-term liabilities	**$ 55,766,368**	**$ 30,292,580**	**$ (10,841,367)**	**$ 75,217,581**	**$ 3,954,110**
Business-type activities:					
Revenue bonds:					
Revenue bonds	$ 15,640,000	$ -	$ (740,000)	$ 14,900,000	$ 775,000
Unamortized premium	866,461	-	(85,513)	780,948	-
Total revenue bonds	16,506,461	-	(825,513)	15,680,948	775,000
Direct borrowings:					
Revenue bonds	80,075,000	-	(6,005,000)	74,070,000	6,145,000
Unamortized discount	(52,580)	-	7,215	(45,365)	-
Total direct borrowings	80,022,420	-	(5,997,785)	74,024,635	6,145,000
Total revenue and direct borrowing bonds	96,528,881	-	(6,823,298)	89,705,583	6,920,000
Other liabilities:					
SBITA liabilities	76,088	-	(76,088)	-	-
Other postemployment benefits	2,889,502	-	(1,510,463)	1,379,039	-
Compensated absences	766,022	475,206	(453,472)	787,756	311,252
Total other liabilities	3,655,524	475,206	(1,963,935)	2,166,795	311,252
Business-type activity Long-term liabilities	**$ 100,184,405**	**$ 475,206**	**$ (8,787,233)**	**$ 91,872,378**	**$ 7,231,252**

(1) Beginning balances were revised to include SBITA liabilities as part of the implementation of GASB 96 - SBITAs.

Internal service funds predominately serve the governmental funds. Accordingly, long-term liabilities for them are included as part of the above totals for the governmental activities. At year end, $133,513 of compensated absences of internal service funds was included in the above amounts. Compensated absences for governmental activities will be liquidated in future periods by the General Fund, Stormwater Utility Fund, Community Redevelopment Agency, Fleet Maintenance Fund and General Insurance Fund. Net pension obligations will be liquidated by the General Fund and OPEB obligations will be liquidated by the General Fund, Stormwater Utility Fund, Community Redevelopment Agency, Water and Sewer Fund, Electric Services Fund, Fleet Maintenance Fund and General Insurance Fund.

15. Transfers to/from Other Funds

Transfers to/from other funds for the year ended September 30, 2023 were as follows:

Recipient Fund	Transferring Fund	Amount	Purpose
General Fund:			
General	Water and Sewer	$ 2,633,390	Contribution of 15% on average annual non-sewer revenues for the thirty six months ended March 31, 2019 as stipulated in City Ordinance 2752-08
General	Electric Services	2,807,464	Transfer of electric franchise fee equivalent (6% of charges for electric service) as stipulated in City Ordinance 2617-05
General	Cemetery Trust	350,874	Transfer to cover the cost of operating and maintaining Palm and Pineywood Cemeteries
General	COVID-19	500,000	American Rescue Plan Act funds appropriated for general government services
Total transfers to General Fund		**$ 6,291,728**	
Community Redevelopment Fund:			
Community Redevelopment	General	**$ 4,039,166**	Tax increment revenue payment to Community Redevelopment Agency
Capital Projects Fund:			
Capital Projects	General	$ 2,645,000	Funding for various capital projects
Capital Projects	Designations Trust	75,000	Funding for athletic field lighting
Capital Projects	Cemetery Trust	600,000	Cemetery improvements
Capital Projects	Water and Sewer	342,308	Information technology infrastructure upgrades ($100,000) and facility replacement account funding ($242,308)
Capital Projects	Electric Services	196,923	Information technology infrastructure upgrades ($100,000) and facility replacement account funding ($96,923)
Total transfers to Capital Projects Fund		**$ 3,859,231**	
Nonmajor Governmental Funds:			
Designations Trust	General	$ 1,274,675	General Fund share of contribution to support outside organizations ($218,628), matching funds for a Natural Resources Conservation Service grant ($580,000) and transfers of a portion of the increase in Unassigned General Fund Balance for parks acquisition ($223,431) and public art ($252,616)
Designations Trust	Water and Sewer	84,869	Water and Sewer Fund share of contribution to support outside organizations
Designations Trust	Electric Services	130,058	Electric Fund share of contribution to support outside organizations
Hurricane Recovery	General	300,000	Estimated costs of Hurricane Ian incurred that will not be reimbursed
Debt Service	General	451,014	Principal and interest due on various debt instruments
Total transfers to nonmajor governmental funds		**$ 2,240,616**	
Total transfers out to other funds		**$ 16,430,741**	

16. *Employee Benefits Plans*

A. POLICE AND FIREFIGHTER EMPLOYEE PENSION PLANS:

Plan Description

The City maintains two separate single-employer, defined benefit pension plans for police officers and firefighters, which are maintained as Pension Trust Funds and included as part of the City's reporting entity. These pension plans do not issue stand-alone financial reports.

The Police Officers' (PPP) and Firefighters' (FPP) Pension Plans both use the accrual basis of accounting to determine the reporting of contributions, benefits paid and refunds paid. Contributions are recognized when due pursuant to formal commitments (as well as statutory requirements). Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Costs for administering the plans are included in the actuarial calculation and are paid from plan assets.

ACCOUNTING POLICIES AND PLAN ASSETS:	Police	Firefighter
Authority	Special Act of Legislation	Special Act of Legislation
Basis of Accounting	Accrual	Accrual
Assets Valuation:		
Reporting	Fair Value	Fair Value
Actuarial Valuation	Actuarial Value	Actuarial Value
Legal Reserves	None	None
Long-Term Receivables	None	None
Internal/Participant Loans	None	None
Non-governmental investment in excess of 10%	None	None

Benefits Provided

The following schedule is derived from the respective actuarial reports and City information for the two pension plans as of October 1, 2021 and with regard to contributions for fiscal year 2022/2023, based on the October 1, 2021 actuarial reports:

NORMAL RETIREMENT BENEFITS:	Police	Firefighter
Eligibility	All Police Officers	All Uniformed Firefighters
Age/Years of Service – Normal	Earlier of: 20 years service or age 55 w/10 yrs service	Earlier of: 20 years service or age 55 w/10 yrs service
Age/Years of Service – Early	Age 50 w/10 years service	Age 50 w/10 years service
Normal (1)	3% of Average Final Compensation (AFC) times credited service	3% of Average Final Compensation (AFC) times credited service
Early	Same as Normal except reduced by 3% per year early	Same as Normal except reduced by 3% per year early

	Police	Firefighter
Delayed	Computed the same as Normal	Computed the same as Normal
Normal Form	10 years certain and life thereafter	10 years certain and life thereafter
Years to vest	10	10
Cost of living adjustment (COLA)	Participants who retire on or after Early or Normal Retirement Date (including DROPs) are entitled to a 3% annual COLA on benefit payments beginning at age 60	Participants who retire on or after Early or Normal Retirement Date (including DROPs) are entitled to a 3% annual COLA on benefit payments beginning at age 60
DISABILITY BENEFITS:		
Service Incurred	Accrued benefit, but not less than 42% of AFC	Accrued benefit, but not less than 42% of AFC Participants who become totally and permanently disabled due to cancer will be presumed to be disabled in-line of duty subject to limitations of Chapter 112.1816, FL Statutes
Non-line of Duty:		
Eligibility	10 or more yrs of credited service; totally and permanently disabled	10 or more yrs of credited service; totally and permanently disabled
Benefit	Accrued benefit, but not less than 25% of AFC	Accrued benefit, but not less than 25% of AFC
PRE-RETIREMENT DEATH BENEFITS:		
Service Incurred	The greater of (a) the accrued benefit at the time of death or (b) 30% of monthly salary at time of death payable to the spouse until death	The greater of (a) the accrued benefit at the time of death or (b) 30% of monthly salary at time of death payable to the spouse until death
Non-Service Incurred		
Eligible for Normal Retirement	Determined as though had retired on date of death	Determined as though had retired on date of death
Not Eligible for Normal Retirement	(2)	(2)
DEFERRED RETIREMENT OPTION PROGRAM (DROP):		
Eligibility	Must be eligible for Normal Retirement	Must be eligible for Normal Retirement
Benefit	Transferred to hypothetical DROP account within Pension Fund; paid as lump sum upon actual termination of employment	Transferred to hypothetical DROP account within Pension Fund; paid as lump sum upon actual termination of employment

	Police	Firefighter
Interest	Member elects either: Rate of return earned by Fund or 6.5% fixed	Member elects either: Rate of return earned by Fund or 6.5% fixed
Period of Participation	At least 12 months but no more than 60 months	At least 12 months but no more than 84 months
TERMINATION BENEFITS:	(3)	(3)
MEMBERS:		
Active Participants:		
Vested	33	29
Non Vested	40	30
Service Retirees and Beneficiaries	78	58
Disability Retirees	6	4
Terminated Vested	4	-
Deferred Retired Option Plan	4	9

(1) Average Final Compensation (AFC) is average monthly compensation during the best 60 successive months out of the last 120 calendar months preceding date of retirement (or termination). Compensation - Total Pay, excluding special detail pay (includes vacation and comp time accrual).
(2) Less than 10 years of credited service – return of employee contributions. 10 years or more – accrued benefit payable for 10 years.
(3) Less than 10 years of credited service – return of employee contributions. 10 years or more – unreduced vested benefit payable at age 55.

Contribution Requirements

The Florida Constitution requires local governments to make the actuarially determined contribution. The Florida Division of Retirement reviews and approves each local government's actuarial report prior to its being appropriated for use for funding purposes. The funding methods and determination of benefits payable are provided in the various acts of the Florida Legislature, which created the funds including subsequent amendments thereto.

Additionally, the State of Florida collects two locally authorized insurance premium surcharges (one for the PPP on casualty insurance policies and one for the FPP on certain real and personal property insurance policies within the corporate limits) which can only be distributed after the State has ascertained that the local government has met their actuarial funding requirement for the then most recently completed fiscal year. The remaining funding requirement not covered by insurance premium surcharges is paid from the City's General Fund.

The amounts legally required as of September 30, 2023 to be reserved for the PPP and FPP funds are $62,424,322 and $65,212,233 respectively.

		Police		Firefighter
CONTRIBUTIONS:				
Rate:				
City (4)		43.60%		34.80%
Participants		6.0%		6.0%
Contributions Made	$	2,622,348	$	1,737,886
ACTUARIAL VALUATION:				
Frequency		Annual		Annual
Latest Date		10/01/2022		10/01/2022
Basis for Contribution		10/01/2021		10/01/2021
Cost Method		Entry Age		Entry Age
AMORTIZATION:				
Method		Level Dollar Method		Level Dollar Method
Open/Closed		Closed		Closed
Period		20 Years		20 Years
ASSET VALUATION METHOD:		4 year smoothed market		4 year smoothed market

(4) City contributions for Police and Firefighters include excise taxes on gross receipts of casualty insurance premiums for Police and property insurance premiums for Firefighters. Revenues from these taxes in fiscal year 2023 were $528,654 and $456,867, respectively. These payments were reported as revenue and expense in the Police and Firefighter Premium Tax Trust Special Revenue Fund.

Schedule of Employer's Contributions
Fiscal Year Ending September 30, 2023

	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
Police Pension	$ 2,622,348	$ 2,622,348	$ -	$ 6,692,443	39.18%
Firefighter Pension	$ 1,737,886	$ 1,737,886	$ -	$ 5,792,116	30.00%

Investments

The investments of the two funds are administered and managed by investment consultants. Investments are reported at fair value and are managed by third party money managers. The City's independent custodian and the individual money managers price each instrument and reconcile material differences. Investments that do not have an established market are reported at estimated fair value. Performance reporting, manager fees, and the City's asset valuation are based on the custodian's determination of value.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plans' target asset allocations as of September 30, 2023, are summarized in the following table:

	Police		**Firefighter**	
Asset Class	**Target Allocation**	**Long-Term Expected Real Rate of Return**	**Target Allocation**	**Long-Term Expected Real Rate of Return**
Domestic Equity	50%	7.2%	50%	7.2%
Global Infrastructure	5%	5.1%	5%	5.1%
Convertibles	5%	5.9%	5%	5.9%
International Equity	10%	2.9%	10%	2.9%
Fixed Income	13%	1.7%	13%	1.7%
Real Estate (Private)	11%	5.9%	11%	5.9%
Alternative Investments	5%	2.0%	5%	2.0%
Cash	1%	-0.1%	1%	-0.1%
Total	**100%**		**100%**	

The long-term expected rate of return is the thirty year average return, unless the asset class did not exist prior to 1993, in which case since-inception return was used as a substitute.

For the year ended September 30, 2023, the annual money-weighted rate of return for the PPP and FPP investments, net of pension plan investment expense was 8.69% and 8.09%, respectively. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net Pension Liability

The City's net pension liability was measured as of September 30, 2022 and was based on actuarial valuations as of that date. Update procedures were used to roll forward Total Pension Liability amounts excluding DROP account balances and reserve for excess State Funds (FPP) to the measurement date – actual DROP account balances and reserve for excess State funds (FPP) as of the measurement date included in Total Pension Liability. The PPP and FPP DROP account balances determined by actuarial valuations dated September 30, 2022 were $785,032 and $2,029,525 respectively.

	Police	Firefighter
ASSUMPTIONS:		
Investment Earnings	7.50%	7.50%
Salary Increases:		
Inflation	3.25%	3.25%
Merit	3.50% - 5.25%	5.00% - 8.50%
Postretirement Increases	3.0%	3.0%
Mortality	PUB-2010 Headcount Tables with separate rates for males and females with adjustments for mortality improvements based on Scale MP-2018	PUB-2010 Headcount Tables with separate rates for males and females with adjustments for mortality improvements based on Scale MP-2018
Retirements Turnover	Probabilities of termination are assigned by age of participant	Probabilities of termination are assigned by age of participant

Schedule of Employer's Net Pension Liability (Asset)
(Measurement Date 09/30/2022)

	Pension Liability	Plan Net Position	Net Pension Liability (Asset)	Plan Net Position as a % of Total Pension Liability	Covered Payroll	Net Pension Liability (Asset) as a % of Covered Payroll
Police Pension	$ 76,449,382	$ 58,924,322	$ 17,525,060	77.08%	$ 6,019,085	291.16%
Firefighter Pension	$ 74,537,080	$ 61,283,847	$ 13,253,233	82.22%	$ 5,363,409	247.10%

Changes in Net Pension Liability

	Increase (Decrease)		
Police Pension	**Total Pension Liability**	**Plan Fiduciary Net Position**	**Net Pension Liability**
Balances at 09/30/21	$ 72,709,848	$ 69,770,663	$ 2,939,185
Changes for the year:			
Service cost	1,311,276	-	1,311,276
Interest	5,437,166	-	5,437,166
Difference between expected and actual experience	950,543	-	950,543
Contributions - employer	-	3,178,322	(3,178,322)
Contributions - member	-	517,939	(517,939)
Net investment income	-	(10,434,660)	10,434,660
Benefit payments and refunds	(3,959,451)	(3,959,451)	-
Administrative expenses	-	(148,491)	148,491
Net changes	3,739,534	(10,846,341)	14,585,875
Balances at 09/30/22	**$ 76,449,382**	**$ 58,924,322**	**$ 17,525,060**

Firefighter Pension	Increase (Decrease) Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Balances at 09/30/21	$ 72,061,624	$ 74,186,284	$ (2,124,660)
Changes for the year:			
Service cost	1,294,066	-	1,294,066
Interest	5,307,664	-	5,307,664
Difference between expected and actual experience	(212,676)	-	(212,676)
Contributions - employer	-	2,643,421	(2,643,421)
Contributions - member	-	383,409	(383,409)
Net investment income	-	(11,847,008)	11,847,008
Benefit payments and refunds	(3,913,598)	(3,913,598)	-
Administrative expenses	-	(168,661)	168,661
Net changes	2,475,456	(12,902,437)	15,377,893
Balances at 09/30/22	**$ 74,537,080**	**$ 61,283,847**	**$ 13,253,233**

Discount Rate

A discount rate of 7.50% was used to measure the total pension liability. This discount rate was based on the expected rate of return on plan investments of 7.50%. The projection of cash flows used to determine this discount rate assumed member contributions will be made at the current contribution rate and employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member contribution rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability (Asset) to the Discount Rate Assumption (Measurement Date 09/30/2022)

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
Police Pension Net Pension Liability (Asset)	$ 27,361,325	$ 17,525,060	$ 9,440,855
Firefighters Pension Net Pension Liability (Asset)	$ 22,756,682	$ 13,253,233	$ 5,427,551

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2023, the City recognized total pension expense of $6,648,013 consisting of $3,565,176 for the PPP and $3,082,837 for the FPP funds. At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Deferred Outflows	Police	Firefighter	Total
Differences between expected and actual experience on liabilities	$ 1,244,754	$ 1,065,906	$ 2,310,660
Changes of assumptions or other inputs	315,659	378,232	693,891
Net difference between projected and actual earnings on pension plan investments	7,821,820	9,257,444	17,079,264
Employer contributions to the plans subsequent to the measurement of the total pension liability	2,622,348	1,737,886	4,360,234
Total	**$ 12,004,581**	**$ 12,439,468**	**$ 24,444,049**

Deferred Inflows	Police	Firefighter	Total
Differences between expected and actual experience on liabilities	$ -	$ 170,141	$ 170,141
Changes of assumptions or other inputs	602,324	823,202	1,425,526
Total	**$ 602,324**	**$ 993,343**	**$ 1,595,667**

The deferred outflows of resources related to the PPP and FPP Pension Plan, totaling $2,622,348 and $1,737,886, respectively, resulting from City contributions to the Plans subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending September 30,	Police	Firefighter	Total
2024	$ 2,257,591	$ 2,312,224	$ 4,569,815
2025	1,598,392	1,876,404	3,474,796
2026	1,770,337	2,087,866	3,858,203
2027	3,153,589	3,431,745	6,585,334
Total	**$ 8,779,909**	**$ 9,708,239**	**$ 18,488,148**

B. COMBINING STATEMENTS OF PENSION TRUST FUNDS:

City of Winter Park, Florida
Combining Statement of Fiduciary Net Position
Pension Trust Funds
September 30, 2023

	Police Pension Fund	Firefighter Pension Fund	Total
Assets			
Cash and Short-term Investments	$ 5,809,529	$ 783,509	$ 6,593,038
Accounts Receivable	48,048	39,627	87,675
Investments, at Fair Value			
Fixed Income Mutual Funds	10,059,288	10,590,135	20,649,423
Equity Mutual Funds	27,714,336	32,546,129	60,260,465
Common Collective Trusts	9,060,956	10,885,036	19,945,992
Stocks	1,559,421	2,529,991	4,089,412
Real Estate Commingled Funds	8,141,920	7,801,388	15,943,308
Accrued Income	30,824	36,418	67,242
Total Investments	56,566,745	64,389,097	120,955,842
Total Assets	62,424,322	65,212,233	127,636,555
Net Position			
Net Position Restricted for Pensions	**$ 62,424,322**	**$ 65,212,233**	**$ 127,636,555**

City of Winter Park, Florida
Combining Statement of Changes in Fiduciary Net Position
Pension Trust Funds
For the Year Ended September 30, 2023

	Police Pension Fund	Firefighter Pension Fund	Total
Additions			
Contributions			
Employer	$ 2,093,694	$ 1,281,019	$ 3,374,713
State	528,654	456,867	985,521
Employee	439,283	390,337	829,620
Total Contributions	3,061,631	2,128,223	5,189,854
Investment Income			
Net Increase in Fair Value of Investments	3,937,097	3,772,669	7,709,766
Interest and Dividends	1,347,365	1,349,425	2,696,790
	5,284,462	5,122,094	10,406,556
Less Investment Expenses			
Investment Management Fees	244,462	236,836	481,298
Custodian Fees	1,929	1,592	3,521
Net Investment Income	5,038,071	4,883,666	9,921,737
Total Additions	8,099,702	7,011,889	15,111,591
Deductions			
Employee Benefits	4,489,802	2,960,755	7,450,557
Administrative Expense	109,900	122,747	232,647
Total Deductions	4,599,702	3,083,502	7,683,204
Change in Net Position	3,500,000	3,928,387	7,428,387
Net Position Restricted for Pensions – Beginning	58,924,322	61,283,846	120,208,168
Net Position Restricted for Pensions - Ending	**$ 62,424,322**	**$ 65,212,233**	**$ 127,636,555**

C. GENERAL EMPLOYEE 401(a) PENSION PLAN:

The City maintains a single-employer, defined contribution pension plan for the General Employees. This is a tax-qualified plan pursuant to Section 401(a) of the Internal Revenue Code. This plan was established as of January 1, 1992 by adoption of the City Commission through Ordinance No. 1987. The Plan Ordinance may be amended by the City Commission after public notice has been made, and two public hearings are held. All full-time general employees hired after January 1, 1992 are eligible for participation in the plan. All employees hired before January 1, 1992 were brought into the plan. As of September 30, 2023, there were 412 employees enrolled in the 401(a) pension plan.

The plan, administered by an outside party, provides for employer contributions at 7%. Earnings include W-2 earnings, plus any contributions made pursuant to a salary reduction agreement, which are not includible in the gross income of the employee under Section 125 of the Internal Revenue Service Code, *Overtime and Bonuses*. The employee is required to contribute 3% of his/her earnings as defined above beginning October 1, 1992. The vesting schedule provides for employees to vest at 20% per year with 100% vesting after five years of service have been completed. If an employee is terminated prior to completing the five years of service, the non-vested employer contributions are forfeited by the employee and used to offset future employer contributions. The normal retirement age has been designated by the employer as age 55. The plan permits withdrawals for retirement, termination and disability. The plan does allow participants to borrow against their accounts.

Payroll for covered employees	$	22,862,369
Total City payroll	$	40,426,869
Employer contributions required (net) and actually made	$	1,600,366
Employee contributions actually made – 3% of covered payroll	$	685,871

Contributions to the Plan may be amended by a resolution adopted by the City Commission.

17. Other Postemployment Benefits

Plan Description and Benefits Provided

The City's Post Retirement Health Benefit Plan (Plan) is a single employer defined benefit OPEB plan with no component units. Benefit provisions for the Plan are established by the City Commission and may be amended through action by the City Commission. The Plan is administered by the City and does not issue a stand-alone report.

The City currently provides direct subsidies to Special Risk retirees disabled in the line-of-duty and spouses of Special Risk employees upon death in the line-of-duty resulting from a violent act by paying the full cost of coverage for both the retiree and spouse. All other retirees are responsible for paying the total blended premium amount for postemployment benefit coverage.

Apart from the direct subsidy described above, an accounting liability arises because the full illustrative premiums are based on a blending of the experience among younger active employees and retired employees. Since retirees generally have higher costs, this means the City is actually subsidizing the cost of the retiree and dependent coverage even when retirees pay the full blended premium. GASB Statement No. 75 calls this the "implicit rate subsidy." Retirees and their dependents are permitted to remain covered under the Plan as long as they pay a full premium applicable to coverage elected. This conforms to the minimum required of Florida governmental employers per Chapter 112.08, Florida Statute.

Funding Policy

Currently, the City's OPEB benefits are unfunded. That is, there is no separate Trust Fund or equivalent arrangement into which the City would make contributions to advance-fund the obligation. Therefore, the ultimate subsidies which are provided over time are financed directly by general assets of the City that are invested in accordance with the investment policy previously described. The Plan is being funded under a Pay-As-You-Go approach. Liabilities and OPEB Expense were developed using the Entry Age Level Percent of Pay Actuarial Cost Method as required by GASB Statement No. 75.

Projection of benefits for financial reporting purposes are based on the substantive plan provisions, as understood by the employer and participating members, and include the type of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and participating members. Each City fund was assessed its share of OPEB costs based on the number of covered employees in the fund divided by the total number of covered City employees.

Employees Covered by Benefit Terms

At the actuarial valuation date of September 30, 2022, the following employees were covered by the benefit terms:

Active participants	500
Retirees, beneficiaries, and disabled members	12
Covered spouses	12
Total	**524**

Total OPEB Liability

The City's Total OPEB Liability (TOL) of $5,857,658 was based on an actuarial valuation performed as of September 30, 2022.

Significant Actuarial Assumptions and Other Inputs

In any long-term actuarial valuation, certain demographic, economic and behavioral assumptions are made concerning the population, the investment return/discount rates and the benefits provided. These actuarial assumptions form the basis for the actuarial model which is used to project the future population, the future benefits provided and the future contributions collected. Then the discount rate assumption is used to discount the projected net OPEB benefits to a present value. This and other related present values are used to calculate the OPEB Expense to be expensed in the City’s financial statements and the TOL disclosed in the financial statements.

The TOL determined in the September 30, 2022 actuarial valuation used the following significant actuarial assumptions and other inputs:

Measurement date	September 30, 2022
Inflation	2.40%
Discount rate	4.40% Rates are based on the Fidelity 20 - Year Municipal GO AA Index.
Projected salary increases	3.40% - 8.50%
Healthcare cost trend rates	Based on the Getsen Model starting at 6.5% gradually decreasing to an ultimate rate of 3.8% in 2042.
Retirees' share of benefit-related costs	100% of blended health insurance premium rates except by law. 0% for certain conditions for Police Officers and Firefighters death and disability benefits.
Mortality rates	Healthy members based on vairous PUB-2010 base tables, generational mortality using gender-specific MP-2018 mortality improvements projections scale. Disable Employees based on various PUB-2010 Disabled mortality tables and no projected improvements.
Experience Study	For Firefighters and Police Officers' the actuarial assumptions other than mortality used in the September 30, 2022 actuarial valuation reflect Experience Studies for the five-year period ending September 30, 2017 for City of Winter Park Firefighters' Retirement System and City of Winter Park Police Officers' Retirement System. For General employees, the actuarial assumption used in the September 30, 2022 actuarial valuation reflect an Experience Study conducted by the Florida Retirement System as of July 1, 2019. The mortality assumptions for all members used in the valuation also reflect an Experience Study conducted by the Florida Retirement System as of July 1, 2019.

Changes in Total OPEB Liability
(Measurement Date 09/30/22)

	TOL
Balance at 09/30/22	$ 13,421,064
Changes for the year:	
Service Cost	947,089
Interest	347,088
Changes of assumptions	(8,687,190)
Benefit Payments	(170,393)
Net changes	(7,563,406)
Balance at 09/30/23	**$ 5,857,658**

Changes in assumptions for this reporting period ended September 30, 2023, reflect a change in the discount rate, inflation, and Health Care Trend.

Measurement Date	September 30, 2022	September 30, 2021
Discount Rate	4.40%	2.43%
Inflation	2.40%	2.50%
Health Care Trend	From 6.5% to 3.8% in 2042+	From 7.0% to 4.0% in 2075+

There were no other changes of assumptions and no changes to benefit terms during this time period.

Discount Rate

For plans that do not have a GASB compliant trust, the discount rate should equal the tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an Average AA credit rating as of the measurement date.

A discount rate of 4.40% was used to measure the September 30, 2022 Total OPEB Liability. A discount rate of 2.43% was used for the beginning of the measurement period. These rates are based on the Fidelity 20- Year Municipal GO AA Index – daily rate closest or equal to but not later than the respective measurement dates.

Sensitivity of the Total OPEB Liability to the Discount Rate Assumption (Measurement Date 09/30/2022)

	1% Decrease (3.40%)	Current Discount Rate '(4.40%)	1% Increase '(5.40%)
Total OPEB Liability	$ 6,495,306	$ 5,857,658	$ 5,305,365

Sensitivity of the Total OPEB Liability to the Healthcare Cost Trend Rate Assumption (Measurement Date 09/30/2022)

	1% Decrease (5.5% to 2.8%)	Healthcare Cost Trend Rates (6.5% to 3.8%)	1% Increase (7.5% to 4.8%)
Total OPEB Liability	$ 5,141,611	$ 5,857,658	$ 6,738,211

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2023, the City recognized total OPEB Expense of $516,474. At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 1,516,076
Changes of assumptions	2,975,223	8,908,324
Employer contributions subsequent to the Measurement Date	257,331	
Total	**$ 3,232,554**	**$ 10,424,400**

$257,331 was reported as deferred outflows of resources related to OPEB resulting from benefit payments made after the measurement date will be recognized as a decrease of the TOL in fiscal year 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB Expense as follows:

Year ending September 30,	Amount
2024	$ (779,203)
2025	(779,203)
2026	(779,203)
2027	(779,203)
2028	(742,233)
2029	(726,392)
2030	(663,362)
Thereafter	(2,200,378)
Total	**$ (7,449,177)**

18. *Commitments and Contingencies*

A. INTERLOCAL AGREEMENTS:

The City has entered into various interlocal agreements with the City of Orlando and the City of Altamonte Springs for sewage treatment capacity at facilities owned and operated by these entities. Under the terms of the agreements the City has treatment capacity as follows (in gallons per day):

Source	Capacity
Orlando McLeod	1,000,000
Orlando Iron Bridge I	4,962,000
Orlando Iron Bridge II	1,000,000
Altamonte Springs	713,524
Total Committed Capacity	7,675,524

The City does not have an equity interest in the assets or liabilities related to any of the facilities listed above, nor does it participate in the daily operations. The City funds through its rates a proportionate share of the operating costs of the facilities based upon a combination of committed and used capacity.

B. ENCUMBRANCES AND COMMITMENTS:

Encumbrance accounting is employed as an extension of formal budgetary integration for the Governmental Funds. The encumbrance balances at September 30, 2023 were as follows:

		Encumbrances
General Fund	$	704,726
Community Redevelopment Fund		685,937
COVID-19 Fund		956,000
Capital Projects Fund		1,233,621
Non-Major Governmental Funds:		
Designations Trust		700
Stormwater Utility		20,669
Parks Impact Fees		147,764
Hurricane Recovery		463,971
Stormwater Capital Projects Fund		155,162
Total Encumbrances	**$**	**4,368,550**

The most significant of these contracts and purchase orders are outlined in the table below:

Project	Funding Source	Outstanding Commitment
Asphalt for Upcoming Paving Projects	General Fund	$ 167,888
Climate Change Vulnerability Assessment	General Fund	$ 99,343
Development of MLK Jr. Park Unity Corner	Community Redevelopment Fund	$ 436,753
Shady Park Sculpture	Community Redevelopment Fund	$ 100,000
Design Services for Howell Branch Preserve	Parks Impact Fees	$ 74,135
Reconstruct Metal Building & Roof at Public Works	Hurricane Recovery Funds	$ 181,836
Emergency Pipe Repair at 665 Balmoral Road	Hurricane Recovery Funds	$ 268,223
Flood Basin Study - Central Basin/ Chain of Lakes	COVID-19 Funds	$ 244,589
Flood Basin Study - Lake Killarney/ MLK Basin	COVID-19 Funds	$ 231,068
Data Collection and Concept Design at Howell Creek	COVID-19 Funds	$ 106,840
Mead Garden Pavilion	Capital Projects	$ 76,494
Ward Park Concession Renovation	Capital Projects	$ 241,609
Columbarium Install and Earthwork at Pineywood Cemetery	Capital Projects	$ 400,561
VOIP Phone System to the CISCO Webex Calling Cloud	Capital Projects	$ 72,061

C. RISK MANAGEMENT:

The government 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 City is insured for workers' compensation, general liability and automobile liability coverage under an All Lines Aggregate Plan. Under the All Lines Aggregate Plan, the City retains risk on aggregate claims per claim year basis as follows:

Type of Risk		Amount of Risk Retained by City
Cyber Liability	$	100,000
Property	$	50,000
General Liability	$	150,000
Police Liability	$	200,000
Automobile Liability	$	250,000
Public Officials Liability	$	150,000
Workers' Compensation Liability	$	250,000
Crime Liability	$	1,000
Maximum Aggregate Claim Loss	$	1,500,000

Liabilities are recorded when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs). Claims liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of pay-outs and other economic and social factors. These claims liabilities are included in accrued liabilities in the financial statements. The Maximum Aggregate Claim Loss applies to all the policies except Property Insurance. The estimated liability for unpaid claims was based on an actuarial valuation prepared in 2023. Changes in the balances of claims liabilities during the past year are as follows:

	Fiscal Year Ending September 30, 2023	Fiscal Year Ending September 30, 2022
Unpaid claims, beginning of fiscal year	$ 1,311,792	$ 1,229,198
Incurred claims (including IBNRs)	1,405,040	1,182,615
Claim payments	(960,832)	(1,100,021)
Unpaid claims, end of fiscal year	**$ 1,756,000**	**$ 1,311,792**

Settled claims resulting from these risks have not exceeded insurance coverage in any of the past five years. Premiums are paid into the General Insurance Fund, an internal service fund, by all other funds and are available to pay the insurance premiums when due.

No significant reductions in insurance coverage from the prior year have been made. The City does not participate in any risk pools.

D. LITIGATION:

The City is subject to various disputes, legal proceedings and labor relation claims which arise in the normal course of its operations. In the opinion of management and legal counsel, the amount of ultimate liability with respect to these activities will not be material to the City's financial condition.

E. PENSION INVESTMENT RISKS:

Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, and due to the recent volatility that has affected the financial markets, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the City’s future pension funding obligations.

The City of Winter Park, Florida
Required Supplementary Information
Budgetary Comparison Schedule
General Fund
For the Year Ended September 30, 2023

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Resources (inflows):				
Taxes				
Property Taxes	$ 30,161,135	$ 30,161,135	$ 30,400,941	$ 239,806
Utility Taxes	6,871,733	6,871,733	7,533,817	662,084
Franchise Fees	600,054	600,054	682,947	82,893
Fines and Forfeitures	1,010,143	1,010,143	1,505,884	495,741
Licenses and Permits	3,340,313	3,340,313	2,890,770	(449,543)
Intergovernmental				
Sales Tax	5,044,064	5,624,064	5,899,575	275,511
Local Option Gas Tax	984,344	984,344	944,277	(40,067)
Other Intergovernmental	2,914,662	2,914,662	2,768,694	(145,968)
Charges for Services	12,758,202	13,497,202	13,872,437	375,235
Investment Earnings	150,000	150,000	678,400	528,400
Other	256,000	301,000	484,638	183,638
Transfers In	5,822,982	5,822,982	6,291,728	468,746
Amounts available for appropriation	**69,913,632**	**71,277,632**	**73,954,108**	**2,676,476**
Charges to appropriations (outflows):				
General Administration	2,770,957	2,851,718	2,627,867	223,851
Information Technology	977,618	1,073,750	844,615	229,135
Financial Services	555,197	555,197	535,551	19,646
Communications	382,650	393,900	357,671	36,229
Planning and Community Development	1,334,245	982,650	1,002,759	(20,109)
Building and Permitting Services	2,216,389	2,223,369	2,240,579	(17,210)
Public Works	10,949,098	11,569,063	11,337,985	231,078
Police	16,809,534	17,109,570	16,221,951	887,619
Fire Rescue	13,448,538	13,727,132	13,666,042	61,090
Parks and Recreation	11,564,852	11,846,244	12,442,308	(596,064)
Cultural and Community Services	1,840,000	1,840,000	1,840,000	-
Non-Departmental Charges	(293,610)	(357,969)	-	(357,969)
Transfers Out	7,358,164	7,938,164	8,709,855	(771,691)
Total charges to appropriations	**69,913,632**	**71,752,788**	**71,827,183**	**(74,395)**
Excess (Deficiency) of Revenues Over Charges to Appropriations	-	(475,156)	2,126,925	2,602,081
Fund Balance Allocation	-	475,156	-	(475,156)
Excess of Resources Over Charges to Appropriations	$ -	$ -	$ 2,126,925	$ 2,126,925

Explanation of Differences betweeen Budgetary Inflows and Outflows and GAAP Revenues and Expenditures

Sources/inflows of resources	
Actual amounts "available for appropriation" from the budgetary comparison schedule	$ 73,954,108
Differences - budget to GAAP:	
Transfers from other funds are inflows of budgetary resources but are not revenues for financial reporting purposes	(6,291,728)
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds.	$ 67,662,380
Uses/outflows of resources	
Actual amounts "total charges to appropriations" from the budgetary comparison schedule	$ 71,827,183
Differences - budget to GAAP:	
Transfers to other funds are outflows for budgetary resources but are not expenditures for financial reporting purposes	(8,709,855)
Total expenditures as reported on the statement of revenues, expenditures and changes in fund balances - governmental funds.	$ 63,117,328

The City of Winter Park, Florida
Required Supplementary Information
Budgetary Comparison Schedule
Community Redevelopment Fund
For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	**Final**	**Amounts**	**(Negative)**
Resources (inflows):				
Intergovernmental	$ 3,390,920	$ 3,390,920	$ 3,388,561	$ (2,359)
Investment Earnings	-	-	405,116	405,116
Other	-	-	28,800	28,800
Transfers from Other Funds	4,043,522	4,043,522	4,039,166	(4,356)
Amounts available for appropriations	**7,434,442**	**7,434,442**	**7,861,643**	**427,201**
Charges to appropriations (outflows):				
Planning and Community Development	1,395,144	2,278,301	1,431,255	847,046
Cultural and Community Services	127,000	177,000	141,000	36,000
Debt Service - Principal	1,350,000	1,350,000	1,350,000	-
Debt Service - Interest and Other Charges	134,485	134,485	134,485	-
Capital Improvements	3,721,766	13,923,688	491,034	13,432,654
Non-Departmental Charges	706,047	706,047	-	706,047
Total charges to appropriations	**7,434,442**	**18,569,521**	**3,547,774**	**15,021,747**
Excess (Deficiency) of Resources Over Charges to Appropriations	-	(11,135,079)	4,313,869	15,448,948
Fund Balance Allocation	-	11,135,079	-	(11,135,079)
Excess of Resources Over Charges to Appropriations	**$ -**	**$ -**	**$ 4,313,869**	**$ 4,313,869**

Explanation of Difference betweeen Budgetary Inflows and GAAP Revenues

Sources/inflows of resources	
Actual amounts "available for appropriation" from the budgetary comparison schedule	$ 7,861,643
Differences - budget to GAAP:	
Transfers from other funds are inflows of budgetary resources but are not revenues for financial reporting purposes	(4,039,166)
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds.	$ 3,822,477

The City follows the following procedures in establishing the budgetary data reflected in the financial statements:

a) In April of each year, the City Manager presents draft budget goals to the City Commission for their consideration and revision if the Commission chooses. These goals become part of the foundation for developing the proposed budget and capital improvement plan.

b) At the first City Commission meeting in July, the City Manager presents a recommended budget for the next succeeding fiscal year to the City Commission. The recommended budget includes proposed expenditures and the sources of receipts to finance them as well as a capital improvement plan.

c) Public hearings are conducted to obtain taxpayers comments.

d) The budget is approved by the Commission and becomes the basis for the millage levied by the Commission.

e) The City Manager is authorized to transfer budgeted amounts between line items within a fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Commission. Expenditures may not exceed legal appropriations at the fund level. All appropriations lapse at year-end. For the fiscal year ended September 30, 2023, there were budget overages in the following areas:

   1) The $20,109 negative variance in Planning and Community Development is due to final payout of personal time off to retiring director of the department.
   2) Building and Permitting Services was over budget by $17,210 as a result of shifting code enforcement responsibilities to this department.
   3) The $596,064 negative variance in the Parks and Recreation Department is due to largely to golf course operations (first full year of ownership of the Winter Park Pines Golf Course) and tree care.
   4) Transfers Out exceeded the budget by $771,691 due the transfer of $300,000 to the Hurricane Recovery Fund for estimated costs incurred that will not be reimbursed and transfers of a portion of the increase in Unassigned General Fund balance for parks acquisition and public art.

f) Formal budgetary integration is employed as a management control device during the year for the General Fund and certain Special Revenue Funds. Formal budgetary integration is not employed for the Capital Projects Fund, Designations Trust Fund, Affordable Housing Fund, Law Enforcement Trust Fund, Parks Impact Fees Fund, Hurricane Recovery Fund, Police and Firefighter Premium Tax Trust Fund, COVID-19 Fund, Multi-Modal Transportation Impact Fees Fund, Debt Service Fund, and Stormwater Capital Projects Fund.

g) The budgets for the General Fund and certain Special Revenue Funds (Stormwater Utility Fund, Grant Fund and Cemetery Trust Fund) are legally adopted on a basis consistent with generally accepted accounting principles with the exception that budgetary basis expenditures include purchase orders (encumbrances) issued for goods or services not received at year-end.

h) Budgeted amounts are as originally adopted, or as amended, in accordance with City ordinance. The General Fund budget for the current year was increased by $1,839,156 subsequent to its original adoption.

i) General administration includes divisions that are under the City Manager and do not have their own departmental director.

j) The Budgetary Comparison Schedules shown in the accompanying supplemental information present comparisons of the legally adopted budget, as amended, with actual results. The originally adopted budget is presented for purposes of comparison to the final, amended budget. The original budget includes the adjustments necessary to bring forward the carry forward appropriation (for unexpended projects and encumbrances) as authorized in the annual budget ordinance. The nonmajor Special Revenue Fund budget comparisons are presented in the Combining Statements section.

The City of Winter Park, Florida
Required Supplementary Information
Pension Trust Funds

Schedule of City Contributions
Last 10 Fiscal Years

Police Pension Plan				
Year Ended 9/30	**Actuarially Determined Contribution (ADC)**	**Contributions in relation to the ADC**	**Covered Payroll**	**Contributions as a % of Covered Payroll**
2014	$ 2,261,252	$ 2,261,252	$ 5,209,000	43.41%
2015	2,355,980	2,355,980	5,306,000	44.40%
2016	2,248,187	2,248,187	4,286,000	52.45%
2017	2,308,411	2,308,411	4,556,618	50.66%
2018	2,537,741	2,537,741	4,831,702	52.52%
2019	2,646,296	2,646,296	5,050,992	52.39%
2020	3,187,672	3,187,672	4,993,075	63.84%
2021	3,121,763	3,121,763	5,244,887	59.52%
2022	3,178,322	3,178,322	6,019,085	52.80%
2023	2,622,348	2,622,348	6,692,443	39.18%

Fire Pension Plan					
Year Ended 9/30	**Actuarially Determined Contribution (ADC)**	**Contributions in relation to the ADC**	**Contribution Deficiency (Excess)**	**Covered Payroll**	**Contributions as a % of Covered Payroll**
2014	2,029,490	2,029,490	-	5,553,000	36.55%
2015	1,956,076	1,956,076	-	5,490,000	35.63%
2016	1,887,964	1,887,964	-	4,275,000	44.16%
2017	1,974,157	2,023,791	(49,634)	4,909,597	41.22%
2018	2,177,715	2,177,715	-	5,095,403	42.74%
2019	2,339,711	2,339,711	-	5,319,825	43.98%
2020	2,663,494	2,663,494	-	5,287,484	50.37%
2021	2,620,947	2,620,947	-	5,035,225	52.05%
2022	2,643,421	2,643,421	-	5,363,409	49.29%
2023	1,737,886	1,737,886	-	5,792,116	30.00%

See Notes to Required Supplementary Information.

The City of Winter Park, Florida
Required Supplementary Information
Pension Trust Funds

Schedule of Changes in Net Pension Liability and Related Ratios
Police Pension Plan
Last 10 Fiscal Years

		2022	2021	2020	2019	2018	2017	2016 *	2015	2014
A.	Total Pension Liability (TPL):									
	Service Cost	$ 1,311,276	$ 1,087,823	$ 1,094,524	$ 1,102,086	$ 876,049	$ 890,921	$ 846,677	$ 801,632	$ 762,017
	Interest	5,437,166	5,241,956	5,023,560	4,939,154	4,679,934	4,545,149	4,312,101	4,168,995	4,089,843
	Benefit Changes	-	-	-	325,964	-	-	-	-	-
	Difference Between Actual and Expected Experience	950,543	685,484	293,358	695,352	(395,301)	992,298	460,466	(663,298)	93,720
	Assumption Changes	-	-	(1,806,968)	2,119,415	-	237,311	-	-	1,413,198
	Benefit Payments, including Refunds of Member Contributions	(3,959,451)	(4,601,043)	(3,466,919)	(3,311,451)	(3,511,348)	(3,078,241)	(3,780,341)	(3,449,577)	(2,963,743)
	Net Change in TPL	3,739,534	2,414,220	1,137,555	5,870,520	1,649,334	3,587,438	1,838,903	857,752	3,395,035
	TPL beginning of year	72,709,848	70,295,628	69,158,073	63,287,553	61,638,219	58,050,781	56,211,878	55,354,126	51,959,091
	TPL end of year	**$ 76,449,382**	**$ 72,709,848**	**$ 70,295,628**	**$ 69,158,073**	**$ 63,287,553**	**$ 61,638,219**	**$ 58,050,781**	**$ 56,211,878**	**$ 55,354,126**
B.	Plan Fiduciary Net Position:									
	Contributions - City and State	$ 3,178,322	$ 3,121,763	$ 3,187,671	$ 2,646,295	$ 2,537,741	$ 2,308,411	$ 2,248,187	$ 2,355,980	$ 2,261,252
	Contributions – Member	517,939	345,566	326,320	303,060	340,784	273,397	276,662	258,906	240,151
	Net Investment Income	(10,434,660)	12,317,016	4,790,382	2,056,605	3,684,582	5,164,758	4,078,032	(1,108,385)	4,077,752
	Benefit Payments, including Refunds of Member Contributions	(3,959,451)	(4,601,043)	(3,466,919)	(3,311,451)	(3,511,348)	(3,078,241)	(3,780,341)	(3,449,577)	(2,963,743)
	Administrative Expenses	(148,491)	(158,274)	(137,159)	(112,798)	(141,577)	(80,671)	(113,629)	(93,432)	(67,201)
	Net Change in Plan Fiduciary Net Position	(10,846,341)	11,025,028	4,700,295	1,581,711	2,910,182	4,587,654	2,708,911	(2,036,508)	3,548,211
	Plan Fiduciary Net Position beginning of year	69,770,663	58,745,635	54,045,340	52,463,629	49,553,447	44,965,793	42,256,882	44,293,390	40,745,179
	Plan Fiduciary Net Position end of year	**$ 58,924,322**	**$ 69,770,663**	**$ 58,745,635**	**$ 54,045,340**	**$ 52,463,629**	**$ 49,553,447**	**$ 44,965,793**	**$ 42,256,882**	**$ 44,293,390**
C.	Net Pension Liability (NPL) end of year (A-B)	$ 17,525,060	$ 2,939,185	$ 11,549,993	$ 15,112,733	$ 10,823,924	$ 12,084,772	$ 13,084,988	$ 13,954,996	$ 11,060,736
D.	Plan Fiduciary Net Position as a Percentage of TPL (B/A)	77.08%	95.96%	83.57%	78.15%	82.90%	80.39%	77.46%	75.17%	80.02%
E.	Covered Payroll	$ 6,019,085	$ 5,244,887	$ 4,993,075	$ 5,050,992	$ 4,831,702	$ 4,556,618	$ 4,611,032	$ 4,315,097	$ 3,999,782
F.	NPL as a Percentage of Covered Payroll (C/E)	291.16%	56.04%	231.32%	299.20%	224.02%	265.21%	283.78%	323.40%	276.53%

Schedule of Changes in Net Pension Liability and Related Ratios
Police Pension Plan
Last 10 Fiscal Years
(Continued)

		2022	2021	2020	2019	2018	2017	2016 *	2015	2014
G.	Notes to Schedule:									
	Valuation Date	10/01/2022	10/01/2021	10/01/2020	10/01/2019	10/01/2018	10/01/2017	10/01/2016	10/01/2015	10/01/2014

Update procedures used to roll forward the TPL excluding DROP account balances to the measurement dates – actual DROP account balances as of measurement dates included in TPL.

During 2014, assumption change to investment rate of return (from 8.25% to 7.75%) – no benefit changes. During 2017, the mortality assumption was updated to use the mortality assumption used by the Florida Retirement System (FRS) as required under F.S., Chapter 2015-157 based upon the July 1, 2016 FRS Actuarial Valuation. No assumption or benefit changes were made in 2015 or 2016.

During 2018, assumption change to investment rate of return (from 7.75% to 7.5%) - no benefit changes. During 2019, the mortality assumption was updated to use the mortality assumption used by the FRS as required under F.S., Chapter 2015-157 based upon the July 1, 2019 FRS Actuarial Valuation - no benefit changes.

* The amounts reported in 2015 and 2014 were based on actuarial projections. In 2016, the City implemented a change in accounting principle to use the measurement date for its pension plans as of October 1st of the preceding fiscal year. These amounts were updated in the 2016.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Notes to Required Supplementary Information

Schedule of Changes in Net Pension Liability and Related Ratios
Firefighter Pension Plan
Last 10 Fiscal Years

		2022	2021	2020	2019	2018	2017	2016 *	2015	2014
A.	Total Pension Liability (TPL):									
	Service Cost	$ 1,294,066	$ 1,329,882	$ 1,368,477	$ 1,430,286	$ 1,239,233	$ 1,248,662	$ 1,094,871	$ 1,038,799	$ 1,034,774
	Interest	5,307,664	5,233,555	4,979,216	4,786,861	4,613,292	4,508,511	4,273,512	4,027,050	3,762,630
	Benefit Changes	-	-	(11,064)	217,683	-	-	-	-	-
	Difference Between Actual and Expected Experience	(212,676)	970,011	1,082,823	86,445	(1,193,864)	977,255	401,430	166,585	(273,916)
	Assumption Changes	-	-	(1,945,748)	1,268,192	-	(191,868)	-	-	-
	Benefit Payments, including Refunds of Member Contributions	(3,913,598)	(5,493,651)	(2,622,120)	(2,883,745)	(3,811,824)	(2,788,899)	(3,712,026)	(1,559,126)	(1,452,381)
	Net Change in TPL	2,475,456	2,039,797	2,851,584	4,905,722	846,837	3,753,661	2,057,787	3,673,308	3,071,107
	TPL beginning of year	72,061,624	70,021,827	67,170,243	62,264,521	61,417,684	57,664,023	55,504,181	51,830,873	48,759,766
	TPL end of year	**$ 74,537,080**	**$ 72,061,624**	**$ 70,021,827**	**$ 67,170,243**	**$ 62,264,521**	**$ 61,417,684**	**$ 57,561,968**	**$ 55,504,181**	**$ 51,830,873**
B.	Plan Fiduciary Net Position:									
	Contributions - City and State	$ 2,643,421	$ 2,620,947	$ 2,663,494	$ 2,341,237	$ 2,177,715	$ 2,023,791	$ 1,969,866	$ 2,020,802	$ 2,029,490
	Contributions – Member	383,409	302,114	533,570	335,772	419,544	299,920	288,518	305,022	353,350
	Net Investment Income	(11,847,008)	12,269,438	5,634,924	2,403,016	3,616,777	5,169,895	4,289,420	(1,433,057)	4,278,932
	Benefit Payments, including Refunds of Member Contributions	(3,913,598)	(5,493,651)	(2,622,120)	(2,883,745)	(3,811,824)	(2,788,899)	(3,712,026)	(1,559,126)	(1,452,381)
	Administrative Expenses	(168,661)	(155,340)	(148,911)	(118,956)	(152,481)	(109,739)	(114,691)	(87,779)	(73,301)
	Net Change in Plan Fiduciary Net Position	(12,902,437)	9,543,508	6,060,957	2,077,324	2,249,731	4,594,968	2,721,087	(754,138)	5,136,090
	Plan Fiduciary Net Position beginning of year	74,186,284	64,642,776	58,581,819	56,504,495	54,254,764	49,659,796	46,938,709	47,692,847	42,556,757
	Plan Fiduciary Net Position end of year	**$ 61,283,847**	**$ 74,186,284**	**$ 64,642,776**	**$ 58,581,819**	**$ 56,504,495**	**$ 54,254,764**	**$ 49,659,796**	**$ 46,938,709**	**$ 47,692,847**
C.	Net Pension Liability (NPL) end of year (A-B)	$ 13,253,233	$ (2,124,660)	$ 5,379,051	$ 8,588,424	$ 5,760,026	$ 7,162,920	$ 7,902,172	$ 8,565,472	$ 4,138,026
D.	Plan Fiduciary Net Position as a Percentage of TPL (B/A)	82.22%	102.95%	92.32%	87.21%	90.75%	88.34%	86.27%	84.57%	92.02%
E.	Covered Payroll	$ 5,363,409	$ 5,035,225	$ 5,287,484	$ 5,319,825	$ 5,095,403	$ 4,980,531	$ 4,808,627	$ 4,351,071	$ 4,130,864
F.	NPL as a Percentage of Covered Payroll (C/E)	247.10%	-42.20%	101.73%	161.44%	113.04%	143.82%	164.33%	196.86%	100.17%

Schedule of Changes in Net Pension Liability and Related Ratios
Firefighter Pension Plan
Last 10 Fiscal Years
(Continued)

	2022	2021	2020	2019	2018	2017	2016 *	2015	2014
G. Notes to Schedule:									
Valuation Date	10/01/2022	10/01/2021	10/01/2020	10/01/2019	10/01/2018	10/01/2017	10/01/2016	10/01/2015	10/01/2014

Update procedures used to roll forward the TPL excluding DROP account balances and reserve for excess State funds to the measurement dates – actual DROP account balances and reserve for excess State funds as of measurement dates included in TPL.

During 2017, the mortality assumption was updated to use the mortality assumption used by the Florida Retirement System (FRS) as required under F.S., Chapter 2015-157 based upon the July 1, 2016 FRS Actuarial Valuation. No assumption or benefit changes were made in 2014, 2015 or 2016.

During 2018, assumption changes to investment rate of return (from 7.75% to 7.5%) - no benefit changes. During 2019, the mortality assumption was updated to use the mortality assumption used by the FRS as required under F.S., Chapter 2015-157 based upon the July 1, 2019 FRS Actuarial Valuation and the disability rates were updated from 75% of disabilities assumed to be service incurred to 85%.

During 2020, disabiity retirement eligibility was updated to reflect diagnoses of cancer or circumstances that arise out of the treatment of such cancer to be presumed to be disabled in-line of duty supject to limitations in Chapter 112.1816, Florida Statutes.

* The amounts reported in 2015 and 2014 were based on actuarial projections. In 2016, the City implemented a change in accounting principle to use the measurement date for its pension plans as of October 1st of the preceding fiscal year. These amounts were updated in the 2016.

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Notes to Required Supplementary Information.

The City of Winter Park, Florida
Required Supplementary Information
Pension Trust Funds

Schedule of Investment Returns

Annual Money Weighted Rate of Return		
Year Ended 9/30	**Police Pension Fund**	**Fire Pension Fund**
2014	10.3%	10.2%
2015	(2.7)%	(2.9)%
2016	9.8%	9.4%
2017	11.7%	10.6%
2018	7.6%	6.9%
2019	4.0%	4.4%
2020	8.9%	9.8%
2021	21.3%	19.8%
2022	15.0%	16.2%
2023	8.7%	8.1%

See Notes to Required Supplementary Information.

(1) All recommended trend information has been calculated using the Entry Age Actuarial Cost Method.

(2) For information regarding contribution percentage rates, assumptions, amortization method, etc. (See Note 16A).

(3) As of the 10/01/95 actuarial valuation date, the following benefit accrual rate change was made to the police and firefighter pension funds:

	Current	**Previous**
Benefit Accrual Rate	3.0% per year of service for all employees	2.5% per year of service for non-exempt employees 3.0% per year of service for exempt employees

(4) A 3% annual cost of living adjustment on benefit payments for participants in the police and firefighter pension plans who terminate employment on or after October 1, 2002 was added effective October 1, 2002.

(5) Effective March 1, 2013, the following benefit changes were made:

(a) Refunds of participant contributions to non-vested terminated participants no longer include interest. These refunds previously included interest at the rate of 5% on an annual basis.
(b) Vested participants who terminate employment with the City prior to attaining eligibility for early or normal retirement, are not eligible to begin receiving benefit payments until they reach 55 years of age.
(c) The 3% annual cost of living adjustment on benefit payments is limited to participants who retire on or after early or normal retirement date (including DROPs).

(6) Effective October 1, 2018, the following benefit changes were made:

(a) Vested participants who terminate employment with the City prior to attaining eligibility for early or normal retirement, are not eligible to begin receiving benefit payments until they reach 50 years of age. The previous requirement was achieving 55 years of age.

(7) Effective October 1, 2019, the disability retirement eligibility for Firefighters was updated to reflect diagnoses of cancer or circumstances that arise out of the treatment of such cancer to be presumed to be disabled in-line of duty subject to the limitations of Chapter 112.1816, Florida Statutes.

The City of Winter Park, Florida
Required Supplementary Information
Other Postemployment Benefits (OPEB)

Schedule of Changes in Total OPEB
Liability and Related Ratios
Last 10 Fiscal Years

	2022	2021	2020	2019	2018	2017
A. Total OPEB Liability (TOL):						
Service Cost	$ 947,089	$ 924,621	$ 583,049	$ 546,368	$ 785,144	$ 747,757
Interest	347,088	299,255	381,176	355,102	340,626	290,493
Difference Between Expected and Actual Experience	-	-	(1,692,548)	-	(452,223)	-
Changes of Assumptions	(8,687,190)	(782,741)	3,879,790	102,741	(241,094)	-
Benefit Payments	(170,393)	(157,797)	(154,800)	(143,334)	(196,859)	(543,951)
Other Changes	-	-	-	-	-	(144,280)
Net Change in TOL	(7,563,406)	283,338	2,996,667	860,877	235,594	350,019
TOL beginning of year	13,421,064	13,137,726	10,141,059	9,280,182	9,044,588	8,694,569
TOL end of year	**$ 5,857,658**	**$ 13,421,064**	**$ 13,137,726**	**$ 10,141,059**	**$ 9,280,182**	**$ 9,044,588**
B. Covered Employee Payroll	$ 37,836,126	$ 33,326,545	$ 31,739,567	$ 33,447,726	$ 31,854,977	$ 29,404,946
C. TOL as a Percentage of Covered Employee Payroll (A/B)	15.48%	40.27%	41.39%	30.32%	29.13%	30.76%
D. Notes to Schedule:						
Valuation Date	09/30/2022	10/01/2020	10/01/2020	10/01/2018	10/01/2018	10/01/2016
Measurement Date	09/30/2022	10/01/2021	10/01/2020	10/01/2019	10/01/2018	10/01/2017
Reporting Date	09/30/2023	09/30/2022	09/30/2021	09/30/2020	09/30/2019	09/30/2018

Note: Schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

See Notes to Required Supplementary Information.

(1) For information regarding plan description, funding policy and actuarial assumptions, etc. (See Note 17).

(2) Changes to benefit terms: None.

(3) Changes of assumptions:

Measurement Date	**09/30/22**	**09/30/21**	**09/30/20**	**09/30/19**	**10/01/18**	**10/01/17**
Discount Rate	4.40%	2.14%	3.58%	3.64%	3.50%	3.50%

(4) The benefit payments during the measurement period were $170,393 based on projected benefit payments.

(5) There are no assets accumulated in a trust that meets the criteria of Government Accounting Standards Board codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

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Nonmajor Governmental Funds

Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Designations Trust Fund - To account for the receipt and disbursement of donor specified contributions and to account for City funds set aside for designated future purposes.

Stormwater Utility Fund - To account for the Stormwater Utility Fee revenues and the related expenditures for stormwater runoff management.

Affordable Housing Fund - To account for the Affordable Housing Fee and the related expenditures for affordable housing in Winter Park.

Law Enforcement Trust Fund - To account for revenues and expenditures to be used for law enforcement in accordance with Chapter 943.25 of the Florida Statutes.

Grant Fund - To account for revenues and expenditures of various law enforcement grants.

Parks Impact Fees Fund – To account for impact fees collected on new residential units in the City and related expenditures for acquiring new park land and recreation facilities on newly acquired park land.

Hurricane Recovery Fund – To account for the costs of removing debris following Hurricane Irma which struck the City in September of 2017.

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Nonmajor Governmental Funds

(continued)

Police and Firefighter Premium Tax Trust Fund - To account for excise taxes imposed on homeowners' insurance premiums collected by the State of Florida Department of Revenue and remitted to the City. These tax revenues are to be used as retirement contributions to Police and Firefighter Pension plans.

Cemetery Trust Fund - To account for the operations of the City's cemeteries including the sale and maintenance of lots.

Multi-Modal Transportation Impact Fees Fund - To account for impact fees collected on development within the City and related expenditures for additional transportation facilities such as roadway, bicycle, and pedestrian transit facilities.

Debt Service Fund

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

Stormwater Capital Projects Fund

The Stormwater Capital Projects Fund is used to account for the Stormwater Capital Project revenues and the related expenditures for Stormwater projects.

The City of Winter Park, Florida
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2023

	Special Revenue Funds					
	Designations Trust	Stormwater Utility	Affordable Housing	Law Enforcement Trust	Grant	Parks Impact Fees
ASSETS						
Cash, Cash Equivalents and Investments	$ 2,723,937	$ -	$ 236,982	$ 365,324	$ 56,409	$ 1,197,897
Accounts Receivable - Net	2,820	308,062	-	-	-	-
Accrued Interest Receivable	6,532	-	878	1,220	210	3,996
Due from Other Governments	222,545	387	-	-	16,041	-
Inventories	-	71,500	-	-	-	-
Special Assessments Receivable	63,462	-	-	-	-	-
Lease Receivable	18,609	-	-	-	-	-
Total Assets	**$ 3,037,905**	**$ 379,949**	**$ 237,860**	**$ 366,544**	**$ 72,660**	**$ 1,201,893**
LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES						
Liabilities:						
Accounts Payable	200,603	167,224	-	121,197	5,238	586
Accrued Liabilities	-	75,439	-	-	2,682	-
Due to Other Funds	-	138,063	-	-	-	-
Total Liabilities	200,603	380,726	-	121,197	7,920	586
Deferred Inflows of Resources:						
Unavailable Revenue on Long-Term Receivables	50,634	-	-	-	-	-
Lease Related	18,142	-	-	-	-	-
Total Deferred Inflows of Resources	68,776	-	-	-	-	-
Fund Balances:						
Non Spendable						
Inventories	-	71,500	-	-	-	-
Spendable						
Restricted						
Public Safety	88,337	-	-	245,347	64,740	-
Maintenance and Improvements to Parks	43,715	-	-	-	-	1,201,307
Community Enhancement Items	10,100	-	237,860	-	-	-
Committed						
Maintenance and Improvements to Parks	1,169,317	-	-	-	-	-
Community Enhancement Items	252,616	-	-	-	-	-
Construction Projects	-	-	-	-	-	-
Assigned						
Public Safety	73,017	-	-	-	-	-
Maintenance and Improvements to Parks	1,131,424	-	-	-	-	-
Special Assessments	-	-	-	-	-	-
Unassigned	-	(72,277)	-	-	-	-
Total Fund Balances	**2,768,526**	**(777)**	**237,860**	**245,347**	**64,740**	**1,201,307**
Total Liabilities, Deferred Inflows, and Fund Balances	**$ 3,037,905**	**$ 379,949**	**$ 237,860**	**$ 366,544**	**$ 72,660**	**$ 1,201,893**

Special Revenue Funds						
Hurricane Recovery	Cemetery Trust	Multi-Modal Transportation Impact Fees	Total	Debt Service	Stormwater Capital Projects	Total Governmental Funds
$ -	$ 1,220,078	$ 701,496	$ 6,502,123	$ 123,573	$ 1,032,270	$ 7,657,966
17,351	-	-	328,233	9,453	-	337,686
-	4,605	2,590	20,031	455	3,817	24,303
571,811	-	-	810,784	-	-	810,784
-	-	-	71,500	-	-	71,500
-	-	-	63,462	429,900	-	493,362
-	-	-	18,609	-	-	18,609
$ 589,162	**$ 1,224,683**	**$ 704,086**	**$ 7,814,742**	**$ 563,381**	**$ 1,036,087**	**$ 9,414,210**
1,686	-	-	496,534	-	88,645	585,179
9,974	-	-	88,095	-	-	88,095
2,202,026	-	-	2,340,089	-	-	2,340,089
2,213,686	-	-	2,924,718	-	88,645	3,013,363
-	-	-	50,634	322,425	-	373,059
-	-	-	18,142	-	-	18,142
-	-	-	68,776	322,425	-	391,201
-	-	-	71,500	-	-	71,500
-	-	-	398,424	-	-	398,424
-	-	-	1,245,022	-	-	1,245,022
-	-	704,086	952,046	-	-	952,046
-	1,224,683	-	2,394,000	-	-	2,394,000
-	-	-	252,616	-	-	252,616
-	-	-	-	-	947,442	947,442
-	-	-	73,017	-	-	73,017
-	-	-	1,131,424	-	-	1,131,424
-	-	-	-	240,956	-	240,956
(1,624,524)	-	-	(1,696,801)	-	-	(1,696,801)
(1,624,524)	**1,224,683**	**704,086**	**4,821,248**	**240,956**	**947,442**	**6,009,646**
$ 589,162	**$ 1,224,683**	**$ 704,086**	**$ 7,814,742**	**$ 563,381**	**$ 1,036,087**	**$ 9,414,210**

The City of Winter Park, Florida
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended September 30, 2023

	Special Revenue Funds					
	Designations Trust	Stormwater Utility	Affordable Housing	Law Enforcement Trust	Grant	Parks Impact Fees
Revenues						
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Fines and Forfeitures	95,443	-	-	209,870	-	-
Licenses and Permits	-	-	118,187	-	-	-
Other Intergovernmental	222,545	23,677	-	-	99,211	-
Charges for Services	199,974	2,745,126	-	-	-	-
Investment Earnings	50,526	877	5,197	13,970	1,688	35,420
Other	148,051	250	-	-	-	16,000
Total Revenues	**716,539**	**2,769,930**	**123,384**	**223,840**	**100,899**	**51,420**
Expenditures						
Current:						
General Administration	43,510	-	-	-	-	-
Planning and Community Development	5,895	-	200,000	-	-	-
Public Works:						
Public Works	-	-	-	-	-	-
Stormwater Management	-	476,449	-	-	-	-
Lakes	103,145	1,167,813	-	-	-	-
Street Drainage and Maintenance	-	1,403,546	-	-	-	-
Street Sweeping	-	240,905	-	-	-	-
Disaster Recovery	-	-	-	-	-	-
Police	51,768	-	-	905,343	112,810	-
Fire Rescue	18,689	-	-	-	-	-
Parks and Recreation	343,903	-	-	-	-	88,353
Cultural and Community Services	350,000	-	-	-	-	-
Debt Service:						
Principal	-	-	-	-	-	-
Interest and Other Charges	-	-	-	-	-	-
Capital Improvements	134,800	-	-	-	-	-
Total Expenditures	**1,051,710**	**3,288,713**	**200,000**	**905,343**	**112,810**	**88,353**
Excess (Deficiency) of Revenues Over Expenditures	**(335,171)**	**(518,783)**	**(76,616)**	**(681,503)**	**(11,911)**	**(36,933)**
Other Financing Sources (Uses)						
Transfers In	1,489,602	-	-	-	-	-
Transfers Out	(75,000)	-	-	-	-	-
SBITA Issuance	-	-	-	589,438	-	-
Total Other Financing Sources (Uses)	**1,414,602**	**-**	**-**	**589,438**	**-**	**-**
Net Change in Fund Balances	**1,079,431**	**(518,783)**	**(76,616)**	**(92,065)**	**(11,911)**	**(36,933)**
Fund Balances - Beginning	1,689,095	518,006	314,476	337,412	76,651	1,238,240
Fund Balances - Ending	**$ 2,768,526**	**$ (777)**	**$ 237,860**	**$ 245,347**	**$ 64,740**	**$ 1,201,307**

Special Revenue Funds							
Hurricane Recovery	Police and Firefighter Premium Tax Trust	Cemetery Trust	Multi-Modal Transportation Impact Fees	Total	Debt Service	Stormwater Capital Projects	Total Nonmajor Governmental Funds
$ -	$ -	$ -	$ -	$ -	$ 1,964,356	$ -	$ 1,964,356
-	-	-	-	305,313	-	-	305,313
-	-	-	-	118,187	-	-	118,187
571,811	985,521	-	-	1,902,765	-	-	1,902,765
-	-	-	-	2,945,100	-	726,607	3,671,707
(3,238)	-	44,171	1,822	150,433	9,137	21,785	181,355
17,351	-	466,090	435,268	1,083,010	107,438	-	1,190,448
585,924	**985,521**	**510,261**	**437,090**	**6,504,808**	**2,080,931**	**748,392**	**9,334,131**
15,375	-	-	-	58,885	-	-	58,885
-	-	-	-	205,895	-	-	205,895
1,445,200	-	-	-	1,445,200	-	-	1,445,200
-	-	-	-	476,449	-	-	476,449
-	-	-	-	1,270,958	-	-	1,270,958
-	-	-	-	1,403,546	-	-	1,403,546
-	-	-	-	240,905	-	-	240,905
467,481	-	-	-	467,481	-	-	467,481
201	528,654	-	-	1,598,776	-	-	1,598,776
22,143	456,867	-	-	497,699	-	-	497,699
116,644	-	-	-	548,900	-	-	548,900
-	-	-	-	350,000	-	-	350,000
-	-	-	-	-	1,485,000	-	1,485,000
-	-	-	-	-	1,060,846	-	1,060,846
-	-	-	-	134,800	-	410,086	544,886
2,067,044	**985,521**	**-**	**-**	**8,699,494**	**2,545,846**	**410,086**	**11,655,426**
(1,481,120)	**-**	**510,261**	**437,090**	**(2,194,686)**	**(464,915)**	**338,306**	**(2,321,295)**
300,000	-	-	-	1,789,602	451,014	-	2,240,616
-	-	(950,874)	-	(1,025,874)	-	-	(1,025,874)
-	-	-	-	589,438	-	-	589,438
300,000	**-**	**(950,874)**	**-**	**1,353,166**	**451,014**	**-**	**1,804,180**
(1,181,120)	**-**	**(440,613)**	**437,090**	**(841,520)**	**(13,901)**	**338,306**	**(517,115)**
(443,404)	-	1,665,296	266,996	5,662,768	254,857	609,136	6,526,761
$ (1,624,524)	**$ -**	**$ 1,224,683**	**$ 704,086**	**$ 4,821,248**	**$ 240,956**	**$ 947,442**	**$ 6,009,646**

The City of Winter Park, Florida
Budgetary Comparison Schedule
Stormwater Utility Fund
For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Resources (inflows):				
Intergovernmental	$ 40,000	$ 40,000	$ 23,677	$ (16,323)
Charges for Services	3,273,998	3,273,998	2,745,126	(528,872)
Investment Earnings	-	-	877	877
Other	-	-	250	250
Amounts available for appropriations	**3,313,998**	**3,313,998**	**2,769,930**	**(544,068)**
Charges to appropriations (outflows):				
Public Works:				
Stormwater Management	484,139	484,139	476,449	7,690
Lakes	1,051,163	1,051,151	1,167,813	(116,662)
Street Drainage and Maintenance	1,482,555	1,482,555	1,403,546	79,009
Street Sweeping	296,141	311,365	240,905	70,460
Total charges to appropriations	**3,313,998**	**3,329,210**	**3,288,713**	**40,497**
Excess (Deficiency) of Resources Over Charges to Appropriations	-	(15,212)	(518,783)	(503,571)
Fund Balance Allocation	-	15,212	-	(15,212)
Excess (Deficiency) of Resources Over Charges to Appropriations	**$ -**	**$ -**	**$ (518,783)**	**$ (518,783)**

The City of Winter Park, Florida
Budgetary Comparison Schedule
Grant Fund
For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Resources (inflows):				
Intergovernmental	$ 131,015	$ 131,015	$ 99,211	$ (31,804)
Investment Earnings	-	-	1,688	1,688
Amounts available for appropriations	**131,015**	**131,015**	**100,899**	**(30,116)**
Charges to appropriations (outflows):				
Police	131,015	131,015	112,810	18,205
Total charges to appropriations	**131,015**	**131,015**	**112,810**	**18,205**
Excess (Deficiency) of Resources Over Charges to Appropriations	-	-	(11,911)	(11,911)
Fund Balance Allocation	-	-	-	-
Excess (Deficiency) of Resources Over Charges to Appropriations	**$ -**	**$ -**	**$ (11,911)**	**$ (11,911)**

The City of Winter Park, Florida
Budgetary Comparison Schedule
Cemetery Trust Fund
For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	**Final**	**Amounts**	**(Negative)**
Resources (inflows):				
Investment Earnings	$ -	$ -	$ 44,171	$ 44,171
Other	550,000	550,000	466,090	(83,910)
Amounts available for appropriations	**550,000**	**550,000**	**510,261**	**(39,739)**
Charges to appropriations (outflows):				
Transfers Out	925,432	925,432	950,874	(25,442)
Total charges to appropriations	**925,432**	**925,432**	**950,874**	**(25,442)**
Excess (Deficiency) of Resources Over Charges to Appropriations	(375,432)	(375,432)	(440,613)	(65,181)
Fund Balance Allocation	375,432	375,432	-	(375,432)
Excess (Deficiency) of Resources Over Charges to Appropriations	**$ -**	**$ -**	**$ (440,613)**	**$ (440,613)**

Explanation of Difference betweeen Budgetary Inflows/ Outflows and GAAP Revenues/ Expenditures

Sources/inflows of resources	
Actual amounts "available for appropriation" from the budgetary comparison schedule	$ 510,261
Differences - budget to GAAP:	
None	-
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds.	$ 510,261
Uses/outflows of resources	
Actual amounts "total charges to appropriations" from the budgetary comparison schedule	$ 950,874
Differences - budget to GAAP:	
Transfers to other funds are outflows for budgetary resources but are not expenditures for financial reporting purposes	(950,874)
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds.	$ -

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department to other departments of the government on a cost reimbursement basis.

Fleet Maintenance Fund – To account for the operations of the Fleet Maintenance Department that provides fleet management and maintenance services for the vehicles and equipment owned by the City.

Vehicle Replacement Fund - To account for the acquisition and control of the City's motor vehicles.

Employee Insurance Fund - To account for the accumulation of funds to pay health insurance premiums when due.

General Insurance Fund - To account for the accumulation of funds to pay insurance premiums when due.

The City of Winter Park, Florida
Combining Statement of Net Position
Internal Service Funds
September 30, 2023

	Governmental Activities Internal Service Funds				Total Internal Service Funds
	Fleet Maintenance	Vehicle Replacement	Employee Insurance	General Insurance	
ASSETS					
Current Assets:					
Cash, Cash Equivalents and Investments	$ 77,791	$ 2,052,148	$ 3,238,502	$ 1,656,672	$ 7,025,113
Accounts Receivable - Net	-	-	79,919	-	79,919
Accrued Interest Receivable	-	7,526	14,790	6,900	29,216
Inventories	262,711	-	-	-	262,711
Total current assets	340,502	2,059,674	3,333,211	1,663,572	7,396,959
Non-Current Assets:					
Capital Assets:					
Depreciable - Net	-	8,465,316	-	-	8,465,316
Other Assets:					
Deposits	-	-	500	-	500
Total non-current assets	-	8,465,316	500	-	8,465,816
Total Assets	340,502	10,524,990	3,333,711	1,663,572	15,862,775
DEFERRED OUTFLOW OF RESOURCES					
Other Postemployment Benefits Related Deferred Outflows	61,936	-	-	26,955	88,891
LIABILITIES					
Current Liabilities:					
Accounts Payable	75,634	10,708	92,374	21,992	200,708
Accrued Liabilities	38,624	618	650,000	1,757,803	2,447,045
Due to Other Governments	-	-	-	2,582	2,582
Accumulated Unused Compensated Absences	27,802	-	-	-	27,802
Total current liabilities	142,060	11,326	742,374	1,782,377	2,678,137
Non-Current Liabilities:					
Other Postemployment Benefits	118,160	-	-	25,227	143,387
Accumulated Unused Compensated Absences	105,711	-	-	-	105,711
Total non-current liabilities	223,871	-	-	25,227	249,098
Total Liabilities	365,931	11,326	742,374	1,807,604	2,927,235
DEFERRED INFLOW OF RESOURCES					
Other Postemployment Benefits Related Deferred Inflows	200,629	-	-	66,716	267,345
NET POSITION					
Net Investment in Capital Assets	-	8,465,316	-	-	8,465,316
Unrestricted	(164,122)	2,048,348	2,591,337	(183,793)	4,291,770
Total Net Position	**$ (164,122)**	**$ 10,513,664**	**$ 2,591,337**	**$ (183,793)**	**$ 12,757,086**

The City of Winter Park, Florida
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Internal Service Funds
For the Year Ended September 30, 2023

	Governmental Activities Internal Service Funds				Total
	Fleet Maintenance	**Vehicle Replacement**	**Employee Insurance**	**General Insurance**	**Total Internal Service Funds**
Operating Revenues:					
Charges for Services	$ 1,812,950	$ 1,674,447	$ 8,880,159	$ 3,436,474	$ 15,804,030
Total Operating Revenues	**1,812,950**	**1,674,447**	**8,880,159**	**3,436,474**	**15,804,030**
Operating Expenses:					
Operations	1,827,168	-	9,073,260	3,842,642	14,743,070
Depreciation	-	1,689,855	-	-	1,689,855
Total Operating Expenses	**1,827,168**	**1,689,855**	**9,073,260**	**3,842,642**	**16,432,925**
Operating Loss	**(14,218)**	**(15,408)**	**(193,101)**	**(406,168)**	**(628,895)**
Nonoperating Revenues (Expenses):					
Investment Earnings (Losses)	(12)	54,400	106,560	33,961	194,909
Gain on Disposal of Assets	-	53,540	-	-	53,540
Miscellaneous Revenue	19,455	-	76,912	596,361	692,728
Total Nonoperating Expenses	**19,443**	**107,940**	**183,472**	**630,322**	**941,177**
Change in Net Position	**5,225**	**92,532**	**(9,629)**	**224,154**	**312,282**
Total Net Position - Beginning	**(169,347)**	**10,421,132**	**2,600,966**	**(407,947)**	**12,444,804**
Total Net Position - Ending	**$ (164,122)**	**$ 10,513,664**	**$ 2,591,337**	**$ (183,793)**	**$ 12,757,086**

The City of Winter Park, Florida
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended September 30, 2023

	Fleet Maintenance	Vehicle Replacement	Employee Insurance	General Insurance	Total Internal Service Funds
Cash Flows from Operating Activities					
Receipts from Interfund Services Provided	$ 1,812,950	$ 1,674,447	$ 8,828,418	$ 3,436,474	$ 15,752,289
Payments to Suppliers	(865,585)	-	(9,123,972)	(128,627)	(10,118,184)
Payments to Employees	(791,840)	-	-	(286,077)	(1,077,917)
Payments for Interfund Services Used	(218,256)	-	-	(45,122)	(263,378)
Claims Paid	-	-	-	(3,049,339)	(3,049,339)
Other Receipts	19,455	-	76,912	596,361	692,728
Net Cash Provided by (Used in) Operating Activities	**(43,276)**	**1,674,447**	**(218,642)**	**523,670**	**1,936,199**
Cash Flows from Capital and Related Financing Activities					
Proceeds from Sale of Assets	-	137,049	-	-	137,049
Purchases of Capital Assets	-	(1,591,019)	-	-	(1,591,019)
Net Cash Used in Capital and Related Financing Activities	**-**	**(1,453,970)**	**-**	**-**	**(1,453,970)**
Cash Flows from Investing Activities					
Investment Earnings	49	52,228	103,220	30,954	186,451
Net Cash Provided by Investing Activities	**49**	**52,228**	**103,220**	**30,954**	**186,451**
Net Increase (Decrease) in Cash and Cash Equivalents	**(43,227)**	**272,705**	**(115,422)**	**554,624**	**668,680**
Cash, Cash Equivalents and Investments - Beginning	**121,018**	**1,779,443**	**3,353,924**	**1,102,048**	**6,356,433**
Cash, Cash Equivalents and Investments - Ending	**$ 77,791**	**$ 2,052,148**	**$ 3,238,502**	**$ 1,656,672**	**$ 7,025,113**
Reconciliation of Operating Loss to Net Cash Provided by (Used in) Operating Activities:					
Operating Loss	$ (14,218)	$ (15,408)	$ (193,101)	$ (406,168)	$ (628,895)
Adjustments to Reconcile Operating Loss to Net Cash Provided by (Used in) Operating Activities:					
Depreciation	-	1,689,855	-	-	1,689,855
(Increase) Decrease in Assets:					
Accounts Receivable	-	-	(51,741)	-	(51,741)
Inventories	(31,142)	-	-	-	(31,142)
Deposits	-	-	-	-	-
Decrease in Deferred Outflow: OPEB	4,725	-	-	1,527	6,252
Increase (Decrease) in Liabilities:					
Accounts Payable	(40,002)	-	(50,712)	(71,101)	(161,815)
Accrued Liabilities	3,798	-	-	437,550	441,348
Due to Other Governments	-	-	-	2,582	2,582
Accumulated Unused Compensated Absences	13,878	-	-	(37,155)	(23,277)
Other Post Employment Benefits	(145,434)	-	-	(47,026)	(192,460)
Increase in Deferred Inflow: OPEB	145,664	-	-	47,100	192,764
Other Receipts	19,455	-	76,912	596,361	692,728
Net Cash Provided by (Used in) Operating Activities	**$ (43,276)**	**$ 1,674,447**	**$ (218,642)**	**$ 523,670**	**$ 1,936,199**

Note: There were no significant non-cash transactions.

STATISTICAL SECTION
(UNAUDITED)

Statistical tables differ from financial statements because they usually cover more than one fiscal year and may present nonaccounting data, financial trends and the fiscal capacity of the governments.

There are no limitations placed upon the amount of debt the City of Winter Park may issue by either the City's Code of Ordinances or by Florida Statutes.

STATISTICAL SECTION

This part of the City's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, not disclosures, and required supplementary information says about the City's overall financial health.

Contents **Page**

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the factors affecting the City's most significant local revenue source, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future

<u>Contents (continued)</u> **<u>Page</u>**

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.

Operating Information

These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

The City of Winter Park, Florida
Table 1
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2014 [1]	2015	2016 [1]	2017	2018 [1]	2019 [1]	2020	2021	2022	2023
Governmental activities										
Net investment in capital assets	$ 55,213,639	$ 57,725,822	$ 67,758,859	$ 71,473,766	$ 75,740,111	$ 81,303,585	$ 86,662,271	$ 97,356,780	$ 105,266,759	$ 110,203,698
Restricted	4,541,982	4,052,195	3,713,163	5,647,853	5,923,813	9,047,645	9,335,243	11,045,094	12,620,220	17,457,729
Unrestricted	701,636	5,372,188	(1,083,196)	(655,951)	693,484	7,597,502	7,632,314	12,365,976	11,917,793	12,795,646
Total governmental activities net position	**$ 60,457,257**	**$ 67,150,205**	**$ 70,388,826**	**$ 76,465,668**	**$ 82,357,408**	**$ 97,948,732**	**$ 103,629,828**	**$ 120,767,850**	**$ 129,804,772**	**$ 140,457,073**
Business-type activities										
Net investment in capital assets	$ 52,701,567	$ 57,759,700	$ 62,131,622	$ 66,333,483	$ 74,314,718	$ 85,732,332	$ 89,853,398	$ 98,239,770	$ 109,186,106	$ 119,875,352
Restricted	7,295,121	8,227,365	8,402,745	11,045,144	14,816,689	17,184,305	21,123,667	21,948,735	21,948,734	19,170,211
Unrestricted	26,167,087	26,291,628	29,756,638	27,863,015	26,216,288	20,777,614	27,497,222	32,174,878	30,610,856	35,939,035
Total business-type activities net position	**$ 86,163,775**	**$ 92,278,693**	**$ 100,291,005**	**$ 105,241,642**	**$ 115,347,695**	**$ 123,694,251**	**$ 138,474,287**	**$ 152,363,383**	**$ 161,745,696**	**$ 174,984,598**
Primary government										
Net investment in capital assets	$ 107,915,206	$ 115,485,522	$ 129,890,481	$ 137,807,249	$ 150,054,829	$ 167,035,917	$ 176,515,669	$ 195,596,550	$ 214,452,865	$ 230,079,050
Restricted	11,837,103	12,279,560	12,115,908	16,692,997	20,740,502	26,231,950	30,458,910	32,993,829	34,568,954	36,627,940
Unrestricted	26,868,723	31,663,816	28,673,442	27,207,064	26,909,772	28,375,116	35,129,536	44,540,854	42,528,649	48,734,681
Total primary government activities net position	**$ 146,621,032**	**$ 159,428,898**	**$ 170,679,831**	**$ 181,707,310**	**$ 197,705,103**	**$ 221,642,983**	**$ 242,104,115**	**$ 273,131,233**	**$ 291,550,468**	**$ 315,441,671**

[1] As restated.

The City of Winter Park, Florida
Table 2
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2014 [1]	2015	2016 [1]	2017	2018 [1]	2019 [1]	2020	2021	2022	2023
Expenses										
Governmental activities:										
General Administration	$ 1,544,488	$ 1,472,552	$ 1,113,568	$ 1,315,990	$ 1,173,699	$ 1,435,618	$ 1,859,548	$ 1,864,630	$ 2,510,303	$ 3,151,438
Information Technology	-	-	429,899	687,544	468,029	646,753	993,539	755,376	1,346,170	1,798,514
Financial Services	428,669	340,604	310,721	356,666	412,238	416,477	446,902	540,724	549,084	622,265
Communications	169,636	224,445	202,072	213,442	342,595	441,591	274,919	263,563	377,072	434,014
Planning and Community Development	439,168	717,671	766,226	609,636	650,238	809,442	1,243,068	1,550,926	1,717,084	1,854,960
Building and Permitting Services	1,101,614	1,143,945	1,226,086	1,337,592	1,985,563	2,052,193	2,440,807	2,045,014	2,078,059	2,305,014
Community Redevelopment Agency	841,240	863,140	994,743	1,090,644	1,059,884	1,092,083	1,321,016	118,545	1,578,613	2,012,643
Public Works	10,700,127	10,822,523	10,387,523	12,231,790	13,092,973	14,896,877	13,661,968	13,539,616	15,093,256	18,717,450
Police	14,185,031	13,244,698	16,120,856	14,928,305	15,493,509	15,941,663	17,840,591	16,817,906	16,004,488	18,336,112
Fire Rescue	9,227,090	11,456,335	13,263,299	13,409,203	13,017,783	13,650,459	14,915,926	13,283,876	12,501,507	16,230,594
Parks and Recreation	8,499,745	8,450,715	8,665,307	9,251,309	10,124,072	9,706,163	9,744,235	10,567,358	12,391,441	15,324,465
Cultural and Community Services	1,534,560	1,651,580	1,715,872	1,774,545	1,828,499	1,883,772	2,067,339	2,015,354	3,216,999	2,190,000
Interest and Other Charges	808,838	717,353	624,338	743,197	1,338,206	1,237,998	1,142,490	1,038,149	1,018,833	963,784
Total governmental activities expenses	49,480,206	51,105,561	55,820,510	57,949,863	60,987,288	64,211,089	67,952,348	64,401,037	70,382,909	83,941,253
Business-type activities										
Water and Sewer	24,115,597	24,233,429	24,332,244	25,096,482	25,585,465	26,801,260	26,022,684	26,303,987	27,790,480	28,879,822
Electric Services	42,742,181	40,597,171	40,736,590	42,193,497	40,752,964	40,735,092	35,517,210	34,487,654	46,323,346	37,789,376
Total business-type activities expenses	66,857,778	64,830,600	65,068,834	67,289,979	66,338,429	67,536,352	61,539,894	60,791,641	74,113,826	66,669,198
Total primary government expenses	116,337,984	115,936,161	120,889,344	125,239,842	127,325,717	131,747,441	129,492,242	125,192,678	144,496,735	150,610,451
Program Revenues										
Governmental activities:										
Charges for services:										
General Administration	322	808	808	474	173	155	583	106,392	-	-
Information Technology	-	-	-	-	-	-	-	-	-	-
Financial Services	-	-	-	-	-	-	-	-	-	-
Communications	-	-	-	-	-	-	-	-	-	-
Planning and Community Development	194,717	18,875	13,695	107,718	150,694	1,695	2,700	39,043	122,087	119,657
Building and Permitting Services	2,899,884	2,455,932	3,186,388	4,636,262	4,003,263	3,984,836	3,290,457	3,735,114	3,725,459	2,928,429
Community Redevelopment Services	-	-	-	-	-	-	-	-	-	-
Public Works	6,425,527	6,764,070	6,937,613	8,665,037	9,174,031	9,337,984	9,264,198	9,327,848	10,263,068	10,690,776
Police	2,314,133	1,231,448	1,661,158	1,635,757	1,738,587	2,023,956	1,505,496	1,497,611	1,982,422	4,574,967
Fire Rescue	1,407,493	1,260,994	1,411,951	1,975,970	1,835,402	1,732,457	1,525,162	1,644,379	1,887,493	28,520
Parks and Recreation	3,230,314	2,839,082	2,655,493	3,608,266	3,840,698	3,439,104	2,912,747	4,039,883	4,975,572	6,424,792
Operating Grants and Contributions	1,358,456	1,375,192	1,545,558	1,587,362	1,396,047	3,107,615	4,667,635	3,720,291	6,932,567	4,972,533
Capital Grants and Contributions	858,465	848,494	302,768	59,758	288,404	175,506	180,721	6,916,500	10,037	2,663,105
Total governmental activities program revenues	$ 18,689,311	$ 16,794,895	$ 17,715,432	$ 22,276,604	$ 22,427,299	$ 23,803,308	$ 23,349,699	$ 31,027,061	$ 29,898,705	$ 32,402,779

[1] As restated.

The City of Winter Park, Florida
Table 2 (continued)
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2014 [1]	2015	2016 [1]	2017	2018 [1]	2019 [1]	2020	2021	2022	2023
Program Revenues										
Business-type activities:										
Charges for services:										
Water and Sewer	$ 27,635,066	$ 28,138,903	$ 29,020,089	$ 30,150,319	$ 30,273,043	$ 30,262,535	$ 31,850,552	$ 32,446,556	$ 32,684,133	$ 34,027,980
Electric	49,459,325	47,931,186	47,857,842	45,100,134	48,298,538	48,833,925	45,855,824	47,128,618	59,508,002	50,043,905
Operating grants and contributions	-	-	-	-	-	-	-	-	415,905	-
Capital grants and contributions	2,835,720	368,584	1,028,170	2,326,589	5,222,105	1,268,930	3,282,619	727,911	704,932	696,960
Total business-type activities program revenues	79,930,111	76,438,673	77,906,101	77,577,042	83,793,686	80,365,390	80,988,995	80,303,085	93,312,972	84,768,845
Total primary government program revenues	$ 98,619,422	$ 93,233,568	$ 95,621,533	$ 99,853,646	$ 106,220,985	$ 104,168,698	$ 104,338,694	$ 111,330,146	$ 123,211,677	$ 117,171,624
Net (Expense)/Revenue										
Governmental activities	(30,790,895)	(34,310,666)	(38,105,078)	(35,673,259)	(38,559,989)	(40,407,781)	(44,602,649)	(34,439,976)	(40,484,204)	(51,538,474)
Business-type activities	13,072,333	11,608,073	12,837,267	10,287,063	17,455,257	12,829,038	19,449,101	19,511,444	19,199,146	18,099,647
Total primary government net expense	$ (17,718,562)	$ (22,702,593)	$ (25,267,811)	$ (25,386,196)	$ (21,104,732)	$ (27,578,743)	$ (25,153,548)	$ (14,928,532)	$ (21,285,058)	$ (33,438,827)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property Taxes	16,819,797	17,799,839	19,130,305	20,189,743	23,417,863	25,143,076	26,916,702	28,892,513	29,453,015	32,365,312
Franchise Fees	1,146,843	1,216,596	1,267,143	870,957	880,400	935,492	862,173	823,954	845,243	682,947
Utility Taxes	6,671,552	6,560,897	6,582,206	6,611,205	6,890,739	6,610,204	6,665,189	6,791,257	7,006,666	7,533,817
Intergovernmental Revenues	6,078,159	6,541,019	7,084,112	7,666,743	8,315,777	8,702,238	7,781,742	8,681,789	10,346,248	10,830,372
Investment Earnings (Losses)	628,969	852,853	487,430	237,416	210,174	2,832,887	1,822,726	51,133	(5,986,460)	1,852,149
Miscellaneous Revenue	685,163	1,443,298	1,589,377	902,237	1,389,633	839,955	770,520	739,261	1,484,932	2,731,166
Transfer from(to) other funds	4,783,217	6,589,700	5,203,126	5,271,800	5,428,134	5,678,695	5,464,693	5,598,091	6,371,482	6,195,012
Total governmental activities	36,813,700	41,004,202	41,343,699	41,750,101	46,532,720	50,742,547	50,283,745	51,577,998	49,521,126	62,190,775
Business-type activities:										
Investment Earnings (Losses)	468,272	747,072	311,975	46,568	(88,183)	1,128,195	680,622	(184,408)	(3,545,390)	943,077
Miscellaneous Revenue	1,400,906	349,473	66,196	(111,194)	128,216	68,018	115,006	160,151	100,039	391,190
Transfers from(to) other funds	(4,783,217)	(6,589,700)	(5,203,126)	(5,271,800)	(5,428,134)	(5,678,695)	(5,464,693)	(5,598,091)	(6,371,482)	(6,195,012)
Total business-type activities	(2,914,039)	(5,493,155)	(4,824,955)	(5,336,426)	(5,388,101)	(4,482,482)	(4,669,065)	(5,622,348)	(9,816,833)	(4,860,745)
Total primary government	33,899,661	35,511,047	36,518,744	36,413,675	41,144,619	46,260,065	45,614,680	45,955,650	39,704,293	57,330,030
Changes in Net Position										
Governmental activities	6,022,805	6,693,536	3,238,621	6,076,842	7,972,731	10,334,766	5,681,096	17,138,022	9,036,922	10,652,301
Business-type activities	10,158,294	6,114,918	8,012,312	4,950,637	12,067,156	8,346,556	14,780,036	13,889,096	9,382,313	13,238,902
Total primary government	$ 16,181,099	$ 12,808,454	$ 11,250,933	$ 11,027,479	$ 20,039,887	$ 18,681,322	$ 20,461,132	$ 31,027,118	$ 18,419,235	$ 23,891,203

[1] As restated.

The City of Winter Park, Florida
Table 3
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Fund										
Nonspendable	$ 104,366	$ 922,405	$ 929,709	$ 941,509	$ 956,187	$ 925,708	$ 99,768	$ 160,359	$ 237,820	$ 181,020
Restricted	473,532	395,624	965,513	2,552,972	3,213,082	3,502,394	3,200,129	3,535,545	2,812,999	2,715,634
Assigned	218,066	384,242	523,313	302,473	243,044	140,552	90,859	797,009	476,562	704,726
Unassigned	12,280,561	11,043,046	8,044,529	9,690,510	13,547,366	15,877,903	16,800,217	18,006,829	18,544,113	20,597,039
Total general fund	**$ 13,076,525**	**$ 12,745,317**	**$ 10,463,064**	**$ 13,487,464**	**$ 17,959,679**	**$ 20,446,557**	**$ 20,190,973**	**$ 22,499,742**	**$ 22,071,494**	**$ 24,198,419**
All Other Governmental Funds										
Nonspendable	$ 55,862	$ 53,547	$ -	$ 41,906	$ 51,396	$ 34,566	$ 66,389	$ 67,404	$ 65,984	$ 71,500
Restricted	4,541,982	4,052,195	2,661,415	32,874,756	34,063,162	35,816,616	32,116,071	11,083,905	12,195,191	16,749,264
Committed	5,438,148	8,079,902	2,322,767	7,943,821	6,726,780	4,890,820	3,633,398	4,108,172	4,013,589	8,315,758
Assigned	1,266,420	1,060,685	-	921,493	957,418	1,026,153	1,076,176	1,087,003	934,109	1,445,397
Unassigned	-	-	-	(173,588)	(1,475,265)	(1,314,372)	(246,867)	(881,542)	(1,151,867)	(2,129,919)
Total all other government funds	**$ 11,302,412**	**$ 13,246,329**	**$ 4,984,182**	**$ 41,608,388**	**$ 40,323,491**	**$ 40,453,783**	**$ 36,645,167**	**$ 15,464,942**	**$ 16,057,006**	**$ 24,452,000**

Additional information can be found in Note 1-R of the financial statements.

The City of Winter Park, Florida
Table 4
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
REVENUES										
Taxes:										
Property Taxes	$ 16,807,610	$ 17,799,839	$ 19,130,305	$ 20,189,743	$ 23,417,861	$ 25,143,076	$ 26,916,702	$ 28,892,513	$ 29,452,983	$ 32,365,297
Utility Taxes	6,671,552	6,560,897	6,582,206	6,611,205	6,890,739	6,610,204	6,665,189	6,791,257	7,006,666	7,533,817
Franchise Fees	1,146,843	1,216,596	1,267,143	870,957	880,400	935,492	862,173	823,954	845,243	682,947
Fines and Forfeitures	2,084,029	1,111,301	1,495,740	1,506,827	1,579,628	1,695,279	1,173,556	965,804	1,385,153	1,811,197
Licenses and Permits	3,026,360	2,392,821	3,121,261	4,720,423	4,141,592	3,938,661	3,262,118	3,708,998	3,783,747	3,008,957
Intergovernmental:										
Sales Tax	4,029,181	4,281,355	4,470,609	4,597,403	4,956,977	5,023,794	3,937,816	4,425,214	5,798,265	5,899,575
Local Option Gas Tax	928,112	953,010	1,009,683	1,018,019	1,034,891	1,024,205	892,060	915,339	959,539	944,277
Other Intergovernmental	5,253,090	5,493,747	5,517,983	5,749,967	6,191,219	7,356,187	9,085,954	10,494,906	12,899,776	13,571,152
Charges for Services	9,101,436	9,054,668	9,348,551	12,002,185	12,441,017	13,269,988	12,275,097	13,317,766	15,478,601	17,544,144
Other	2,579,336	2,860,031	2,596,296	2,433,344	5,444,891	3,484,823	2,930,749	2,707,717	(2,938,557)	4,822,248
Total Revenues	**51,627,549**	**51,724,265**	**54,539,777**	**59,700,073**	**66,979,215**	**68,481,709**	**68,001,414**	**73,043,468**	**74,671,416**	**88,183,611**
EXPENDITURES										
Current:										
General Administration	1,590,619	1,448,791	1,103,629	1,354,391	1,245,005	1,507,225	1,836,052	1,837,200	2,219,245	3,183,824
Information Technology	-	-	429,899	663,244	426,992	594,524	729,666	539,240	1,097,694	1,082,033
Financial Services	353,522	336,147	151,830	324,683	376,178	392,858	419,202	446,235	440,836	535,551
Communications	116,420	183,808	314,696	146,822	283,743	382,158	197,848	247,260	548,249	401,181
Planning and Community Development	1,369,843	1,627,552	1,685,959	1,633,709	1,675,734	1,800,884	2,102,913	2,266,686	3,208,420	3,019,757
Building and Permitting Services	1,086,410	1,168,623	1,234,567	1,334,837	1,985,240	2,080,007	2,420,449	2,075,942	1,982,704	2,240,579
Public Works	8,407,696	8,417,868	8,953,494	10,605,181	13,132,989	12,226,402	11,718,595	11,739,094	14,842,988	17,284,216
Police	14,116,889	14,969,739	14,481,859	14,543,445	15,257,770	15,885,675	16,785,265	17,460,099	17,966,385	17,990,816
Fire Rescue	11,266,113	12,036,331	12,516,743	13,070,431	12,882,759	13,244,012	13,983,044	14,024,420	14,167,972	14,691,686
Parks and Recreation	7,302,925	7,697,189	7,913,943	8,289,954	8,582,865	9,114,219	8,815,742	9,379,555	19,443,459	14,823,484
Cultural and Community Services	1,537,193	1,662,580	1,765,801	1,833,300	1,914,499	2,005,772	2,272,242	2,328,842	3,387,628	2,331,000
Debt Service:										
Principal	2,848,631	3,056,638	3,154,388	2,321,998	3,207,150	3,307,461	3,422,937	3,643,579	2,674,683	2,835,000
Interest and Other Charges	953,194	752,331	655,383	564,876	1,496,572	1,400,080	1,280,468	1,207,076	1,064,120	1,195,331
Capital Improvements	2,784,816	3,168,866	8,580,874	3,686,630	6,752,535	7,601,957	13,640,884	30,317,787	5,833,049	2,831,684
Total Expenditures	**53,734,271**	**56,526,463**	**62,943,065**	**60,373,501**	**69,220,031**	**71,543,234**	**79,625,307**	**97,513,015**	**88,877,432**	**84,446,142**
Deficiency of Revenues Over Expenditures	(2,106,722)	(4,802,198)	(8,403,288)	(673,428)	(2,240,816)	(3,061,525)	(11,623,893)	(24,469,547)	(14,206,016)	3,737,469
OTHER FINANCING SOURCES AND (USES)										
Transfers In	8,968,353	11,152,166	13,701,284	9,982,468	10,438,755	11,377,186	13,440,215	11,708,397	16,551,285	16,430,741
Transfers Out	(4,035,136)	(4,562,466)	(8,498,158)	(4,710,668)	(5,010,621)	(5,698,491)	(7,975,522)	(6,110,306)	(10,181,453)	(10,235,729)
Impairment of Assets Held for Resale	-	(174,793)	-	-	-	-	-	-	-	-
Issuance of Debt	-	-	-	27,705,996	-	-	2,095,000	-	8,000,000	-
SBITA Issuance	-	-	-	-	-	-	-	-	-	589,438
Total Other Financing Sources and (Uses)	**4,933,217**	**6,414,907**	**5,203,126**	**32,977,796**	**5,428,134**	**5,678,695**	**7,559,693**	**5,598,091**	**14,369,832**	**6,784,450**
Net change in fund balances	**2,826,495**	**1,612,709**	**(3,200,162)**	**32,304,368**	**3,187,318**	**2,617,170**	**(4,064,200)**	**(18,871,456)**	**163,816**	**10,521,919**
Fund Balances - Beginning	**21,552,442**	**24,378,937**	**25,991,646**	**22,791,484**	**55,095,852**	**58,283,170**	**60,900,340**	**56,836,140**	**37,964,684**	**38,128,500**
Fund Balances - Ending	**$ 24,378,937**	**$ 25,991,646**	**$ 22,791,484**	**$ 55,095,852**	**$ 58,283,170**	**$ 60,900,340**	**$ 56,836,140**	**$ 37,964,684**	**$ 38,128,500**	**$ 48,650,419**
Debt service as a percentage of noncapital expenditures	7.36%	7.06%	6.98%	5.06%	7.21%	7.24%	7.03%	7.24%	5.15%	5.07%

The City of Winter Park, Florida
Table 5
Assessed and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended Sept. 30,	Real Property	Personal Property	Centrally Assessed Property	Less: Tax Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value of Taxable Property	Assessed Value as a Percentage of Actual Value
2014	$ 4,642,490,933	$ 241,913,558	$ 1,347,341	$ 941,956,617	$ 3,943,795,215	4.4019	$ 5,902,944,213	66.81%
2015	4,872,492,250	249,157,424	1,398,347	938,478,394	4,184,569,627	4.3907	6,186,755,669	67.64%
2016	5,233,704,939	255,752,935	1,414,234	962,440,637	4,528,431,471	4.3673	6,623,719,499	68.37%
2017	5,627,134,451	253,401,066	1,523,158	983,567,399	4,898,491,276	4.2638	7,082,410,547	69.16%
2018	6,011,208,588	262,924,623	1,541,361	1,016,870,962	5,258,803,610	4.6056	7,551,596,234	69.64%
2019	6,453,088,749	275,316,535	1,623,845	1,053,378,467	5,676,650,662	4.5672	8,094,068,480	70.13%
2020	6,994,550,036	281,331,623	1,516,558	1,121,070,980	6,156,327,237	4.5305	8,741,910,995	70.42%
2021	7,564,407,253	274,914,376	1,689,318	1,221,738,108	6,619,272,839	4.5211	9,400,836,289	70.41%
2022	7,963,831,962	295,651,555	1,686,268	1,298,092,085	6,963,077,700	4.3814	9,908,448,623	70.27%
2023	8,755,946,938	273,584,834	1,801,003	1,403,073,890	7,628,258,885	4.3570	10,800,342,019	70.63%

Source: Orange County Property Appraiser (Revised Recapitulation of the Ad Valorem Assessment Rolls, DR-403AM and DR-403V)

Note: Assessed values are determined as of January 1 for each fiscal year.
Real Property is assessed at 85% of estimated market value and Personal Property assessment at 55%.
Estimated actual taxable value is calculated by dividing assessed value by those percentages.
Centrally assessed property consists of the railroad lines which are assessed by the State of Florida.

The City of Winter Park, Florida
Table 6
Direct and Overlapping Property Tax Rates
(rate per $1,000 of assessed value)
Last Ten Fiscal Years

		Direct			Overlapping			
Fiscal Year Ended Sept. 30,	Tax Roll	City Operating Millage	City Debt Service	Total City Millage	Orange County	Orange County School Board	St. Johns Water Management District	Total Direct and Overlapping Millage
2014	2013	4.0923	0.3096	4.4019	4.4347	8.3620	0.3283	17.5269
2015	2014	4.0923	0.2984	4.3907	4.4347	8.4740	0.3164	17.6158
2016	2015	4.0923	0.2750	4.3673	4.4347	8.2180	0.3023	17.3223
2017	2016	4.0923	0.1715	4.2638	4.4347	7.8110	0.2885	16.7980
2018	2017	4.0923	0.5133	4.6056	4.4347	7.4700	0.2724	16.7827
2019	2018	4.0923	0.4749	4.5672	4.4347	7.2990	0.2562	16.5571
2020	2019	4.0923	0.4382	4.5305	4.4347	7.1090	0.2414	16.3156
2021	2020	4.0923	0.4288	4.5211	4.4347	6.8570	0.2287	16.0415
2022	2021	4.0923	0.2891	4.3814	4.4347	6.7370	0.2189	15.7720
2023	2022	4.0923	0.2647	4.3570	4.4347	6.4620	0.1974	15.4511

Source: Orange County Property Appraiser's Office

The City of Winter Park, Florida
Table 7
Principal Property Tax Payers
Current Year and Ten Years Ago

Taxpayer	Type of Business	2023 Taxable Assessed Value	2023 Rank	2023 Percentage of Total City Taxable Assessed Value	2014 Taxable Assessed Value	2014 Rank	2014 Percentage of Total City Taxable Assessed Value
Winter Park Town Center (Winter Park Village)	Shopping Mall	$ 111,945,866	1	1.47%	$ 43,606,963	1	1.15%
Winter Park Owner LLC	Bainbridge Apartments	85,243,942	2	1.12%			
BCDPF JUNO Winter Park LLC	Broadstone Apartments	82,777,345	3	1.09%			
Rollins College /Holt Properties LLC/ Langford RCI LLC	Education / Property Mgmt /Hospitality	71,305,897	4	0.93%	12,287,244	10	0.33%
NP Winter Park LLC (Center of Winter Park ShoppingCenter)	Real Estate Developer	59,144,669	5	0.78%			
Mayflower Retirement Center Inc	Retirement Community	56,809,548	6	0.74%	21,337,784	4	0.56%
Winter Park Town Center Development LLC	Paseo Apartments	55,897,073	7	0.73%			
IVT Lakeside Winter Park LLC	Retail Shopping Center	52,388,933	8	0.69%			
Westmount at Winter Park LLC	Lee Road Apartments	49,189,649	9	0.64%			
Village Lane Property LP	Winter Park Village Apartments	47,942,049	10	0.63%			
Presbyterian Retirement Communities Inc	Retirement Community				33,144,451	2	0.88%
Embarq FL (Sprint United Management Co)	Telephone Carrier				24,308,861	3	0.64%
SVAP Winter Park, LP	General Contractors				17,232,221	5	0.46%
Proteggere LLC	Real Estate Developer				16,702,051	6	0.44%
BFC Park Avenue (250 Park Avenue)	Trustee				13,797,932	7	0.37%
Elizabeth Morse Genius Foundation	Foundation				13,137,132	8	0.35%
Progress Point LLC	Real Estate Brokerage				13,005,143	9	0.34%
Other Taxpayers		6,955,613,914		91.18%	3,568,893,394		94.48%
Total Assessed Value		$ 7,628,258,885		100.00%	$ 3,777,453,176		100.00%

Source: Orange County Property Appraiser's Office

The City of Winter Park, Florida
Table 8
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended Sept. 30,	Taxes Levied for the Fiscal Year (1)			Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2014	$ 17,424,870	$ 16,807,610	96.5%	$ 21,521	$ 16,829,131	96.6%
2015	18,420,057	17,751,760	96.4%	48,079	17,799,839	96.6%
2016	19,777,019	19,080,582	96.5%	49,723	19,130,305	96.7%
2017	20,886,187	20,170,645	96.6%	19,098	20,189,743	96.7%
2018	24,219,946	23,412,238	96.7%	5,625	23,417,863	96.7%
2019	25,926,399	25,125,751	96.9%	17,325	25,143,076	97.0%
2020	27,891,241	26,883,457	96.4%	33,245	26,916,702	96.5%
2021	29,926,394	28,602,140	95.6%	290,373	28,892,513	96.5%
2022	33,236,324	29,236,504	88.0%	216,511	29,453,015	88.6%
2023	33,236,324	32,344,259	97.3%	21,053	32,365,312	97.4%

Source: Orange County Tax Collector and City of Winter Park Finance Department

Notes: (1) Gross Taxes before discounts

The City of Winter Park, Florida
Table 9
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year Ended Sept. 30	Governmental Activities: Revenue Bonds — General Obligation Bonds	Governmental Activities: Bonds from Direct Borrowings — General Obligation Bonds	Governmental Activities: Notes from Direct Borrowings — Non-Ad Valorem Revenue Notes	Governmental Activities: Notes from Direct Borrowings — Community Redevelopment Agency Notes	Governmental Activities: Financed Purchase Agreements	Governmental Activities: Lease Liabilities	Governmental Activities: SBITA Liabilities	Business-type Activities: Water & Wastewater Revenue Bonds	Business-type Activities: Electric Revenue Bonds	Total Government	Percentage of Personal Income	Per Capita
2014	$ 5,984,889	$ -	$ 4,371,877	$ 13,455,000	$ 1,351,957	$ -	$ -	$ 71,728,159	$ 71,662,000	$ 168,553,882	12.09%	$ 5,798
2015	4,938,460	-	3,547,389	12,400,000	1,194,807	-	-	68,673,965	69,819,129	160,573,750	11.21%	5,543
2016	3,857,030	-	2,695,000	11,315,000	1,032,808	-	-	65,509,555	69,256,244	153,665,637	10.44%	5,243
2017	30,807,160	-	2,360,000	10,195,000	865,810	-	-	62,234,056	66,771,921	173,233,947	11.94%	5,909
2018	29,133,567	-	2,020,000	9,035,000	693,660	-	-	58,831,065	64,208,768	163,922,060	10.96%	5,426
2019	27,399,974	-	1,670,000	7,850,000	516,199	-	-	55,065,569	57,669,624	150,171,366	6.85%	4,966
2020	25,606,383	2,095,000	1,315,000	6,620,000	333,262	-	-	51,996,568	56,958,058	144,924,271	6.15%	4,731
2021	23,752,222	2,000,000	945,000	5,355,000	144,683	-	-	49,012,579	53,973,751	135,183,235	5.56%	4,503
2022	22,661,922	1,890,000	8,820,000	4,040,000	-	160,971	-	45,642,421	50,886,460	134,101,774	4.81%	4,501
2023	21,521,622	1,780,000	8,475,000	2,690,000	-	230,534	563,357	42,029,634	47,675,949	124,966,096	4.49%	4,194

Notes: Details regarding the City's outstanding debt can be found in Note 14 of the financial statements.
See Demographic and Economic Statistics for personal income and population data.

The City of Winter Park, Florida
Table 10
Ratios of General Obligation Bonds Outstanding
Last Ten Fiscal Years

Fiscal Year Ended Sept. 30,	General Obligation Bonds	Percentage of Estimated Actual Value of Property	Per Capita
2014	$ 5,984,889	0.10%	$ 206
2015	4,938,460	0.08%	170
2016	3,857,030	0.06%	132
2017	30,807,160	0.43%	1,051
2018	29,133,567	0.39%	964
2019	27,399,974	0.34%	906
2020	27,701,383	0.32%	904
2021	25,752,222	0.27%	858
2022	24,551,922	0.25%	824
2023	23,301,622	0.24%	782

Source: City of Winter Park Finance Department

Note: There is no overlapping general obligation debt for which the City's property taxpayers are responsible.

The City of Winter Park, Floirda
Table 11
Direct and Overlapping Governmental Activities Debt

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable [1]	Estimated Share of Overlapping Debt
Debt repaid with property taxes			
Orange County District School Board [2]	$ 982,194,760	3.79%	$ 37,177,750
City Direct Debt (Governmental Activities)			35,260,513
Total Direct and Overlapping Debt			$ 72,438,263

Source: Assessed value data used to estimate applicable percentage provided by the Orange County Property Appraiser (Form DR-403V). Debt outstanding provided by each governmental unit.

Notes: [1]Ratio of assessed valuation of taxable property in overlapping unit that is with City of Winter Park.
[2] Debt outstanding as of June 30, 2023

The City of Winter Park, Florida
Table 12
Legal Debt Margin Information

There are no limitations placed upon the amount of debt the City may issue by either the City's Charter or code of ordinances or by the Florida State Statutes.

The City's Charter does require voter referendum for the following categories of bonds:

- **General obligation bonds.**

- **Revenue bonds intended to finance enterprises or projects which involve the purchase, lease and/or acquisition of real property.**

- **Revenue bonds which pledge specific non-ad valorem taxes as the primary source(s) of revenue to pay the principal and interest which have a principal value in excess of one million dollars. This dollar limitation is adjusted annually as of the end of the fiscal year in accordance with changes in the cost-of-living index as published by the federal government. The limitation, as adjusted, at September 30, 2023 is $3,041,394.**

However, notwithstanding the foregoing in the second and third items above, voter referendum shall not be required prior to the issuance of revenue bonds which finance the purchase, lease and/or acquisition of park real property and/or park projects by the City.

The City of Winter Park, Florida
Table 13
Community Redevelopment Agency
Tax Increment Revenue Bonds Coverage
Last Ten Fiscal Years

Fiscal Year Ended Sept. 30,	Tax Increment Revenue [1]	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2014	$ 2,127,789	$ 1,010,000	$ 476,425	$ 1,486,425	1.43
2015	2,391,268	1,055,000	443,378	1,498,378	1.60
2016	2,986,272	1,085,000	409,053	1,494,053	2.00
2017	3,783,493	1,120,000	373,552	1,493,552	2.53
2018	4,356,216	1,160,000	343,624	1,503,624	2.90
2019	4,871,213	1,185,000	311,263	1,496,263	3.26
2020	5,514,345	1,230,000	269,412	1,499,412	3.68
2021	6,345,628	1,265,000	226,056	1,491,056	4.26
2022	6,785,166	1,315,000	181,097	1,496,097	4.54
2023	7,427,727	1,350,000	134,485	1,484,485	5.00

Notes: [1] Tax Increment Revenue Notes are back by the property tax revenue produced by the property tax rate of the City of Winter Park and Orange County applied to the increase in the taxable assessed values above the base year taxable assessed value multiplied by 95%.

The City of Winter Park, Florida
Table 14
Pledge Revenue Coverage
Water and Sewer Revenue Debt Coverage
Last Ten Fiscal Years

Fiscal Year Ended Sept. 30,	Gross Revenue	Less: Operation and Maintenance Expense	Net Pledge Revenue Available for Debt Services	Debt Service Requirements Principal	Interest	Total	Coverage
2014	$ 28,626,592	$ 16,750,478	$ 11,876,114	$ 2,700,000	$ 3,183,842	$ 5,883,842	2.02
2015	28,737,710	16,913,674	11,824,036	2,780,000	3,085,768	5,865,768	2.02
2016	29,222,001	17,601,300	11,620,701	2,890,000	2,975,388	5,865,388	1.98
2017	30,196,556	18,509,594	11,686,962	3,010,000	2,855,463	5,865,463	1.99
2018	30,236,659	19,668,968	10,567,691	3,130,000	2,372,424	5,502,424	1.92
2019	30,920,597	20,913,117	10,007,480	3,560,000	2,006,511	5,566,511	1.80
2020	32,220,603	20,436,104	11,784,499	2,920,000	1,869,817	4,789,817	2.46
2021	32,393,439	20,757,389	11,636,050	3,040,000	1,563,043	4,603,043	2.53
2022	31,142,686	22,335,216	8,807,470	3,365,000	1,210,908	4,575,908	1.92
2023	34,472,209	23,407,544	11,064,665	3,620,000	1,101,834	4,721,834	2.34

Notes: 1 Schedule includes debt service requirements for Water and Sewer Revenue Bonds, 2002, 2004, 2009, 2010, 2011, 2017 and 2020. Minimum debt service coverage is net revenues of 1.25 times debt service becoming due and payable in each year.
The bonds and interest due thereon are payable form and secured by a prior lien upon a pledge of the net revenues derived by the City from the operation of the Water and Suburban Sewer System.

2 Gross Revenues are defined by the bond covenants as all income and earnings derived by the City from the ownership, operation, leasing, or use of the system and investment income, excluding impact fees and interest earned thereon.

3 Operation and maintenance expenses are defined as the cost of operation and maintenace as defined by the bond covenant, as current expenses, paid or accrued, less depreciation and amortization expenses.

The City of Winter Park, Florida
Table 15
Electric Services Revenue Debt Coverage
Last Ten Fiscal Years

Fiscal Year Ended Sept. 30,	Gross Revenue	Less: Operation and Maintenance Expense	Net Pledge Revenue Available for Debt Services	Debt Service Requirements			Coverage
				Principal	Interest	Total	
2014	$ 49,253,533	$ 36,664,439	$ 12,589,094	$ 1,765,000	$ 2,652,149	$ 4,417,149	2.85
2015	47,573,273	34,597,872	12,975,401	1,735,000	2,784,944	4,519,944	2.87
2016	47,014,090	34,796,389	12,217,701	2,225,000	2,571,562	4,796,562	2.55
2017	44,554,678	36,221,726	8,332,952	2,450,000	2,541,395	4,991,395	1.67
2018	47,477,283	34,636,787	12,840,496	2,530,000	2,549,235	5,079,235	2.53
2019	48,078,461	34,896,780	13,181,681	2,670,000	2,425,262	5,095,262	2.59
2020	45,850,058	29,488,124	16,361,934	2,725,000	2,098,459	4,823,459	3.39
2021	46,684,636	28,350,910	18,333,726	2,915,000	1,821,586	4,736,586	3.87
2022	58,831,798	40,052,489	18,779,309	3,010,000	1,716,182	4,726,182	3.97
2023	49,829,897	31,460,243	18,369,654	3,125,000	1,581,498	4,706,498	3.90

Notes:

1 Schedule includes debt service requirements for Electric Revenue Bonds, Series 2005A, 2005B, 2007, 2009A, 2009B, 2010, 2014, 2014A, 2016 and 2019. Minimum debt service coverage is net revenues of 1.25 times debt service becoming due and payable in each year.

The bonds and interest due thereon are payable from and secured by a prior lien upon a pledge of the net revenues derived by the City from the operation of the Electric System.

2 Gross Revenues are defined by the bond covenants as all income and earnings derived by the City from the ownership, operation, leasing, or use of the system and investment income, excluding capital expansion and system improvement grants.

3 Operation and maintenance expenses are defined as the cost of operation and maintenance as defined by the bond covenant, as current expenses, paid or accrued, less depreciation and amortization expenses.

4 Pledge revenues are defined as gross revenues less operation and maintenance expense.

The City of Winter Park, Florida
Table 16
Demographic and Economic Statistics
Last Ten Fiscal Years

Year	City Population	Orange County Population [1]	City Personal Income (Thousand)	City Median Household Income	City Median Per Capita Income	City Education: High School Graduates	City Education: College Graduates	Unemployment Rate: City of Winter Park	Unemployment Rate: Orlando-Kissimmee MSA	Unemployment Rate: Orange County	Unemployment Rate: Florida
2014	29,073	1,227,995	$ 1,293,865	$ 44,504	$ 50,738	3,700	12,485	4.6	5.7	5.6	6.1
2015	28,967	1,200,241	1,432,389	49,449	47,556	3,595	12,918	4.5	4.3	4.7	5.6
2016	29,308	1,229,039	1,741,042	59,405	47,943	2,962	12,950	4.4	4.4	4.3	4.9
2017	29,317	1,332,714	1,837,062	62,662	51,232	2,751	14,508	3.2	3.6	3.5	4.0
2018	30,212	1,349,597	1,907,465	63,136	50,665	2,761	14,548	2.6	2.7	2.6	3.3
2019	30,239	1,378,538	2,193,537	72,540	56,829	2,720	15,181	2.6	2.8	2.7	2.9
2020	30,630	1,415,260	2,357,775	76,976	56,513	3,129	13,990	6.4	6.9	7.2	6.4
2021	30,019	1,418,813	2,433,490	81,065	58,645	3,247	15,671	3.1	3.8	4.0	4.4
2022	30,021	1,454,937	2,763,673	92,058	63,865	3,247	16,121	2.5	4.2	4.1	3.9
2023	29,795	1,497,941	2,786,101	93,509	66,223	2,494	16,562	2.1	3.0	3.8	3.1

Sources: Information provided by BEBR, American Community Survey, Metro Orlando EDC and the Community Redevelopment Agency.

Unemployment rate from State of Florida, Department of Labor and Employment Security, bureau of Labor Market Information. (http:www.labormarketinfo.com) Statistical Programs\LAUS-Local Area Unemployment Statistics\Get detailed Statistics\Monthly Data Table per year (includes city estimate)

Notes: [1]Population for Orange County was revised with Metro Orlando EDC & BEBR.

The City of Winter Park, Florida
Table 17
Principal Employers
Current Fiscal Year and Ten Years Ago

Employer	Type of Business	2023 Employees	2023 City Rank	2023 Percentage of Total City Employment	2014 Employees	2014 City Rank	2014 Percentage of Total City Employment
AdventHealth Winter Park	Health	1,600	1	9.31%	1,400	1	9.70%
Orange County Schools [1]	Education	688	2	4.00%	650	3	4.50%
Rollins College	Education	622	3	3.62%	700	2	4.85%
City of Winter Park	Government	550	4	3.20%	500	4	3.46%
Publix	Food Retailer/Supermarket chain	300	5	1.75%	400	6	2.77%
Alfond Inn	Hospitality	200	6	1.16%	200		
Bonnier[1]	Multi Platform media company				410	5	2.84%
Other Employers	Various	13,230		76.96%	10,180		70.49%
Total Labor Force		17,190		100.00%	14,440		98.61%

Sources: Labor Force from State of Florida, Department of Labor and Employment Security, Bureau of Labor Market Information. (http:www.labormarketinfo.com) Statistical Programs\ LAUS-Local Area Unemployment Statistics\get detailed statistics\Monthly Data Table per year, Metro Orlando EDC.

[1] Source used for employees is Dun & Bradstreet reports.

The City of Winter Park, Florida
Table 18
Full-Time Authorized City Government Employees by Function
Last Ten Fiscal Years

Function/Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Government										
City Manager	3	3	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Budget	1	1	1	1	1	2	2	2	2	3
City Clerk	2	2	1	1	1	1	1	2	2	2
Communications	3.5	4	4	4	4	6	6	6	7	5
Sustainability	-	-	-	-	-	-	-	-	-	3
Human Resources	3	3	3	4	4	5	5	5	5	5
Purchasing	3	3	3	3	2.5	3	3	3	3	3
Information Technology Services	7.5	8	9	9	9	9	10	12	12	12
Finance	9	9	9	9	9	9	9	9	9	9
Police	114	114	113	113	114	114	114	114	114	115
Fire	81	82	82	82	82	83	80	81	79	81
Public Works	35	34	35	36	36	22	23	24	24	25
Planning/Building	20	19	16	18	18	20	20	22	22	23
Parks/Recreation	62	62	66	70	71	74	66	67.0	70	79
Subtotal for General Fund	344	344	345.5	353.5	355	351.5	342.5	350.5	352.5	368.5
Special Revenue										
Stormwater Utility	22	22	22	22	22	22	22	22	24	25
Community Redevelopment	2	4	4	4	4	3	5	4	4	4
Subtotal for Special Revenue	24	26	26	26	26	25	27	26	28	29
Business-Type										
Water/Sewer Service	119	116	114	114	116	115	115	114	116	115
Electric Service	3	3	20	20	20	20	20	17	19	20
Subtotal for Business-Type	122	119	134	134	136	135	135	131	135	135
Internal Service										
Fleet Maintenance	10	10	10	11	11	11	11	11	11	12
Risk Mgmt & Code Compliance	1	1	1.5	1.5	1	2.5	5.5	5.5	5.5	6.5
Subtotal for Internal Services	11	11	11.5	12.5	12	14	17	17	17	18.5
Total	501	500	517	526	529	525	521	524	532	551

Source: City Annual Budget

The City of Winter Park, Florida
Table 19
Operating Indicators by Function/Program
Last Ten Fiscal Years

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Function										
Police [1]										
# of 911 Calls Received	23,820	23,922	22,130	24,028	18,910	18,201	20,317	23,266	22,713	23,408
Average Response times, Priority one	2:51	2:25	2:33	1:50	2:46	2:24	2:40	2:04	1:41	1:57
Felony & misdemeanor arrests	883	495	1,233	421	407	458	457	397	475	448
Traffic accidents and citations	14,317	15,351	10,677	7,607	7,804	8,295	3,834	7,734	13,319	12,612
Fire										
Baseline Measurement (Fire) at 90%										
Alarm Handling Time -Pick-up to dispatch	:55	:49	:55	2:29	2:13	3:27	2:51	2:10	1:27	1:44
Turnout-1st Unit-All Priority One Calls	1:11	1:11	1:10	2:12	1:41	1:29	1:29	1:21	1:05	1:21
Travel										
Travel 1st Unit-Distribution	6:30	5:52	4:54	7:34	7:30	6:01	6:36	7:11	5:11	4:39
Travel Time Effective Response Force-Concentration	5:33	6:27	5:19	11:00	13:06	10:33	10:25	9:31	8:36	8:52
Total Response Time										
Travel 1st Unit on Scene-Distribution	7:35	7:52	8:04	9:28	9:08	7:01	6:36	8:09	8:41	5:32
Travel Time Effective Response-Concentration	9:41	8:27	7:24	13:00	14:07	13:06	12:10	11:00	11:44	9:26
Baseline Measurement (EMS) at 90%										
Call Handling-Pick-up to dispatch	:54	:56	:57	2:09	2:32	2:26	2:51	2:25	1:33	1:52
Turnout-1st Unit-All Priority One Calls	1:14	1:14	1:13	1:48	1:52	1:36	1:39	1:34	1:12	1:22
Travel										
Travel 1st Unit-Distribution	5:19	5:44	4:50	6:03	7:24	6:18	6:36	6:19	6:24	5:56
Travel Time Effective Response-Concentration	5:32	5:27	4:52	8:13	7:36	6:41	6:52	6:43	7:17	6:20
Total Response Time										
Total Response Time 1st Unit-Distribution	7:13	7:24	7:03	8:33	8:40	7:26	7:09	7:12	7:14	6:49
Total Response Time Effective Response Force-Concentration	7:40	7:10	8:19	12:15	8:56	7:48	8:05	7:52	7.50	7:25
Public Works										
Traffic Control										
New signs made/installed	498	953	1,181	1,776	607	387	535	318	168	247
Signs repaired	176	306	58	145	12	93	55	78	71	59
Environmental Protection										
Linear feet of new pipe installed	340	1,480	475	432	390	1,714	3298	1077	200	8
Linear feet of damaged pipe replaced	96	64	200	55	160	620	172	715	815	245
Standard inlets installed	6	12	5	10	13	25	20	1	10	1
Street sweepers (miles per week)	125	125	162	116	144	125	130	162	173	181
Leaves removed and hauled (cubic yards)	4,070	3,701	3,890	6,060	4,080	3,340	3020	3720	2360	1420
Fleet										
Percent of entire fleet availability	98.05%	98.33%	98.36%	98.23%	97.82%	97.90%	98.14%	97.96%	97.97%	97.74%
Preventive maintenance completed	1,108	1,450	1,497	1,489	1,508	1,515	1,389	1,445	1,473	1,307
Building and Code Enforcement										
Permits issued	6,336	6,437	6,150	5,196	5,674	4,488	5,546	6,895	5,511	5,068
Estimated construction value of permits issued (millions)	$ 170	$ 116	$ 202	$ 257	$ 256	$ 252	$ 264	$ 354	$ 284	$ 243
Parks and Recreation										
Venue Rentals-All Venues	4,425	6,628	6,234	5,502	6,000	7,084	5,025	8,697	9,576	9,456
Recreation ID's Issued	2,679	2,692	2,092	2,101	2,520	3,504	1,584	2,875	3,660	3,230
Community Center Programming Count	72,960	73,484	71,381	73,079	76,864	72,163	30,254	49,175	58,505	58,888
Rounds of Golf	33,623	32,988	13,624	36,286	36,711	37,804	32,552	42,248	62,137	88,734

Source: Various City departments

Notes:

[1] Provided for calendar year.

City of Winter Park, Florida
Table 20
Supplemental Operating Indicators for:
Water & Sewer-Customers
September 30, 2023

NUMBER OF WATER SYSTEM CUSTOMERS		18-19	19-20	20-21	21-22	22-23
Commercial:						
	Inside	1,819	1,823	1,857	1,830	1,825
	Outside	1,179	1,172	1,177	1,161	1,159
Multi-Dwelling:						
	Inside	319	310	309	311	309
	Outside	586	581	583	560	584
Public Authority:						
	Inside	230	225	226	237	237
	Outside	65	61	61	62	61
Residential:						
	Inside	10,847	10,904	10,923	10,812	10,825
	Outside	8,617	8,665	8,668	8,565	8,565
Total Inside		13,215	13,262	13,315	13,190	13,196
Total Outside		10,447	10,479	10,489	10,348	10,369
Total Customers		23,662	23,741	23,804	23,538	23,565

MAJOR WATER AND SEWER USERS
(CONSUMPTION = 1,000 GALLONS)

		22-23
Inside City Limits		
	City of Winter Park	63,260
	AdventHealth	44,088
	Rollins College	30,146
	Orange County	27,278
	Winter Park Towers	19,782
	The Meadows	14,804
	Mayflower Retirement Center	10,049
	Four Seasons Condominiums	9,961
	BCDPF Juno Winter Park LLC	8,054
	Winter Park Town Center LTD	7,764
	Total Inside	**235,186**
Outside City Limits		
	Lake Weston Apartments	20,713
	Solis FL Owner LLC	19,869
	ZMG Property Mgt Div LLC	18,475
	Azure Winter Park	17,931
	Summerlin at Winter Park	14,840
	Lakeside at Winter Park	12,751
	Hidden Oaks Condo	11,633
	Winter Park Woods Condos	11,230
	Vintage Winter Park	9,564
	BCore MF Lakeside LLC	7,904
	Total Outside	**144,910**
Total Consumption of Largest Users (Inside and Outside)		**380,096**

City of Winter Park, Florida
Table 21
Supplemental Operating Indicators for:
Water & Sewer Operation-Usage
September 30, 2023

ANNUAL WATER USAGE (thousands of gallons)		18-19	19-20	20-21	21-22	22-23
Commercial:						
	Inside	562,503	559,738	564,134	576,632	562,517
	Outside	370,764	349,541	358,756	393,604	384,741
Multi-Dwelling:						
	Inside	131,013	138,986	141,959	138,501	130,649
	Outside	369,937	370,029	383,082	393,699	401,129
Public Authority:						
	Inside	101,898	92,554	93,862	91,944	91,636
	Outside	11,416	10,620	9,390	8,479	9,090
Residential:						
	Inside	1,379,165	1,459,819	1,429,260	1,379,676	1,385,315
	Outside	552,935	566,715	570,228	557,045	556,438
Total Inside		2,174,579	2,251,097	2,229,215	2,186,753	2,170,117
Total Outside		1,305,052	1,296,905	1,321,456	1,352,827	1,351,398
Total Consumption		3,479,631	3,548,002	3,550,671	3,539,580	3,521,515

ANNUAL SEWER USAGE (thousands of gallons)		18-19	19-20	20-21	21-22	22-23
Commercial:						
	Inside	301,064	289,420	293,612	315,595	321,684
	Outside	229,485	217,142	221,299	241,168	253,595
Multi-Dwelling:						
	Inside	115,942	121,553	124,288	120,935	114,755
	Outside	357,729	355,523	368,745	384,983	382,046
Public Authority:						
	Inside	21,620	26,251	26,586	22,902	26,649
	Outside	6,294	4,954	3,859	3,697	5,353
Residential:						
	Inside	576,934	606,598	603,129	635,031	873,222
	Outside	282,842	287,012	288,948	286,332	303,455
Total Inside		1,015,560	1,043,822	1,047,615	1,094,463	1,336,310
Total Outside		876,350	864,631	882,851	916,180	944,449
Total Consumption		1,891,910	1,908,453	1,930,466	2,010,643	2,280,759

City of Winter Park, Florida
Table 22
Water and Sewer Rates, Fees and Charges
September 30, 2023

Inside the City Limits				
	Water (Residential)	Water (Commercial/ Public Authority)	Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption			
Block 1	$ 1.33	$ 1.33	$ 2.83	$ 5.24
Block 2	1.98	1.98	3.78	5.24
Block 3	2.83	2.83	4.85	5.24
Block 4	3.78	3.78	7.05	5.24
Block 5	4.85	4.85	7.05	5.24
Block 6	7.05	4.85	7.05	5.24
Base ERM Charge	9.50	9.50	9.50	11.23
Additional Unit Charge	5.12	5.12	5.12	6.04

Outside the City Limits				
	Water (Residential)	Water (Commercial/ Public Authority)	Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption			
Block 1	$ 1.68	$ 1.68	$ 3.55	$ 6.53
Block 2	2.48	2.48	4.72	6.53
Block 3	3.55	3.55	6.07	6.53
Block 4	4.72	4.72	8.80	6.53
Block 5	6.07	6.07	8.80	6.53
Block 6	8.80	6.07	8.80	6.53
Base ERM Charge	11.87	11.87	11.87	14.03
Additional Unit Charge	6.40	6.40	6.40	7.55

ERM = Equivalent Residential Meter

Sewer charges are capped for residential customers without separate irrigation meters at 14,000 gallons:

Notes:
(1) Rates on this table became effective Oct 1, 2022.

City of Winter Park, Florida
Table 22 (continued)
Water and Sewer Rates, Fees and Charges
September 30, 2023

Bills for water, sewer and irrigation service are determined using applicable rates in the Table 22 above and the block sizes in the table below based on customer class and meter size.

Block Structure Price Breaks by Meter Size:

		Usage Up To:				
		Block 1	Block 2	Block 3	Block 4	Block 5
Meter Size in Inches	Equivalent Meter Ratio	(1,000) gallons/month)	(1,000) gallons/month)	(1,000) gallons/month)	(1,000) gallons/month)	(1,000) gallons/month)
3/4	1	4	8	12	20	20
1	2 1/2	10	20	30	50	50
1 1/2	5	20	40	60	100	100
2	8	32	64	96	160	160
3	16	64	128	192	320	320
4	25	100	200	300	500	500
6	50	200	400	600	1,000	1,000
8	80	320	640	960	1,600	1,600
10	115	460	920	1,380	2,300	2,300

Residential Water Block Structure					
Usage Up To					Usage Over:
Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
1,000 (gallons/month)	1,000 (gallons/month)	1,000 (gallons/month)	1,000 (gallons/month)	1,000 (gallons/month)	1,000 (gallons/month)
4	8	12	16	20	20

Irrigation Water Block Structure			
Usage Up To			Usage Over:
1,000 (gallons/month)	1,000 (gallons/month)	1,000 (gallons/month)	1,000 (gallons/month)
4	8	12	12

City of Winter Park, Florida
Table 23
Supplemental Operating Indicators
for Electric Operations
September 30, 2023

ELECTRIC SYSTEM CUSTOMERS AND USAGE

	18-19		19-20		20-21		21-22		22-23	
	# Customers	Killowatt Hours	# Customers	Killowatt Hours	# Customers	Killowatt Hours	# Customers	Killowatt Hours	# Customers	Killowatt Hours
Commercial:	2,414	211,779,908	2,376	205,801,238	2,399	208,003,539	2,349	214,997,350	2,378	215,375,751
Public Authority:	294	23,448,504	294	24,528,988	292	23,791,190	293	24,042,230	294	23,492,859
Residential:	12,843	190,168,689	12,914	192,504,363	12,907	190,235,522	12,701	187,856,720	12,870	188,272,358
Total Customers	15,551	425,397,101	15,584	422,834,589	15,598	422,030,251	15,343	426,896,300	15,542	427,140,968

MAJOR ELECTRIC USERS

	Killowatt Hours
Rollins College	23,930,373
Adventist Health Systems	23,146,116
City of Winter Park	12,256,469
Orange County Schools, Court, Rec	9,187,340
Publix Super Markets	8,585,542
Embarq Florida, Inc	7,576,531
Mayflower Retirement Center	7,304,175
Presbyterian Retirement Center (Winter Park Towers)	4,457,900
Orlando Health	3,261,994
Bainbridge Apartments	2,772,900
Total Consumption of Largest Users	**102,479,340**

Active System Accounts by Customer Class

Rate Class	Residential	Commercial	Public Authority	Total
General Service Demand - Primary (GSD-1)		3	1	4
General Service Demand- Secondary (GSD-1)		1,090	60	1,150
Non Demand - Secondary (GS-1)		1,096	199	1,295
Non Demand - 100% Load Factor Usage (GS-2)		61	22	83
Residential	12,065			12,065
Lighting Service	143	128	12	283
Decorative Lighting	662			662
Total Accounts	**12,870**	**2,378**	**294**	**15,542**

City of Winter Park, Florida
Table 24
Historical Cost of Purchased Power and Transmission
September 30, 2023

Bulk Power Purchases

	kWh Purchased	Cost of Fuel	Cost of Non-Fuel	Cost of Transmission	Total Cost of Bulk Power	Cost of Fuel/MWh	Cost of Non-Fuel/MWh	Total Bulk Power Purchased Cost/MWh	Cost of Transmission/ MWh	Total Cost of Bulk Power/MWh	Peak Demand (MW)
FY 2014	445,526,000	$ 17,753,988	$ 7,745,014	$ 2,724,792	$ 28,223,794	$ 40	$ 17	$ 57	$ 6	$ 63	96.0
FY 2015	447,757,800	15,003,194	8,382,420	3,254,741	26,640,355	33.51	18.72	52.23	7.27	59.50	94.8
FY 2016	450,549,953	14,088,840	8,690,438	3,261,373	26,040,651	31.27	19.29	50.56	7.24	57.80	95.7
FY 2017	429,845,391	13,951,369	9,446,284	3,558,875	26,956,528	32.46	21.98	54.44	8.28	62.71	93.5
FY 2018	434,246,377	14,172,922	9,747,114	3,510,746	27,430,782	32.64	22.45	55.09	8.08	63.17	92.8
FY 2019	439,804,612	12,580,972	9,953,367	3,468,020	26,002,359	28.61	22.63	51.24	7.89	59.12	97.1
FY 2020	437,181,072	9,057,266	6,687,021	3,139,274	18,883,561	20.72	15.30	36.02	7.18	38.39	94.0
FY 2021	436,785,335	12,348,554	5,589,751	2,695,659	20,633,964	28.27	12.80	41.07	6.17	47.24	93.7
FY 2022	441,535,441	22,847,530	5,469,340	3,267,418	31,584,288	51.75	12.39	64.13	7.40	71.53	95.4
FY 2023	449,588,203	13,244,558	5,578,688	3,655,004	22,478,250	29.46	12.41	41.87	8.13	50.00	102.3

City of Winter Park, Florida
Table 25
Residential Electric Service Rates, Fees and Charges
September 30, 2023

Residential Rates			
Customer charge	$	16.980000	per month
1st 1,000 kWh	$	0.06524	per kWh
All kWh above 1,000	$	0.08740	per kWh
Fuel Cost Recovery Factor, 1st 1,000 kWh	$	0.01835	per kWh
Fuel Cost Recovery Factor, all kWh above 1,000	$	0.02835	per kWh
Gross Receipts Tax		2.5641%	
Franchise Fee Equivalent		6.0000%	
Electric Utility Tax		10.0000%	

Service Charges			
Opening an account at a new service location	$	61.00	
Service activation fee	$	29.00	
Restore service after a disconnection for nonpayment or violation of a rule or regulation	$	29.00	
Restore service after normal business hours	$	58.00	
Dishonored check	$	25.00	or 5% of the check amount, whichever is greater

Lighting Service (LS)			
This service is available from dusk to dawn with various automatically controlled light fixtures			
Fixture and Maintenance Charge			Depends upon fixture type
Customer charges (per line of billing):			
Metered Accounts	$	3.49	per month
Non Metered Accounts	$	1.22	per month
Energy and Demand Charge	$	0.02349	per kWh
Fuel Cost Recovery Factor	$	0.02281	per kWh
Gross Receipts Tax		2.5641%	
Franchise Fee Equivalent		6.0000%	
Electric Utility Tax		10.0000%	

Notes
(1) Fuel Cost Recovery Factors are adjusted periodically, if necessary, based on actual fuel costs.
(2) Rates on this table became effective May 1, 2023.

City of Winter Park, Florida
Table 26
General Service Electric Rates, Fees and Charges
September 30, 2023

Non-Demand (GS-1) Rates will also apply to Temporary Service (TS-1)			
Customer charges:			
Non Metered Accounts	$	7.11	per month
Metered Accounts:			
Secondary Delivery Voltage	$	17.55	per month
Primary Delivery Voltage	$	221.86	per month
Energy and Demand Charge	$	0.07268	per kWh
Fuel Cost Recovery Factor	$	0.02281	per kWh
Gross Receipts Tax		2.5641%	
Franchise Fee Equivalent		6.00%	
Electric Utility Tax		10.00%	
Electric State Sales Tax		7.45%	Commercial Only
Electric State Sales Tax Surcharge		0.50%	Commercial Only

Non-Demand (100% Load Factor Usage (GS-2) (For customers with fixed wattage loads operating continuously throughout the billing period)			
Customer charges:			
Non Metered Accounts	$	7.45	per month
Metered Accounts	$	18.38	per month
Energy and Demand Charge	$	0.03736	per kWh
Fuel Cost Recovery Factor	$	0.02281	per kWh
Gross Receipts Tax		2.5641%	
Franchise Fee Equivalent		6.00%	
Electric Utility Tax		10.00%	
Electric State Sales Tax		7.45%	Commercial Only
Electric State Sales Tax Surcharge		0.50%	Commercial Only

Demand (GSD-1) Rates will also apply to Temporary Service (TS) Applicable to any customer other than residential with a measurable annual kWh consumption of 24,000 kWh or greater per			
Customer charges:			
Secondary Delivery Voltage	$	18.28	per month
Primary Delivery Voltage	$	231.26	per month
Demand Charge	$	5.05	per kWh
Energy Charge	$	0.04216	per kWh
Fuel Cost Recovery Factor	$	0.02281	per kWh
Gross Receipts Tax		2.5641%	
Franchise Fee Equivalent		6.00%	
Electric Utility Tax		10.00%	
Electric State Sales Tax		7.45%	Commercial Only
Electric State Sales Tax Surcharge		0.50%	Commercial Only

Notes:
(1) Rate changes on this table became effective on May 1, 2023.

The City of Winter Park, Florida
Table 27
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Function										
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Fire Stations	3	3	3	3	3	3	3	3	3	3
City Limits										
Square Miles	10	10	10	10	10	10	10	10	10	10
Streets										
Paved (miles)	133.0	133.0	133.0	133.3	133.3	133.3	133.6	133.6	133.6	133.6
Unpaved (miles)	0.1	0.1	0.1	0.1	0.1	0.1	-	-	-	-
Sidewalks (miles)	156.0	156.0	156.0	156.3	156.3	156.3	156.4	156.7	156.7	156.7
Bikepaths (miles)	14.0	14.0	14.0	14.3	15.2	15.2	15.2	15.2	15.2	15.2
Culture and Recreation										
Recreation centers	6	6	6	6	6	6	6	6	6	6
Major Parks	15	15	15	15	15	15	15	15	16	16
Mini Parks & playgrounds	41	49	49	49	46	46	47	48	48	48
Parks acreage	336	346	346	396	396	397	398	398	491	491
Fleet										
Vehicles and other heavy equipment	413	413	370	391	319	346	349	348	347	362
Water & Sewer										
Water Plants	3	3	3	3	3	3	3	3	3	3
Re-pump station	1	1	1	1	1	1	1	1	1	1
Water mains (miles)	309	309	310	311	311	312	313	313	313	313
Water maximum capacity (thousands of gallons)	28,800	28,800	28,800	28,400	28,800	28,800	28,000	28,000	28,000	28,000
Deep wells	6	6	6	6	6	6	6	6	6	6
Sewer force mains (miles)	23	23	23	23	23	23	42	42	42	54
Sewer gravity lines (miles)	112	112	112	112	112	112	141	141	141	166
Lift stations	104	104	104	104	102	102	102	102	102	104
Stormwater stations	2	2	2	2	2	2	-	-	-	-
Disposal (Wastewater) plants	1	1	1	1	1	1	1	1	1	1
Electric										
Electric Substations	2	2	2	2	2	2	2	2	2	2

Sources: Various City departments

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MSL

Certified Public Accountants

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*

Mayor and City Commission
City of Winter Park, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Winter Park, Florida (the "City") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 29, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing 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 City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City'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 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 over financial reporting 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.

Mayor and City Commission
City of Winter Park, Florida

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance 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 noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we have reported to management of the City in a separate letter dated March 29, 2024.

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.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
March 29, 2024

MSL
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

Mayor and City Commission
City of Winter Park, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the compliance of the City of Winter Park, Florida (the "City") with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget ("OMB") *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2023. The City's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance 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 the audit requirements of Title 2 *U.S. Code of Federal Regulations,* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibility of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

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

Report on Internal Control over Compliance *(Continued)*

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses as defined above. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the basic financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 29, 2024, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis, as required by the Uniform Guidance, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
March 29, 2024

The City of Winter Park, Florida
Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2023

Agency/Federal Program	AL Number	Grant/Contract Number	Award Amount	Federal Expenditures
U.S. Department of Agriculture				
Emergency Watershed Protection Program				
Pass-through State of Florida, Executive Office of the Governor, Division of Emergency Management	10.923	NR234209XXXXC008	3,801,497	$ 103,144
Total U.S. Department of Agriculture				103,144
U.S. Department of Homeland Security				
Pass-through State of Florida, Executive Office of the Governor, Division of Emergency Management	97.036	4673DR-FL		583,091
Total U.S. Department of Homeland Security				583,091
U.S. Department of Housing and Urban Development				
Pass-through Orange County	14.218	DENNING DRIVE PUBLIC WI-FI	125,000	119,400
Total U.S. Department of Housing and Urban Development				119,400
Executive Office of the President				
HIDTA - High Intensity Drug Traffic Area	95.001	G22CF0011A	142,690	32,498
HIDTA - High Intensity Drug Traffic Area	95.001	G23CF0011A	103,740	51,407
Total Executive Office of the President				83,905
U.S. Department of the Treasury				
Equitable sharing program	21.016			194,334
Pass-through State of Florida, Executive Office of the Governor, American Rescue Plan Act	21.027	Y5324		2,511,132
Total U.S. Department of the Treasury				2,705,466
U.S. Department of Justice				
Equitable sharing program	16.922			1,250
Edward Byrne Memorial Justice Assistance Grant Program	16.738	D-8C025 15PBJA-21-GG-00241-MUMU	7,236	7,236
Edward Byrne Memorial Justice Assistance Grant Program	16.738	C-8C129 15PBJA-21-GG-00241-MUMU	9,268	9,268
Bulletproof Vest Partnership Program-OJP Vest Partnership	16.607	OMB #1121-0235		8,617
Total U.S. Department of Justice				26,371
TOTAL EXPENDITURES OF FEDERAL AWARDS				**$ 3,621,377**

NOTE 1 Basis of Presentation
The accompanying Schedule of Expenditures of Federal Awards includes federal awards activity of the City of Winter Park, Florida. Grant revenues are recognized only when allowable program costs have been incurred. This revenue recognition criteria for grants is applied to all funds. In addition, grant revenues are recognized in governmental funds when the availability criteria has been met. The information in this schedule is presented in accordance with the Uniform Guidance.

NOTE 2 Indirect Cost Rate
The City did not elect to use the 10% de minimis indirect cost rate.

NOTE 3 American Rescue Plan Act
Additional costs totaling $298,987 were paid from ARPA funds after the July to September report was filed with the U.S. Department of the Treasury. These costs were reported in the accompanying financial statements.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended September 30, 2023

Section I - Summary of Independent Auditor's Results

Financial Statements

Type of Auditor's Report Issued:	**Unmodified Opinion**	
Internal control over financial reporting:		
• Material weakness(es) identified?	____ Yes	_X_ No
• Significant deficiency(ies) identified?	____ Yes	_X_ None reported
Noncompliance material to financial statements noted?	____ Yes	_X_ No

Federal Awards

Internal control over major programs:		
• Material weakness(es) identified?	____ Yes	_X_ No
• Significant deficiency(ies)?	____ Yes	_X_ None reported
Type of report issued on compliance for major federal program:	**Unmodified Opinion**	
Any audit findings disclosed that are required to be reported in accordance with Section 200.516 of the Uniform Guidance?	____ Yes	_X_ No

Identification of Major Program:

AL Number	Name of Federal Program or Cluster
21.027	Coronavirus State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish between Type A and Type B programs:	$750,000	
Auditee qualified as low-risk auditee?	_X_ Yes	____ No

SCHEDULE OF FINDINGS AND QUESTIONED COSTS *(Continued)*

For the Year Ended September 30, 2023

Section II - Findings Related to the Financial Statement Audit, as required to be reported in accordance with *Government Auditing Standards*

No matters are reported.

Section III - Federal Award Findings and Questioned Costs Section reported in accordance with the Uniform Guidance

No matters are reported.

Section IV - Status of Prior Year Findings

No matters were reported in the prior year affecting federal financial assistance programs.

Certified Public Accountants

INDEPENDENT AUDITOR'S MANAGEMENT LETTER

Mayor and City Commission
City of Winter Park, Florida

Report on the Financial Statements

We have audited the basic financial statements of the City of Winter Park, Florida (the "City") as of and for the year ended September 30, 2023 and have issued our report thereon dated March 29, 2024.

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; the audit requirements of Title 2 U.S. *Code of Federal Regulations,* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* ("Uniform Guidance"); and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have also issued our 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,* Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance, Schedule of Findings and Questioned Costs, and Independent Accountant'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 and schedule, which are dated March 29, 2024, 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 annual financial audit report. There were no audit findings or recommendations identified in the preceding annual financial report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General,* requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority is disclosed in the notes to the financial statements.

Mayor and City Commission
City of Winter Park, Florida

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General,* requires us to apply appropriate procedures and report the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City 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. It is management's responsibility to monitor the City'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 District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General,* requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, provided the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.544(1)(i)6, *Rules of the Auditor General,* the Winter Park Community Redevelopment Agency reported:

a. The total number of district employees compensated in the last pay period of the district's fiscal year as 5.

b. The total number of independent contractors to whom nonemployee 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 $330,185.

d. All compensation earned by or awarded to nonemployee 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 $595,049.

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 $15,021,747.

Mayor and City Commission
City of Winter Park, Florida

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General,* requires us to communicate 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. In connection with our audit, we did not have 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 Mayor, City Commission, and applicable management and is not intended to be, and should not be, used by anyone other than these specified parties.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
March 29, 2024

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Certified Public Accountants

INDEPENDENT ACCOUNTANT'S REPORT

Mayor and City Commission
City of Winter Park, Florida

We have examined the City of Winter Park, Florida's (the "City") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2023. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City is in accordance with those requirements, in all material aspects. An examination involves performing procedures to obtain evidence about the City's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of 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 City's compliance with specified requirements.

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

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

MSL, P.A.
Certified Public Accountants

Orlando, Florida
March 29, 2024

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MSL

CPAs & ADVISORS

March 29, 2024

Mayor and City Commission
City of Winter Park, Florida

We have audited the accompanying financial statements of governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Winter Park, Florida (the "City") for the year ended September 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, Government Auditing Standards, and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our agreement dated October 7, 2022. Professional standards require that we provide you with the following information related to our audit.

SIGNIFICANT AUDIT MATTERS

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The significant estimates affecting the City's financial statements include the following accounts: Useful Lives of Capital Assets, Self-Insurance Liability, Compensated Absences, Pension Liability and Other Post-Employment Benefits ("OPEB") Liability.

The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The following disclosures are considered significant: Deposits and Investments, Capital Assets, Long Term Debt, and Employee Benefit Plans.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated March 29, 2024.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the Management's Discussion and Analysis and the Budgetary Comparison, Pension, and OPEB schedules, which are required supplementary information ("RSI") that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the Combining and Individual Fund Statements and Schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

RESTRICTION ON USE

This information is intended solely for the use of the Mayor, City Commission and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

MSL, P.A.

City Commission

agenda item

item type Consent Agenda	**meeting date** April 10, 2024
prepared by	**approved by** Randy Knight, City Manager

subject
Approve the minutes of the regular meeting, March 27, 2024

motion | recommendation

background

strategic objectives

alternatives | other considerations

fiscal impact

attachments
1. Minutes 03-27 DRAFT

City Commission
Regular Meeting Minutes

March 27, 2024 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

1. Meeting Called to Order

Mayor Anderson called the meeting to order at 3:30 p.m.

2. Invocation - Pastor Bruce Mayhew, Gateway Church

3. Pledge of Allegiance

4. Approval of Agenda

Mayor Anderson said that Andrea Jacobs has asked that her request (Item 12a) be tabled to April 24th. **Motion made by Mayor Anderson to table until April 24, 2024, seconded by Commissioner DeCiccio. Motion carried unanimously with a 5-0 vote.**

5. Mayor's Report

a. Proclamation for National Library Week

Mayor Anderson read and presented the proclamation designating National Library Week, April 7-13, 2024 to Library Director Melissa Schneider and Director Community Engagement Jody Lazar. Ms. Schneider thanked the commission and city for their ongoing support.

b. Proclamation for Earth Month

Mayor Anderson presented the proclamation designating April as Earth Month to Director of Natural Resources Gloria Eby, Lakes Manager Joey Cordell and Sustainability Manager Sara Miller. Ms. Miller invited everyone to the events scheduled during April.

Mayor Anderson congratulated Mayor-elect DeCiccio who thanked Mayor Anderson for his service. Mayor Anderson expressed his gratitude for staff's hard work, board members and the public for their involvement and engagement and thanked current and former members of the Commission for their service. Mr. Knight thanked Mayor Anderson for his leadership during the last three years.

6. City Manager's Report

Mr. Knight said that the referendum ordinance regarding leaf blowers was tabled to April 10th; however, due to the run-off only four commissioners will be present. After discussion, consensus was to move the ordinance to April 24th.

7. City Attorney's Report

8. Non-Action Items

a. MLK Jr. Park Sinkhole Risk Evaluation

Director of Public Works and Transportation Charles Ramdatt reviewed the background of stormwater issues in the area of MLK Jr. Park, the sinkhole, and whether the underlying geology could support buildings, infrastructure or parking. He introduced Jay Casper, Senior Principal of Terracon, who conducted the sinkhole risk evaluation.

Mr. Casper provided the history of the sinkhole that occurred in 1981 and explained the boring tests and data from the sinkhole investigation in 1982 which did not show significant sinkhole erosion outside the area of the sinkhole. He said borings done prior to construction of the new Library and Events Center showed no signs of sinkhole activity and no elevated risk of a sinkhole. He responded to questions on boring standards, monitoring aquifer levels, and specifically the boring done for the Library and Events Center. Mr. Ramdatt said the collapsed areas of the parking lot were superficial and have been fixed and are being monitored by staff. He added that while boring for parking lots is typically 7–10 feet, boring was done to 100 feet. Mr. Jasper said he found no area of concern about a parking lot.

Commissioner Sullivan suggested a review of Ardaman & Associate's testing done for the Library and Events Center.

9. Public Comments | 5 p.m. or soon thereafter (heard after Item 12b)

10. Consent Agenda

a. Approve the minutes of the regular meeting, March 13, 2024
b. Approve the minutes of the work session, March 14, 2024.

Motion made by Commissioner Sullivan to approve the Consent Agenda, seconded by Commissioner Weaver. The motion carried unanimously with a 5-0 vote.

11. Action Items Requiring Discussion

a. Appoint Canvassing Board for Run-Off Election, April 16, 2024

Commissioners Weaver, Cruzada and Sullivan agreed to serve on the Canvassing Board. Approved by consensus.

12. Public Hearings: Quasi-Judicial Matters

a. Request of Andrea Jacobs on behalf of the Villa Vienda Condominium at 221 Holt Avenue for Conditional Use approval to allow five of the six existing condominiums to be used as a bed and breakfast, zoned R-3.
(Request tabled at the request of the Applicant)

Motion was made under Approval of the Agenda to table this request to April 24, 2024.

a. ORDINANCE 3294-24 - AN ORDINANCE OF CITY OF WINTER PARK, FLORIDA, ADOPTING THE AMENDED WINTER PARK COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR THE EXPANSION OF THE REDEVELOPMENT AREA'S BOUNDARIES; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AREA REDEVELOPMENT TRUST FUND; PROVIDING FOR THE COUNTY TIF CONTRIBUTION RATES FOR THE WINTER PARK REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE WINTER PARK CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (2nd reading)

Attorney Ardaman read the ordinance by title.

Mayor Anderson explained Tax Increment Financing which generates additional tax revenue and how it is used in the CRA, and will benefit the entire city.

Commissioner Weaver said he feels the decreased crime rate is largely due to improvements by the CRA and staff.

Commissioner Cruzada noted that the city would receive funds based solely on the incremental tax increase of assessed value of properties within the CRA. Commissioner Sullivan added that the city will also receive a portion of Orange County taxes.

Assistant Division Director of CRA and Economic Development Kyle Dudgeon reviewed projects and programs funded through CRA. Director of Office of Management and Budget Peter Moore spoke about the financial benefit of an estimated revenue of $70m from Orange County as a result of this CRA expansion/extension.

Motion made by Commissioner Sullivan to adopt the ordinance, seconded by Commissioner Weaver.

David Johnston, 1802 Summerfield, former Mayor, provided the history of the CRA and positive impacts (growth and private investment) to the city. He feels it has served its purpose of improving blighted areas and should not be extended.

Gigi Papa, 1440 Hibiscus Avenue, asked if city-wide notice was given, as required. She opposed the expansion as it benefits only a small area and those few residents in the expansion area.

Daniel Raymond, 1701 Lee Road, asked for the definition of affordable housing and income level guidelines

Mark Gillespie, 1608 Hibiscus Avenue, urged the commission to vote no.

Mayor Anderson read a letter from CRA Advisory Board Chairman Maria Bryant expressing the Board's unanimous support of the extension/expansion. He explained the guidelines for affordable and attainable housing the need for infrastructure improvements in the Fairbanks and Minnesota area. Discussion followed on the area and city-wide benefits of the extension and expansion.

Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. The motion carried unanimously with a 5-0 vote.

9. Public Comments | 5 p.m. or soon thereafter

Ryan N. spoke against red light cameras and believes no studies warrant installation and there are no valid reasons to keep the cameras. He said current data is needed to determine the impact of the cameras and there are other options that can improve safety.

13. Public Hearings: Non Quasi-Judicial Matters

14. City Commission Reports

Commissioner Sullivan –

- TheTown of Eatonville's application for the Florida History Museum to be located in Eatonville has been presented to the task force selecting the location.

Commissioner DeCiccio –

- Suggested continuing terms of board members due to the run-off. Consensus was to extend terms to May 30th.
- Recommended Commissioner Sullivan to serve as the Commission's representative to the Library Board of Trustees. Approved by consensus.
- Suggested forming a task for to review architectural guideless for the Park Avenue/Morse/New England area and a second to review guidelines Orange Avenue. Commissioner Sullivan suggested outlining responsibilities and identifying the guidelines to be reviewed. Consensus was for staff to prepare for next meeting

Mayor Anderson –

- An appointment to the Planning and Zoning Board is needed due to the resignation of a current board member

Commissioner Cruzada

- Thanked Public Works staff for their work on Whitehall and Summerfield curbs uprooted by trees.

15. Summary of Meeting Actions

- Presented proclamations for National Library Week and Earth Month.
- Received sinkhole risk report.
- Approved the Consent Agenda.
- Appointed the Canvassing Board for the April 16th run-off election.
- Adopted the CRA extension and expansion ordinance.
- Staff to bring back discussion of a task force to address design standards at the next meeting.
- Extended current board member terms to May 30th.

16. Adjournment

The meeting was adjourned at 5:20 p.m.

____
Mayor Phillip M. Anderson

ATTEST:

____
City Clerk Rene Cranis

City Commission

agenda item

item type
Consent Agenda

meeting date
April 10, 2024

prepared by

approved by

subject
Approve the following piggyback contracts:

motion | recommendation

background

strategic objectives

alternatives | other considerations

fiscal impact

attachments
None

City Commission

agenda item

item type Consent Agenda	**meeting date** April 10, 2024
prepared by Rebecca Watt, Procurement Agent	**approved by** Randy Knight, City Manager

subject

1. Thompson Pump & Manufacturing Company – Florida Sheriffs Association Contract #FSA23-EQU21.0 – Equipment; for goods on an as-needed basis during the term of the agreement through September 30, 2025; Amount: $80,000
2. Step One Automotive Ford Crestview – State of Florida Contract #25100000-23-STC – Motor Vehicles; for vehicle purchases during the term of the agreement through May 16, 2025; Amount: $325,000
3. Duval Ford – Bradford County Sheriff's Office Contract #22-27-1.0 – Vehicle Purchasing Agreement; for vehicle purchases during the term of the agreement through September 12, 2027; Amount: $500,000

motion | recommendation

Commission approve items as presented and authorize the Mayor to execute the agreement.

background

1-3. The Originating Agency issued a formal solicitation to award this contract in FY23.

strategic objectives

Fiscal Stewardship.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:

1. Water & Wastewater Utilities Fund
2. Equipment Replacement Fund

3. Equipment Replacement Fund

attachments

None

City Commission

agenda item

item type
Consent Agenda

meeting date
April 10, 2024

prepared by

approved by

subject
Approve the following contracts:

motion | recommendation

background

strategic objectives

alternatives | other considerations

fiscal impact

attachments
None

City Commission

agenda item

item type	meeting date
Consent Agenda	April 10, 2024
prepared by	**approved by**
Rebecca Watt, Procurement Agent	Randy Knight, City Manager

subject

1. RFP2-23 - Foundation Risk - Liability Insurance Agent / Broker of Record - Amendment 1; for services on an as-needed basis during the term of the agreement through March 19, 2025; Amount: $1,000,000
2. FY22-49 - GolfNow, LLC - GolfNow Software; for the monthly subscription during the term of the agreement through August 22, 2024; Amount: $55,000
3. IFB11-23 - Lewis Outdoor Solutions - Landscape Maintenance for City Facilities - Amendment 1; for services on an as-needed basis during the term of the agreement through April 16, 2025; Amount: $275,000
4. RFQ6-23 – Baxter & Woodman, Inc. – Professional Stormwater Management Engineering Services – Amendment 1; for services on an as-needed basis during the term of the agreement through April 24, 2025
5. RFQ6-23 – Geosyntec Consultants – Professional Stormwater Management Engineering Services – Amendment 1; for services on an as-needed basis during the term of the agreement through April 25, 2025
6. RFQ6-23 – Singhofen & Associates, Inc. – Professional Stormwater Management Engineering Services – Amendment 1; for services on an as-needed basis during the term of the agreement through May 2, 2025
7. RFQ7-23 - NV5, Inc. - Geotechnical & Environmental Consulting Services - Amendment 1; for services on an as-needed basis during the term of the agreement through April 27, 2025
8. RFQ7-23 – Terracon Consultants, Inc. – Geotechnical & Environmental Consulting Services – Amendment 1; for services on an as-needed basis during the term of the agreement through May 5, 2025
9. RFQ8-23 – Inspire Placemaking Collective, Inc. – General Planning Services – Amendment 1; for services on an as-needed basis during the term of the agreement through May 20, 2025
10. RFQ7-23 – Pond & Company – Geotechnical & Environmental Consulting Services; Task Order for Howell Creek Restoration; Amount: $75,000
11. RFQ17-10 – Jacobs Engineering Group, Inc. – Continuing Engineering Services for W-WW Systems; Task Order for Lead and Copper Rule Revisions Compliance Support Services; Amount: $149,150

motion | recommendation

Commission approve items as presented and authorize the Mayor to execute agreements.

background

1. A formal solicitation was issued in FY23 and has been renewed in accordance with the original executed Agreement. The City's insurance premium payments are processed directly through the vendor.
2. A formal agreement was executed in FY22.
3-9. A formal solicitation was issued in FY23 and has been renewed in accordance with the original executed Agreement.
10. This proposal outlines Phase 2 of the Howell Creek Restoration project for design and project implementation.
11. This task order is to provide regulatory compliance support to the City in response to the recent US Environmental Protection Agency's Lead and Copper Rule Revisions.

strategic objectives

Fiscal Stewardship.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:
1. General Insurance Fund
2. General Fund
3. General Fund
4-9. Each task order will be brought to the City Commission with the funding source listed.
10. Grant Fund
11. Water & Wastewater Fund

attachments

1. TO_Howell Creek Restoration Phase 2_Pond
2. TO_Lead Copper Compliance Support_Jacobs

1200 Riverplace Boulevard, Suite 600
Jacksonville, FL 32207
T: 904.543.0400

March 20, 2024

Gloria Eby, MS
Natural Resources and Sustainability Director
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Re: ***Howell Creek Restoration Project***
Proposal for Design and Project Implementation Services

Dear Ms. Eby:

Pond is pleased to respond to your request for a proposal to provide engineering and environmental services associated with the Howell Creek restoration project located between Lake Sue and Lake Virginia in Winter Park, Orange County, Florida. Pond understands that the City of Winter Park ("City") is proposing to utilize an NRCS grant to stabilize the banks of Howell Creek. Pond is currently completing the stream assessment and conceptual improvement design and through this effort, it has been identified that the suite of solutions being proposed fall into different permitting and design levels of effort. Each structure and repair option has been categorized according to three possible construction phasing and permitting scenarios:

Potential Permitting Scenario

- **Permitting Scenario 1:** No permit is required and/or the activity is exempt from permitting. This scenario is anticipated for repair measures that are localized in nature and are minimally to negligibly invasive/impactful.
- **Permitting Scenario 2:** Some permits may be required but can be satisfied with the presentation of design typical details and accompanying comprehensive narrative. This scenario may include coverage under a general permit requiring some level of notification to the associated agency.
- **Permitting Scenario 3:** Extensive permitting is anticipated in conjunction with thorough design development.

Proposed Construction Phasing

- **Phase 1:** Passive restoration through vegetative planting and/or the placement of coir fiber matting along portions of Howell Creek where the existing vegetation is sparse or limited to herbaceous species alone.
- **Phase 2:** A majority of structure repairs or replacements utilizing typical details and minimal auxiliary design measures. Localized channel debris removal to restore the functional capacity of the channel.
- **Phase 3:** Structure repairs requiring extensive design and permitting considerations.

  This proposal intends to support the City with the implementation of Phase 1 and 2 projects. Typical tasks will include:

- Preparation of individual project concepts, details, and narratives for NRCS approval.
- Coordination with permitting agencies.
- Permitting of Phase 2 projects including preparation of conceptual design drawings and typical details.
- Planting plans.
- Grout injection plans.
- Debris and vegetation removal plans.
- And other services need to implement Phase 1 and 2 projects.

Pond is proposing a time materials budget of $75,000. Pond will not exceed this amount without prior authorization from the City.

Understandings and Conditions of Service

1. Geotechnical investigations are not included.
2. The City will provide information pertaining to the applicant and owner and will secure necessary signatures for applications.
3. Induvial permits and detailed design of Phase 3 projects are not included in this scope.
4. The scope assumes that the project will qualify for an Emergency Field Authorization from the St. Johns River Water Management District and Nationwide 37 from the US Army Corp of Engineers (USACE). If individual permits are required or if USACE requires detailed design level information for specific restoration efforts additional budget will be required.
5. This proposal assumes that the federal permitting will remain with USACE and if permitting authority reverts to the Florida Department of Environmental Protection (FDEP), Submittal of an application to FDEP is not included.
6. Services not specifically included in the proposal, or material changes requested after professional services have commenced, will be considered additional/out of scope services, and will be approved via a contract change order prior to commencement of the additional work.

We appreciate your time and consideration in reviewing our proposal. If you have any questions or require further information, please contact us at 470.387.8899/ Darra@pondco.com or 386.852.0387/ Chris.fagerstrom@pondco.com.

Respectfully,
Pond

Kenneth A. Darr

Alex Darr, CEPSC, CERP
Project Manager

Chris Fagerstrom, P.E.
Water Resources Director

Lead and Copper Rule Revisions Compliance Support Services

The purpose of this task order is to provide regulatory compliance support to the City of Winter Park (City) in response to the recent US Environmental Protection Agency's Lead and Copper Rule Revisions (LCRR). The following sections detail the support services that CH2M HILL (Consultant) will provide to assist the City implement the LCRR requirements. All services provided will follow the compliance requirements in the LCRR as well as any direction or additional requirements set forth by the Florida Department of Environmental Protection (FDEP) and the forthcoming federal Lead and Copper Rule Improvements. Support services and recommendations may vary due to changes in the rule.

Scope of Services

Task 1: Project and Regulatory Coordination

Consultant will perform project management and coordination to support the City with compliance with LCRR. Consultant will hold monthly meetings with the City to address priorities for the project, data needs, coordination of the work in-progress, completed work, and scheduled work. Additionally, Consultant will be available for impromptu virtual meetings in between onsite monthly meetings to support the City as questions and clarifications are required.

Under this task, Consultant will also prepare a LCRR regulatory compliance checklist for tracking purposes. The checklist will include the initial compliance deliverables the City must submit or make available to FDEP by October 16, 2024 and compliance activities described in this task order.

The LCRR includes expanded public education and communication requirements that impact all community water systems. The LCRR is intended to "provide greater and more effective protection of public health by reducing exposure to lead and copper in drinking water. The rule will better identify high levels of lead, improve the reliability of lead tap sampling results, strengthen corrosion control treatment requirements, expand consumer awareness, and improve risk communication" (40 CFR 141 and 142). These enhanced communications requirements are meant to increase public awareness and actions to limit exposure to lead in drinking water and drive a major change in how community water systems must communicate and coordinate with consumers about lead. Consultant will assist the City with meeting these public education and communication requirements within this task and also outlined in the subsequent tasks. The communication requirements in the LCRR have a compliance start date of October 16, 2024, and include the following components:

- Public health effects language for lead
- Publicly available lead service line (LSL) inventories and annual notification requirements (Task 2)
- LSL replacement and service line disturbance notifications (Task 3)
- Sample results from tap compliance sampling, trigger, and action level exceedances (Task 4)
- Sample results from testing at schools and childcare facilities (Task 5)
- Outreach to state and local health agencies
- Updated information in Consumer Confidence Reports (CCRs)

Assumptions:

- Kickoff/Monthly meetings (10) will be held at the City.

Deliverables:

- LCRR compliance checklist and schedule
- Meeting agendas and summaries

Task 2: Lead Service Line Inventory Development

Per LCRR, the City is required to identify all service line materials on both the publicly (utility) and privately (premise/customer) owned portions of the services line within the City's service area. The initial service line inventory must be submitted to FDEP and made publicly available online by October 16, 2024. The inventory must indicate if the service pipe material is (1) lead, (2) non-lead, (3) galvanized requiring replacement (GRR) or (4) lead status unknown (unknown) for both the utility and customer-owned portions of the service line. One material category must also be identified for the entire service line. The LCRR requires utilities to publish location identifiers for service lines categorized as lead or GRR. Possible location identifiers include an address, street name, intersection, landmark, or GPS coordinates with flexibility given to the utility to determine the best choice. EPA recommends including a specific location identifier, such as the address, for all service lines. EPA also recommends including additional location descriptors, such as apartment number, when multiple service lines serve the same address to allow unique identification of each service.

Consultant will assist and support the City with the development of the Lead Service Line Inventory and will develop a technical memorandum summarizing industry best practices for service line identification, visual inspection standard operating procedure, and provide notification templates. The inventory will include both the City-owned portion of the service line and the customer-owned portion. The technical memorandum will comply with the LCRR requirements and include identification criteria for the following service line materials:

- Lead
- Galvanized requiring replacement (GRR)
- Non-lead
- Lead status unknown

Assumptions:

- City will review all applicable documents and perform field investigations and all other activities to identify service line materials.
- City will manage, revise, track and record inventory data using existing GIS database and align with FDEP template.
- City will manage and publish the LSL inventory online.
- City will create, manage, and distribute communication materials (e.g. mailings, flyers, door hangers, web-based, etc.) required to meet the public education and communication requirements. City will need to customize notification templates to meet City's communication standards.
- City will complete required inventory template and submit to FDEP by 10/16/24.
- Consultant will provide guidance on the types of records to review and methods for field identification.
- Consultant will provide guidance on GIS tools for data management and inventory publication.

Deliverables:

- Draft and Final LSL Inventory Development Technical Memorandum
- Service line materials visual inspection standard operating procedure
- Notification templates noticing customers of lead, GRR or unknown

Task 3: Lead Service Line Replacement Plan

LCRR requires the City to develop a Lead Service Line Replacement (LSLR) Plan. These LCRR requirements include identifying lead service lines (LSLs) and galvanized requiring replacement (GRR), conducting partial or full LSL replacements by developing an LSLR prioritization strategy, creating strategies for informing customers about LSLRs, and identifying funding strategies for a successful LSLR. The replacement rate will be based on the total number of LSLs plus the number of GRRs and the number of lead-status-unknown service lines. To comply with LCRR requirements, the following components must be included:

- A strategy for determining the composition of lead-status-unknown service lines in City inventory
- Procedures to conduct a full LSLR
- A strategy for informing customers before a full or partial LSLR
- For systems that serve more than 10,000 persons, a recommended LSLR goal rate in the event of a lead trigger level exceedance
- A procedure for customers to flush service lines and premise plumbing of particulate lead
- An LSLR prioritization strategy based on factors including but not limited to the targeting of known LSLs and LSLR for disadvantaged consumers and populations most sensitive to the effects of lead
- A funding strategy for conducting LSLRs that considers ways to accommodate customers that are unable to pay to replace the portion they own
- Operating procedures for replacing lead goosenecks, pigtails, or connectors

In addition to the federal LCRR requirements, Florida Department of Environmental Protection (FDEP) is expected to provide a LSLR plan template for water systems to complete and submit by October 16, 2024. The objective of the Plan is to provide an outline and detail the steps that the City will undertake toward creating its LSLR program.

Assumptions:

- Consultant will provide a draft plan with boilerplate content to meet the requirements for the plan. City will need to provide supplemental information to incorporate into the plan such a recommended LSLR goal rate, funding strategy, prioritization strategies, operating procedures, etc.
- City will create, manage, and distribute communication materials (e.g. mailings, flyers, door hangers, web-based, etc.) required to meet the public education and communication requirements. City will need to customize notification templates to meet City's communication standards.
- The LSLR Plan developed in this task will be acceptable to FDEP in lieu of a FDEP template, if eventually provided by FDEP

Deliverables:

- Draft and Final LSLR Plan including LSL replacement and service line disturbance notification templates

Task 4: Lead and Copper Compliance Sampling Plan

The LCRR includes enhanced water quality testing requirements for lead and copper detection. These enhanced water quality testing requirements are intended to target the drinking water and plumbing systems, both public and private, that are most likely to contain lead and include procedures that test water from potential lead service lines (LSLs).

The LCRR requires the development of an inventory of residential and commercial customers served by the City used to identify service line materials and select sites for tap water sampling and analysis. Specific criteria for selecting sampling sites are based on targeting locations that have the highest probability of elevated lead levels. The criteria include sites that are served by an LSL, have galvanized piping that is, or was previously, downstream of an LSL or lead gooseneck or connector, are served by a line of unknown material (lead status unknown), or have copper piping with lead-based solder joints. The total number of required sampling sites under LCRR correlates to the population size of the water system under standard monitoring. For the City, the number of sites for LCRR standard monitoring is 60. Sampling and testing compliance period begins January 1, 2025.

These sites will use the revised sampling tiers as follows:

- Tier 1: Single family structures served by a LSL
- Tier 2: Multi-family structures served by a LSL
- Tier 3: Galvanized currently or previously, downstream of a lead service line or lead gooseneck
- Tier 4: Copper with lead solder
- Tier 5: Locations representative of the distribution system

The site list will be selected by the City with guidance from Consultant. This list will need to include information for standard monitoring and reduced monitoring. The list will need to include the property address, property owner, contact phone number, and zip code.

As part of this task, Consultant will:

- Develop draft workflows for find and fix requirements, which will not be included in the compliance sampling plan but will assist the City with completion of the rule requirements.
- Assist the City in developing a template for publishing compliance sampling results on the City's website. The template will not be included in the compliance sampling plan but will assist the City with publication of the sample results, which will not be required until completion of tap sampling in 2025. The template will be completed and published by the City after compliance sampling results are obtained.

Assumptions:

- City will create, manage, and distribute communication materials (e.g. mailings, flyers, door hangers, web-based, etc.) required to meet the public education and communication requirements. City will need to customize notification templates to meet City's communication standards.

Deliverables:

- Draft and Final Lead and Copper Compliance Sampling Plan
- Draft workflows for Find and Fix requirements
- Draft template for publishing of compliance sampling results

Task 5: Schools and Childcare Facility Sampling Plan

Lead exposure in children can cause irreversible and life-long health effects, including decreased IQ (that is, intelligence quotient, a person's mental abilities relative to others), focus, and academic achievement. To safeguard the health of children by reducing the risk of lead exposure, the LCRR requires the City to coordinate with schools and childcare facilities (CCFs) to sample, test, and analyze lead in drinking water within these facilities. This is in addition to the enhanced water quality testing requirements described in Task 4.

Consultant will develop a sampling plan for schools and licensed childcare facilities served by the City. This will include a list of schools and licensed childcare facilities provided by the City not including those participating in a state program. The list will at a minimum include physical address, contact, phone number, and email address. Schools and licensed childcare facilities constructed after January 1, 2014, are not required to be tested. The water quality sampling plan will follow the EPA's Training, Testing and Taking Action (3Ts) for testing and will include 5 samples per school and 2 samples per childcare facility. Additionally, Consultant will develop sampling instructions to be provided to the schools and childcare facilities and required notices.

Assumptions:

- City will provide Consultant with a list of schools and licensed childcare facilities within the service area for integration into the plan.
- City will create, manage, and distribute communication materials (e.g. mailings, flyers, door hangers, web-based, etc.) required to meet the public education and communication requirements. City will need to customize notification templates to meet City's communication standards.

Deliverables:

- Draft and final School and Childcare Facility Sampling Plan

Schedule

Task 1 meetings will be scheduled as needed in coordination with the City. Kickoff meeting is anticipated to be scheduled within 2 weeks of notice to proceed. The compliance checklist will be provided at the kickoff meeting.

Task 2 Draft Technical Memorandum and visual inspection standard operating procedure will be submitted within 6 weeks of notice to proceed. Notification templates will be provided within 8 weeks of notice to proceed.

Task 3 draft deliverables will be submitted within 16 weeks of notice to proceed.

Task 4 and 5 draft deliverables will be submitted within 28 weeks of notice to proceed.

Compensation

Services proposed by Consultant in this Task Order will be performed in accordance with the Agreement between the City of Winter Park and CH2M HILL, Inc. approved by the City of Winter Park on December 13, 2010. On December 15, 2017, Jacobs Engineering Group, Inc. acquired CH2M HILL, Inc.

Consultant proposes to perform the work described herein on a time and materials basis with budgets between the tasks and expenses being interchangeable as needed. The estimated total fee including labor, subcontracts and expenses associated with the task order is shown in the table below.

Table 1: Fee Estimate

Task	Labor Hours	Labor	Expenses	Fee
Task 1: Project and Regulatory Coordination	248	$49,472	$500	$49,972
Task 2: Lead Service Line Inventory Development	106	$18,822	$100	$18,922
Task 3: Lead Service Line Replacement Plan	142	$27,356	$100	$27,456
Task 4: Lead and Copper Compliance Sampling Plan	202	$29,592	$100	$29,692
Task 5: Schools and Childcare Facility Sampling Plan	158	$23,008	$100	$23,108
Task Order Totals:	804	$148,250	$900	$149,150

Acceptance

This Task Order shall become part of the Agreement upon execution by both parties.

Approved for City of Winter Park:	Accepted for CH2M HILL, Inc.:
Signature:	Signature:
By:	By: Francois Didier Menard
Title:	Title: Vice President
Date:	Date: 3/29/24

City Commission

agenda item

item type
Consent Agenda

meeting date
April 10, 2024

prepared by
Rebecca Watt, Procurement Agent

approved by
Randy Knight, City Manager

subject

Approve the following purchases:

1. Grunau Fire Protection – Halon Fire Suppression System Maintenance at Magnolia Water Treatment Plant; Amount: $95,000
2. MKI Services, Inc. - ABW Filter Refurbishment; Amount: $255,000
3. OpenGov - Facilities Management & Inventory SAAS; Amount: $94,715

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The maintenance of this system is time-sensitive due to the treatment plant being out of compliance. This vendor has historically maintained this system for the City. Due to the urgency of these services, staff has deemed it most advantageous to proceed with issuing a PO for work to begin.
2. This service aims to rehabilitate the underdrains on one (1) existing Suez ABW Filters.
3. This agreement is for the set-up, deployment, and subscription for facility asset management.

strategic objectives

Fiscal Stewardship.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:

1. Capital Projects Fund
2. Water & Wastewater Utilities Fund
3. General Fund

attachments

None

City Commission

agenda item

item type
Action Items Requiring Discussion

meeting date
April 10, 2024

prepared by
Rene Cranis, City Clerk

approved by
Randy Knight, City Manager

subject
Appointments to Winter Park Housing Authority Board

motion | recommendation
Appointment new members to Winter Park Housing Authority Board

background
Per State Statute 421.05, appointments to the Winter Park Housing Authority Board require approval by the Commission.

Two resignations were received from board members and the Authority has requested the vacancies be filled without delay. Recommendations have been received to appoint Courtney Bugia to replace Kevin O'Rawe (term ends 2026) and Nancy Lewis as the resident member to replace Tammie Holiday (term ends 2027). Applications for both new members are attached.

strategic objectives

alternatives | other considerations

fiscal impact

attachments
1. Housing Authority Applications April 2024

Citizen Board Application

Profile

Courtney
First Name

Middle Initial

Bugia
Last Name

Suffix

courtneybugia@gmail.com
Email Address

Please note: *Physical address only – no P.O. Box.*

2188 Turkey Run
Home Address

Suite or Apt

Winter Park
City

FL
State

32789
Postal Code

How long have you lived in Winter Park?

31 years

Mobile: (407) 312-4937
Primary Phone

Alternate Phone

Are you a City resident?

◉ Yes ○ No

Do you own property in the City?

◉ Yes ○ No

Are you a registered voter?

◉ Yes ○ No

Are you employed by the City?

○ Yes ◉ No

Your Requested Boards (select 3)

Which Boards would you like to apply for?

Winter Park Housing Authority Board: Submitted

Please list all city boards for which you have attended a meeting.

Are you currently serving on a City board?

○ Yes ◉ No

If so, which one?

Have you previously served on a City board?

○ Yes ◉ No

If so, which one(s)?

Why are you interested in serving on a City board?

I have been looking for opportunities that will allow me to get more involved in the community and serve the members of my community. I was born and raised in Winter Park and being able to give back to my community is very important to me.

Do you have any potential conflicts of interest that may arise while serving on one of these boards?

○ Yes ◉ No

If yes, please provide details:

Certain boards require members to file a Financial Disclosure Form annually. If appointed to one of these boards, would you be willing to comply with this requirement?

◉ Yes ○ No

Education and Work Experience

Education Background

Bachelor of Science in Finance - Florida State University - 2014 Masters of Accounting - University of Miami – 2018

Current employment status: *

☑ Employed

Habitat for Humanity of Winter Park-Maitland
Employer

Executive Director
Job Title

Employer Address

Current Professional License/Certification/Registration

Please list any skills or work experience that you feel qualify you for appointment to the board(s) you selected.

I currently work as the Executive Director of Habitat for Humanity of Winter Park-Maitland. Habitat for Humanity of Winter Park-Maitland provides affordable housing for members of the Winter Park and Maitland communities. The missions statement of the Winter Park Housing Authority and Habitat for Humanity of Winter Park-Maitland are very similar. The skills I have developed working at Habitat WPM will allow me to support the mission of the Winter Park Housing Authority.

Upload a Resume

Community Involvement

Please provide your community involvement

I have lived in Winter Park for the majority of my life and have been involved in many different organizations throughout the area. Working at Habitat has allowed me to build relationships with the local schools, including WPHS, where we attend the annual volunteer fairs and other events put on by the students and parents. I have also had the opportunity to serve on the committee for the annual Fidd's 5k benefiting CECO and Habitat WPM. I am also a member of All Saints Episcopal Church. In the past I have volunteered at UP Orlando, The Pet Alliance, and the children's ministry at All Saints.

Please provide any interests or experience that you feel would qualify you for appointment to the board(s) you selected.

Working at Habitat has allowed me to gain experience in affordable housing that I think would be an asset to the Winter Park Housing Authority.

Please provide any additional information about yourself that relates to the board(s) you have selected.

Making sure that the members of our community have stable, safe, and affordable homes is something that I am very passionate about and I would be honored to be able to support the authority's mission and serve my community in this way.

Acknowledgements:

I understand the responsibility associated with being a board member and I have adequate time to serve on a Board.

(•) Yes ( ) No

Disclosures

This application, when submitted, is a Public Record under Chapter 119, Florida Statutes and therefore is open to public inspection by any person. Please contact the City Clerk's office at 407-599-3277 to discuss possible exemptions from disclosure.

Citizen Board Application

Profile

Nancy
First Name

C
Middle Initial

Lewis
Last Name

Ms.
Suffix

67nancy.lewis@gmail.com
Email Address

Please note: *Physical address only – no P.O. Box.*

789 Margaret Square
Home Address

789 Margaret Square #789
Suite or Apt

Winter Park
City

FL
State

32789
Postal Code

How long have you lived in Winter Park?

33 years

Home: (407) 431-6880
Primary Phone

Alternate Phone

Are you a City resident?

◉ Yes ○ No

Do you own property in the City?

○ Yes ◉ No

Are you a registered voter?

◉ Yes ○ No

Are you employed by the City?

○ Yes ◉ No

Your Requested Boards (select 3)

Which Boards would you like to apply for?

Winter Park Housing Authority Board: Submitted

Please list all city boards for which you have attended a meeting.

None

Are you currently serving on a City board?

○ Yes ◉ No

If so, which one?

None

Have you previously served on a City board?

○ Yes ◉ No

If so, which one(s)?

None

Why are you interested in serving on a City board?

I would like to help the community because I am a people person. Winter Park is a great city .

Do you have any potential conflicts of interest that may arise while serving on one of these boards?

○ Yes ◉ No

If yes, please provide details:

Certain boards require members to file a Financial Disclosure Form annually. If appointed to one of these boards, would you be willing to comply with this requirement?

◉ Yes ○ No

Education and Work Experience

Education Background

Philadelphia High School 1987, Central Florida College 2006 Degree in Business Administration

Current employment status: *

☑ Employed

Marshall's
Employer

Cashier/ Sales Associate
Job Title

Employer Address

501 N. Orlando Ave.

Current Professional License/Certification/Registration

Please list any skills or work experience that you feel qualify you for appointment to the board(s) you selected.

I have an Associate's Degree in Business Administration.

Upload a Resume

Community Involvement

Please provide your community involvement

I use to go on field trips with the Winter Park Housing children and attend meetings in the complex

Please provide any interests or experience that you feel would qualify you for appointment to the board(s) you selected.

I have a Degree in Business Administration.

Please provide any additional information about yourself that relates to the board(s) you have selected.

Acknowledgements:

I understand the responsibility associated with being a board member and I have adequate time to serve on a Board.

◉ Yes ○ No

Disclosures

This application, when submitted, is a Public Record under Chapter 119, Florida Statutes and therefore is open to public inspection by any person. Please contact the City Clerk’s office at 407-599-3277 to discuss possible exemptions from disclosure.

City Commission

agenda item

item type
Action Items Requiring Discussion

meeting date
April 10, 2024

prepared by
Hongmyung Lim, Engineer II

approved by
Randy Knight, City Manager

subject
Winter Park Heritage Market Trail Request

motion | recommendation
Require Commission direction

background
Mr. Forest Michael and Mr. Peter Gottfried are interested in a partnership with the City and the City's continuing engineering consultants to work with other agencies, such as FDOT, FDEP, and MetroPlan Orlando, to implement their proposed *Market Trail*. They have recently presented their proposed *Market Trail* project to the FDOT SunTrail group, FDEP, MetroPlan Orlando, and the City of Winter Park's Transportation Advisory Board. The proposed *Market Trail system* has some similarities and differences with the City's Transportation Master Plan's proposed greenway route map.

strategic objectives

alternatives | other considerations

fiscal impact

attachments
1. MARKET TR PRES 4 10 2024

Introduction to the Winter Park

Mayor DeCiccio and City Commissioners

Presenter bios:

Forest Gray Michael, Principal, Michael Planning of Florida; Greenways, Trails, Community Planning, and Grants. **Forest assisted the Florida Greenways Commission as the chair of the nine county, Central Florida Regional Task Force**, helping define the statewide plan. He is an accomplished trail planner and in 1992, founded the **Winter Park Heritage Market Trail Loop** (And the Winter Park trail /SunRail Trail Network in 2006…). Forest lives in Winter Park and is a Florida licensed planner and landscape architect since 1981, per F.S., providing services Florida-wide, nation-wide, and abroad. He will lead the public involvement with Peter to assure the public is heard. **He has been responsible for over $25,000,000 in funding authorizations for FL trails.**

Peter Knowles Gottfried, CEP, GISP **is traveling to see his family.** Peter is a GIS and environmental professional, has owned Natural Systems Analysts, Inc. since 1985, and will help lead project permitting and public outreach. He is a trails user and advocate, and **a former three-term city commissioner**. He works and travels nationwide and has a home in Winter Park, and Wyoming. He serves on the Board of the Wyoming Wilderness Association and was a founder of the **Florida Association of Environmental Professionals.** Peter is helping to vet the Market Trail concept plan.

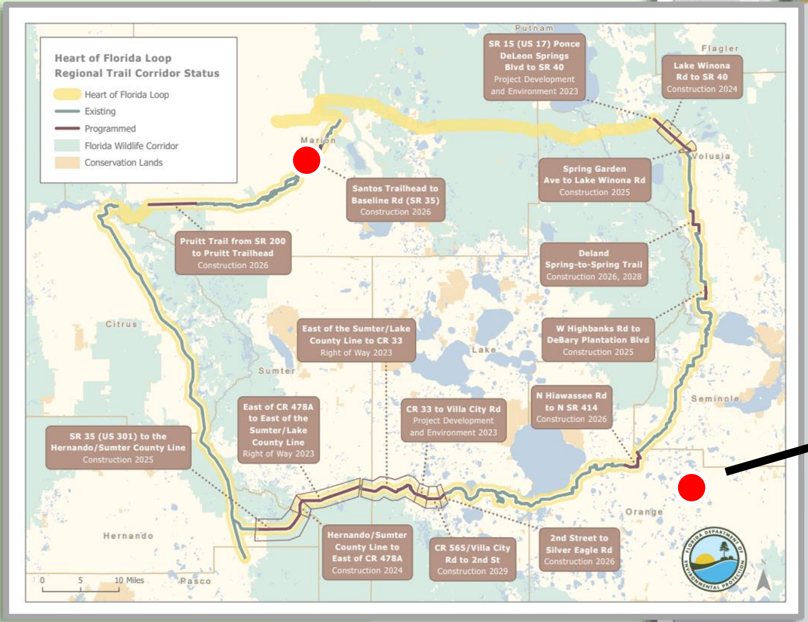
Our Florida trails partners

Florida Keys Trail,
0-to-106.5-mile marker

FDEP FDOT Landbridge
planning and design, 2000

Winter Park Central Park
The Heritage Market Trail's centerpiece

Florida Greenways & Trails System Plan



Central Florida Loop, Heart of Florida, SUN Trail, regional and statewide

Florida SUN Trails = Shared Use Nonmotorized Trails

Winter Park Heritage Market Trail (A major multi-modal connection on the SUN Trail System)

(This smaller loop was shown on the 1995 Governor's plan from our FGC Central Florida Task Force) including the Cady Way Trail, and the Cross Seminole Trail, and Winter Park system which began in 1977, with FDOT per a previous slide.

Trail partnerships resulting in more future trails

1890s, **Begin:** the State (Now FDOT) and the City began improving the 1881 Fairbanks Ave. (SR 426) and Orlando Ave. (US 17-92).

1977 FDOT D5 with the City of Winter Park **began upgrading the existing bicycle and ped network, 16 years prior to FGC.**

1992, Forest Michael authored the **Central Florida Loop Greenway & Trail System Plan** for regional trails. He served on the Rail to Trail Conservancy FL Bd., and the FDEP FL Recreational Trails Council, the precursor to the 1993, Florida Greenways Commission and FGTC. **This included Winter Park's Heritage Market Trail.** Dr. Stephenson, others provided expertise.

1993-94, Bruce Stephenson, PhD., Rollins College, provided the **Cady Way Trail** Landscape Report to Orlando-Orange. He coordinated the Greenways Conference at Rollins College where FDOT D5 Secretary Ben Watts, Orange County, and others spoke. The Office of Greenways and Trails were co-hosts. **This included Winter Park's Heritage Market Trail.**

1993-94, Forest Michael contributed to the Florida Greenways Commission, Central Florida Task Force and elected Chair, helping establish the statewide Greenways & Trails Plan, and the Cross Seminole Trail with local leaders; for the corridor acquisition, master planning and design. **This connects with Winter Park's Heritage Market Trail**, (Same RR corridor).

1995, **Governor Lawton Chiles', by official Proclamation,** made the Central Florida Loop Greenways & Trails System Plan, a "Florida Greenway," **including Winter Park's Heritage Market Trail.**

2017 Forest Michael shared his SunRail Trail Network Plan with the City of Winter Park for public use, at the Bicycle and Pedestrian Advisory Board's request; and for the first step of the **Heritage Market Trail (FDOT & City).**

2017 + **Winter Park commits to build the Denning Drive Trail** and the Complete Streets program, connecting to the Orlando Urban Trail … *building upon the 1970s, 80s and 90s trail building accomplishments with FDOT D5, through this day.*

Trails and greenways experience:
Michael Planning of Florida shares with Florida trails entities

Florida Greenways & Trails System Plan

100 + trail advocates each

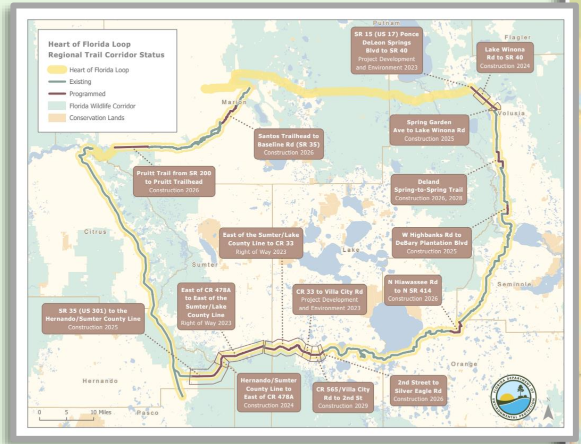
Winter Park's Heritage Market Trail, First Leg (And Market Trail Loop)	FDOT D5 with the City of Winter Park, FM
Winter Park's SunRailTrail Network, Master Plan; Bike Ped Board Interactions	FDOT D5 with the City of Winter Park, FM
Winter Park's Central Park Master Plan, Park, RR Promenade, Amtrak, SunRail	FDOT D5, Winter Park, USFRA
Winter Park's Central Park Rose Garden, Master Plan and Design	Winter Park, Mayor Hotard, Mr. & Mrs. Crane
Winter Park, Genius Drive Nature Preserve, Co-founder, Dinky Line RR Trail, etc.	Elizabeth Morse Genius Foundation
Central Florida Loop Greenways & Trails System, Master Plan for 350 mi. system	**SUN, FDOT D5, FDEP OGT FRTC, FM**
Central Florida Greenways and Trails System, FGC Cent. FL Task Force (TF); 9 co.	**SUN,** Gov. Chiles' Greenways Com., TF Chair
Florida Keys Overseas Heritage Trail, FKOHT, Master Plan, MM 0 - 106.5 mi.	**SUN,** FDOT D6, FDEP-OGT, Conch Locals
Florida Keys US 1 Scenic Byway, Public Involvement Program, MM 0 - 106.5 mi.	FDOT D6, Locals
Clermont & Minneola Trail, Master Plan and Construction Design Plans	**SUN,** FDOT, FDEP-OGT, Locals
South Lake Trail Master Plan, Central Florida Loop south connector	**SUN,** FDEP-OGT, Locals
West Orange Trail, Ps. 1 & 2, Public Multiuse Trail Management Plan	**SUN,** FDEP-OGT, Locals
Cross Seminole Trail, Ps. 1 & 2, Master Plan and Construction Plans	**SUN,** FDOT D5, FDEP-OGT, FTA, Locals
Florida National Scenic Trail, Lake Okeechobee West, Master Plan, 70 mi.	**SUN,** FDOT D1, FDEP, USACE, FTA
Lake Okeechobee Everglades So. Flowway, EcoReservoir Trails Plan	**SUN,** SFWMD, USACE, FL Sportsman, FTA
Cross Florida Greenway Interstate 75, 1ST Landbridge, Planning and Design	**SUN,** FDOT D5 & Central, FDEP OGT, FTA
Seminole Wekiva Trail, Ps. 1 Design Construction Documents	**SUN,** FDOT D5, FTA, Locals
Winter Springs Town Center, Greenway and Trail, FNST, Master Plan, Design, Grants	**SUN,** FDCA, Seminole County, FTA, Locals
Rosewood Community Rail Trail and Trailhead, Master Plan, Research, Florida	FRTC, NPS, Locals
Extensive Community Trails Systems, Master Plans and Designs, USA wide	USDOD, USDOI-NPS, USACE, etc.

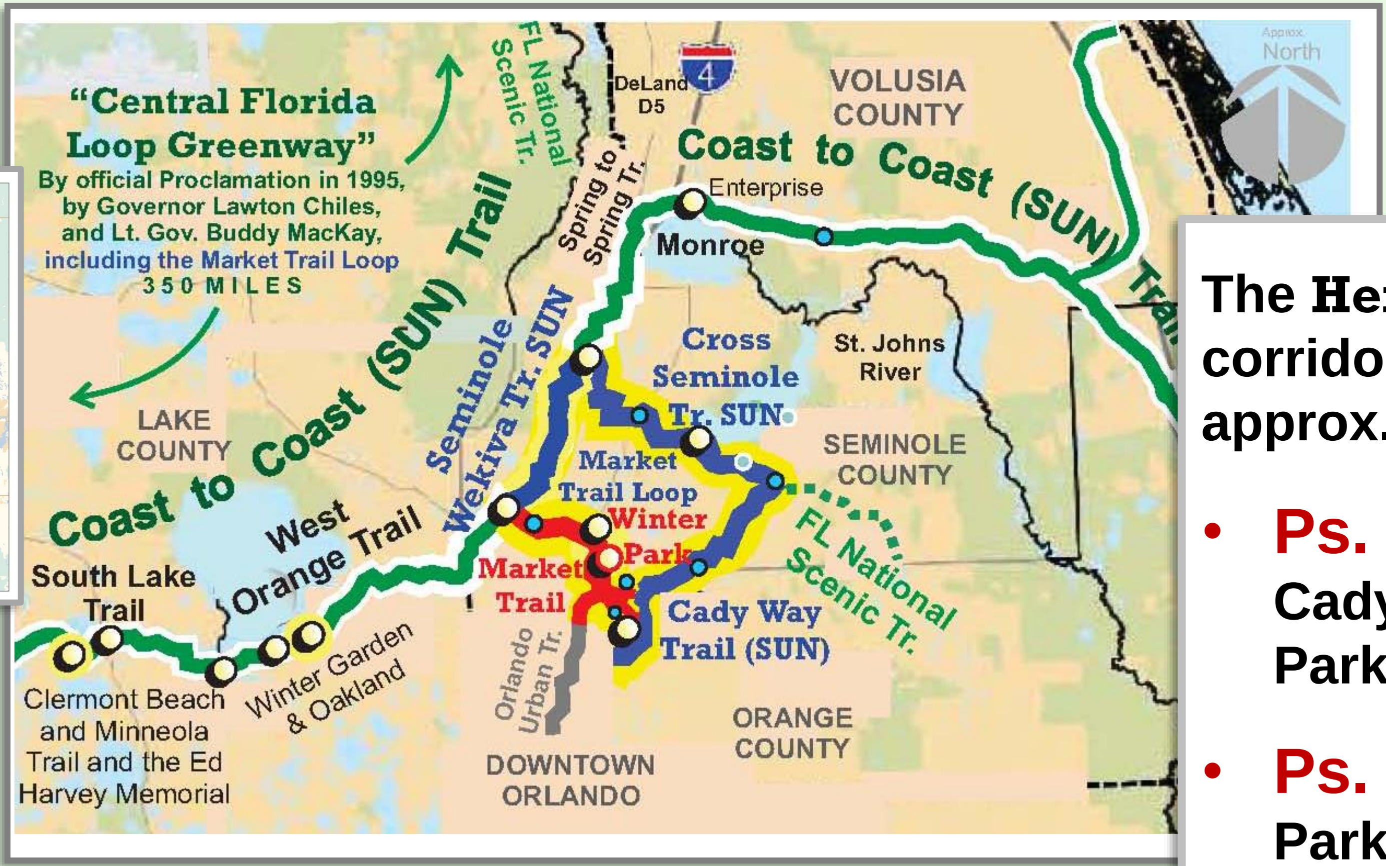
- **Former:** WPHA president; appointee to the Commuter Rail Task Force; Rails to Trails Conservancy FL Board; Orlando Public Art Advisory Board Chair; SunRailTrail Network Plan shared with the Winter Park Bicycle & Pedestrian Advisory Board; Hannibal Square MLK Jr Committee co-founder; Central Park Master Plan Task Force coordination; Florida Recreational Trails Council, FDEP appointee; **Trail grants totaling over $25,000,000 to local gov'ts in Florida…**

APPROACH:

Two-phase regional request to the FDEP OGT for SUN Trail status

FDOT: "we like loop systems"





The **Heritage Market Trail** corridor is in red, and is approx. 20 miles long:

- **Ps. 1,** 5.5 mi. from the Cady Way Trail to Winter Park station area
- **Ps. 2,** 14 mi. Winter Park station area to the West Orange Trail

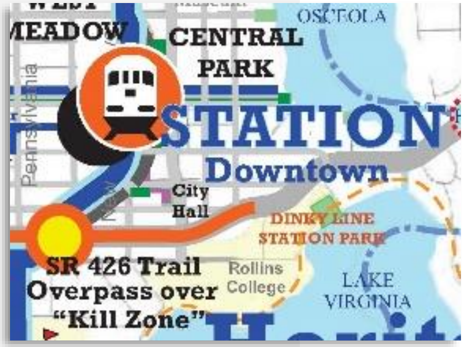
SUN Trail = Shared Use Nonmotorized

An FDEP page

Winter Park Station has all these modes, plus connects to an international airport, and Brightline, and Amtrak throughout the US.

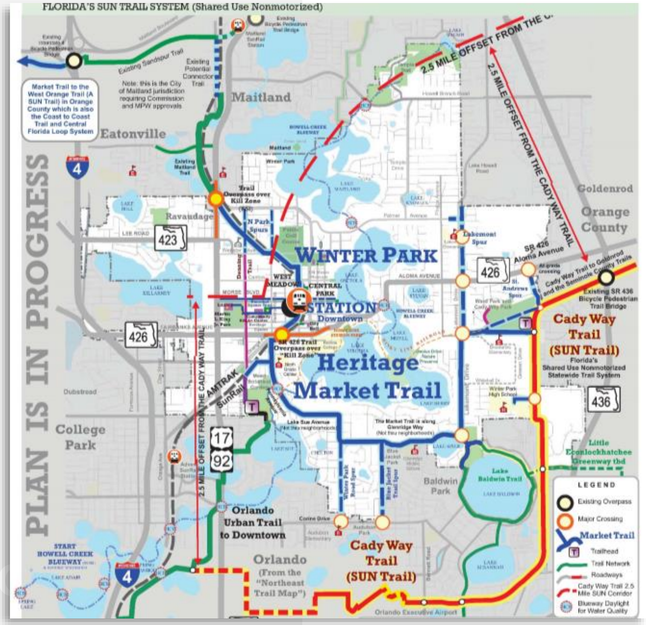
Winter Park's SUN Trail bicyclist and pedestrian and multimodal connectivity connecting with the Heritage Market Trail

Florida Greenways & Trails System Plan



Amtrak national passenger rail

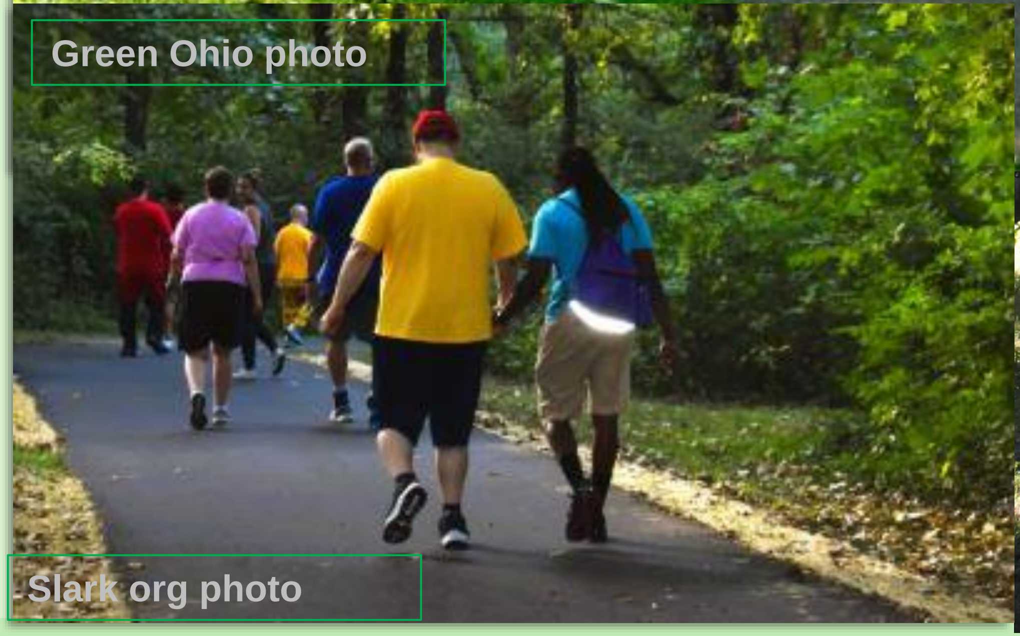
Brightline regional passenger rail



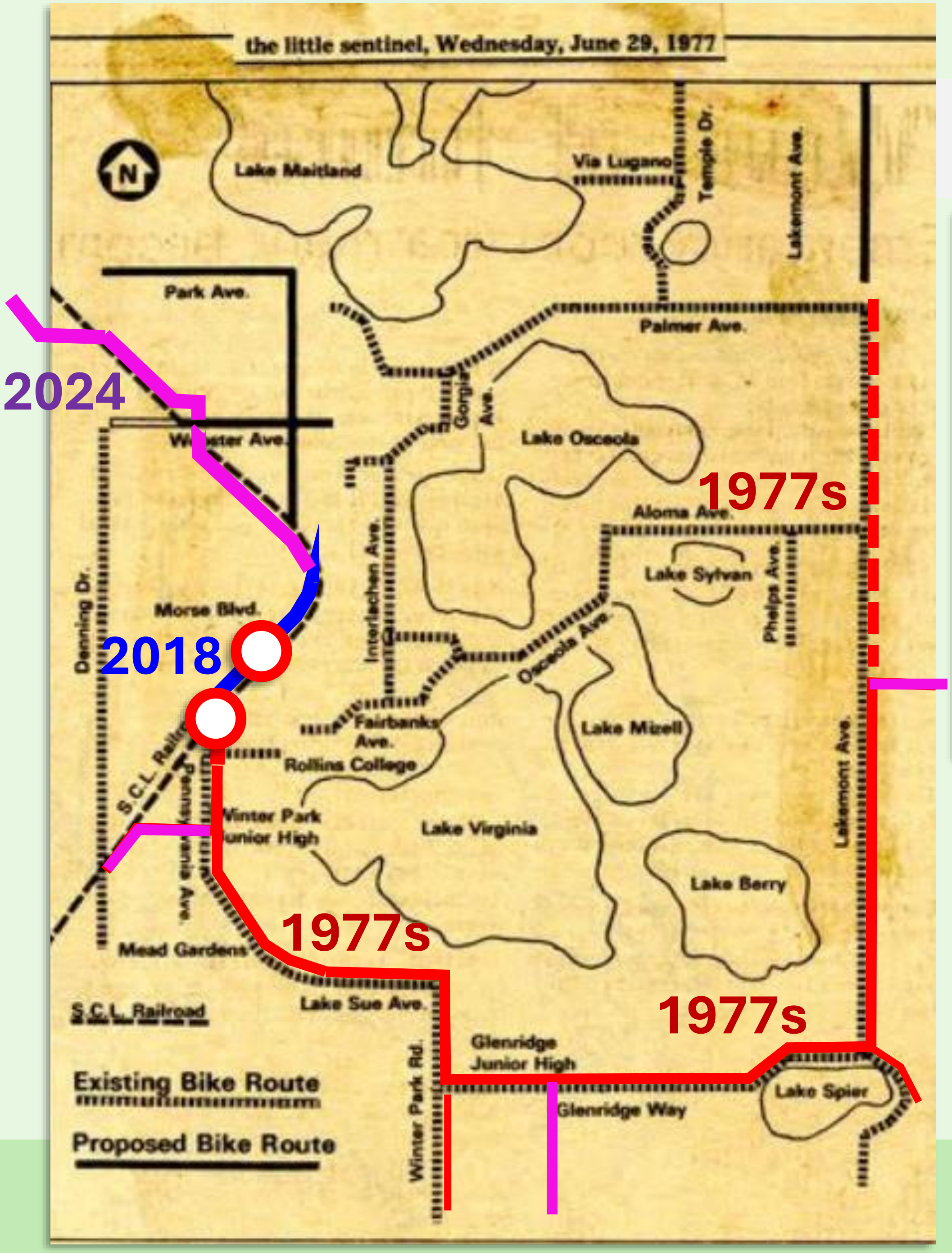
LYNX®

Florida Greenways & Trails System Plan

A safer two-way urban cycle trail separated from the vehicles, with a separate walking path with trees


Green Ohio photo
Slark org photo


In Winter Park, we strive for a more natural and connected greenway experience
Florida Parks



(1977 Winter Park Trail Plan)

New Winter Park bike routes proposed for several areas

In addition to the 12 miles of bikepaths which have been completed, or are in the process of being resurfaced around Winter Park, several new routes have been proposed.

Proposed routes (indicated by the dotted lines) include one on Webster Avenue between Pennsylvania and Park Avenues, New York Avenue from Canton Avenue north to Park and east to Denning Drive and a portion of Lakemont Avenue from Pine to Hibiscus Avenues.

ALREADY COMPLETED is a path from Mead Garden on Denning north to Webster.

Current widening and resurfacing is in the final stages on Glenridge Way and Lakemont Avenue.

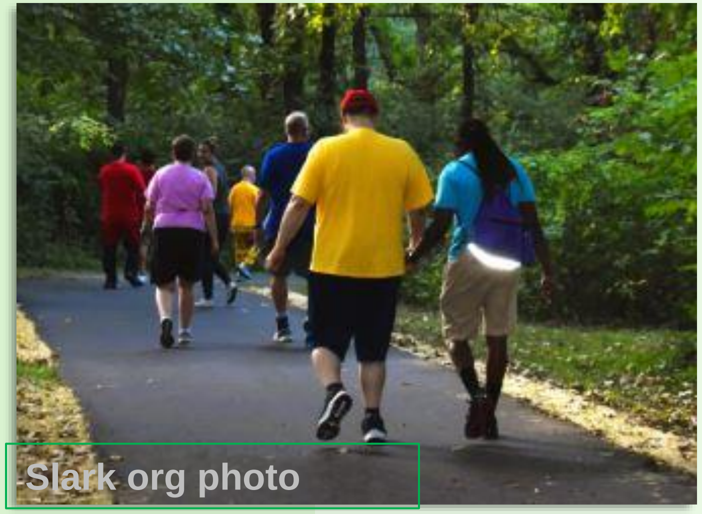
As the paths are upgraded, the original narrow asphalt paths are being replaced with wider cement paths, especially in areas where the routes are heavily used.

Article courtesy of Kim Allen's research at the Winter Park Public Library Archives

The 2024 Trail Plan uses much of the 1977 trail network (In red)

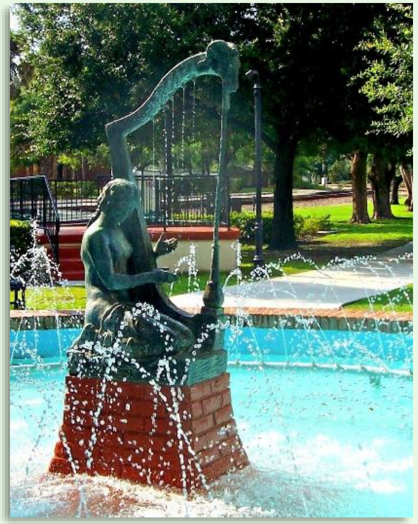
Florida Greenways & Trails System Plan

"More safely connect all of Winter Parks neighborhoods, into the downtown Central Park area" *Goal from 1977-2024*


Slark org photo


Florida Parks


Winter Park Farmers Market in the Meadow



City of Winter Park's Ongoing Bicycle and Pedestrian Projects

Florida Greenways & Trails System Plan

City of Winter Park Ongoing Bicycle and Pedestrian Projects

In Progess Cost Estimate (City review of costs in progress) DRAFT

DRAFT

Prepared by Michael Planning of Florida Mar 2024

Bicycle and Pedestrian Projects	Approx Cost	FY	Description	Notes
Denning Trail Trailhead at 7 Oaks Park	$ 55,000	2024	WPPW design and const.	Commission with public support
Current trail design efforts	$ 45,000	2023	WPPW staff design.	Commission with WPPW staff
Denning Trail Phase 2 (Approx Orange Ave to Mead)	$ 1,750,000	2023	WPPW design and const.	Commission with public support
Trail directional signs around bikeways	$ 45,000	2023	WPPW design and const.	Commission with public support
New York Avenue improvements (SR 426 to Lyman Ave)	$ 250,000	2022	CRA supported	CRA supported
St. Andrews Trail design to date	$ 25,000	2021	WPPW staff design.	Commission with WPPW staff
Ward Park Trail (In Ward Park)	$ 550,000	2021	WPPW design and const.	Commission with public support
Denning Trail Phase 1 (Approx Orange Ave to Canton Ave)	$ 1,200,000	2018	WPPW design and const.	Commission with public support
Market Trail Step 1 (SR 426 - W New England Ave by RR)	$ 5,000	2017	WPPW LAP with FDOT funding; design and const. on SunRail ROW	Fo ar
Estimated total of Winter Park project in last 6 years	$ 3,925,000			

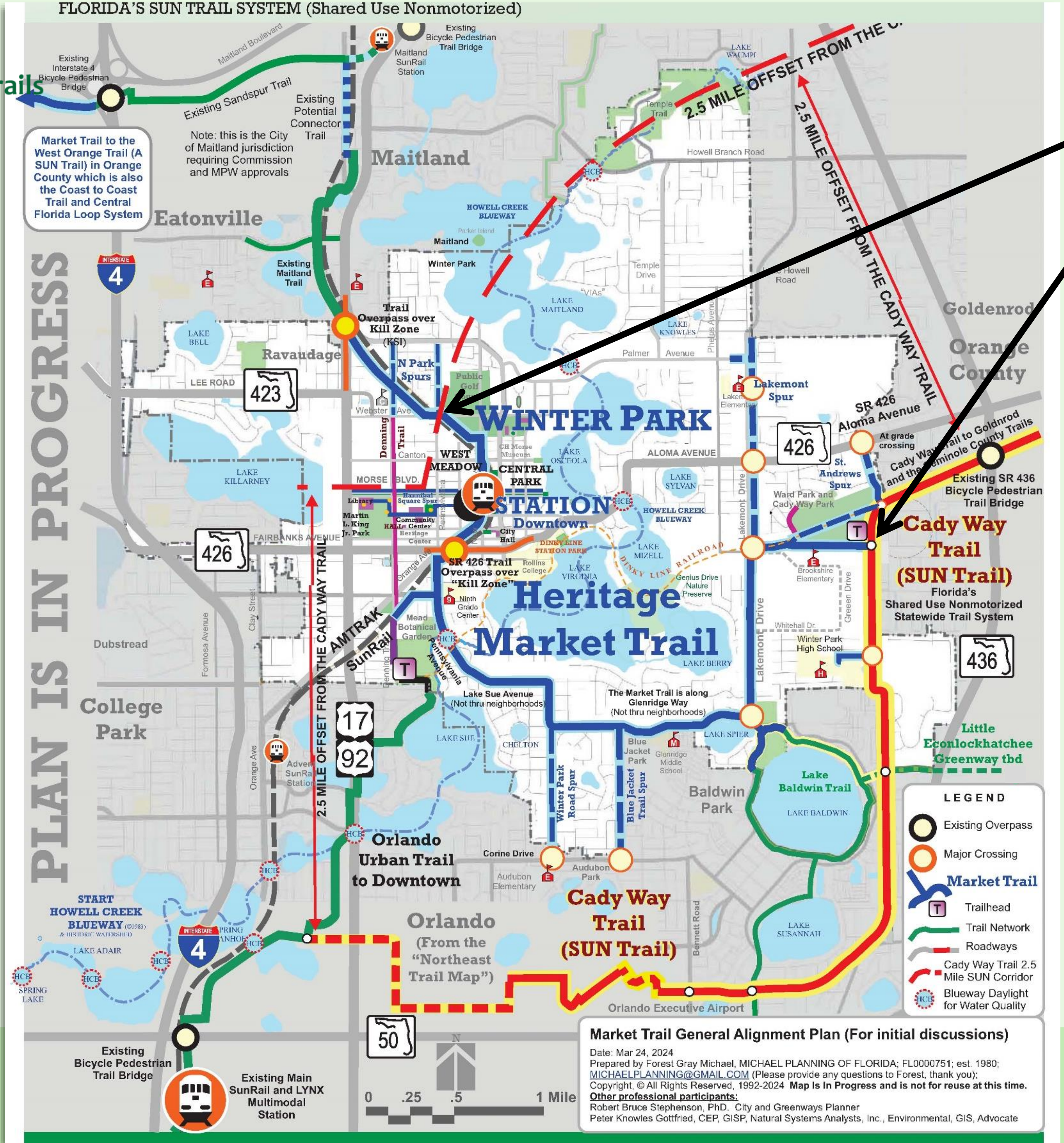
(All costs and dates are being verified with the City of Winter Park)

City graphic of Denning complete street with trail

$ 3,925,000 approximate local commitment since just 2017

Looking at complete streets with utilities, vehicular, bike ped, parks…

Florida Greenways & Trails System Plan



Phase 1 Request

to the OGT

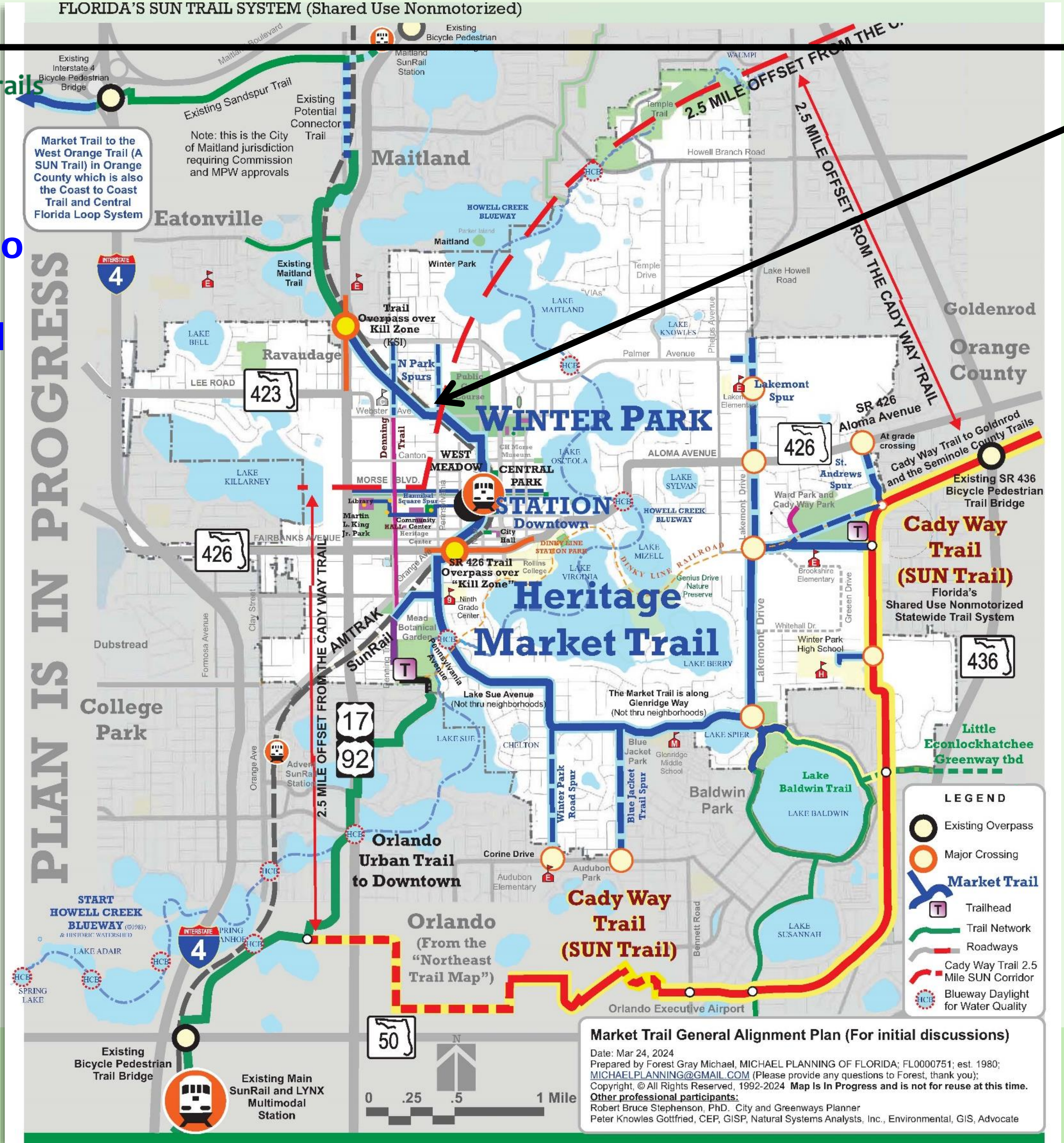
(Trail is in dark blue)

Inside the 2.5-mile Cady Way Trail corridor edge

(Approximately a 5.5-mile trail)

Florida Greenways & Trails System Plan

Heritage Market Trail to the West Orange Trail



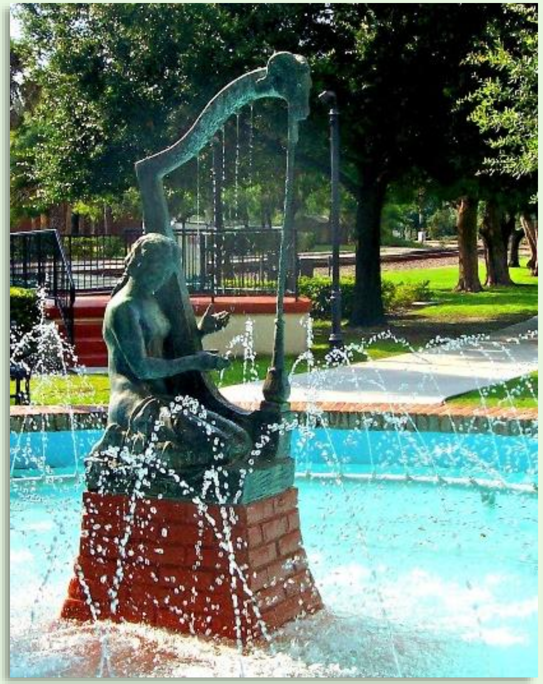
Phase 2 Request to the OGT

(West of the 2.5 mile Cady Way Trail Phase 1 corridor, from Winter Park to the West Orange Trail)

(Approximately 14-mile trail)

Note: Maitland's trails are mostly completed, although there may be a gap along Maitland Ave.; Maitland City Commission approval is needed.

The Emily Fountain



Winter Park Farmer's Market in the West Meadow

Farmers Market day in the Central Park Meadow

Winter Park Rose Garden

CENTRAL PARK is the cultural center of

Winter Park's Heritage Market Trail

SunRail and Amtrak Multimodal

photo credit: @RideSunRail

Heritage Market Trail's Priorities

Old Farmers Market and the Winter Park Health Foundation's bike parking on the existing Heritage Market Trail first leg

Bike Ped Trail safety is a given –

Connect all the neighborhoods safely with downtown, and sustainably

(Safe intersections, trail track and bridges…)

1. **SUN Trail Multimodal connections**

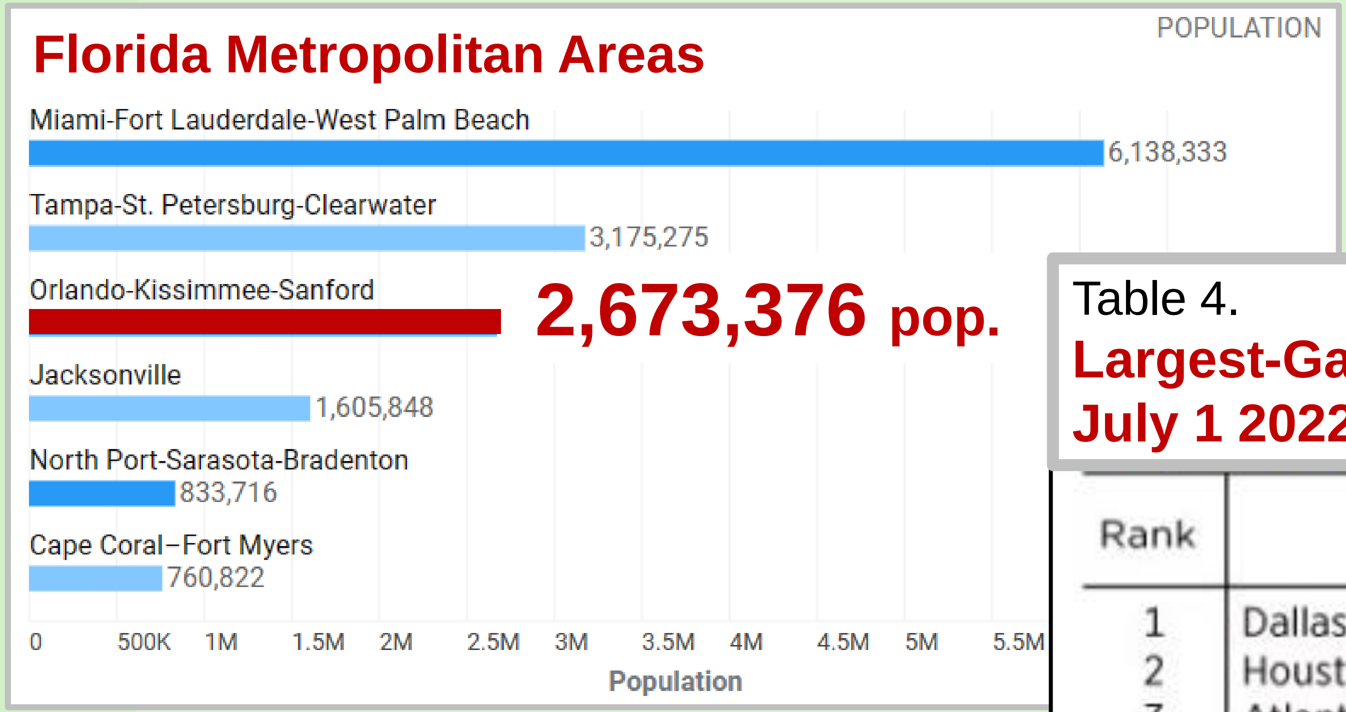
   (Amtrak, SunRail, LYNX, OIA, OEA, Brightline, etc.)

2. **To and from Cultural events and places**

   (Festivals, museums, the Farmer's Market, etc.)

3. **Economic development**

   (Restaurants, homes, offices, tourism, etc.)



Heritage Market Trail population stats

Table 4.

Largest-Gaining U.S. Metro Areas: (Nationwide) July 1 2022 - July 1 2023

Rank	Metro area	Numeric change
1	Dallas-Fort Worth-Arlington, TX	152,598
2	Houston-Pasadena-The Woodlands, TX	139,789
3	Atlanta-Sandy Springs-Roswell, GA	68,585
4	**Orlando-Kissimmee-Sanford, FL**	**54,916**
5	Tampa-St. Petersburg-Clearwater, FL	51,622
6	Charlotte-Concord-Gastonia, NC-SC	50,458
7	Austin-Round Rock-San Marcos, TX	50,105
8	Phoenix-Mesa-Chandler, AZ	49,240
9	San Antonio-New Braunfels, TX	48,071
10	Miami-Fort Lauderdale-West Palm Beach, FL	43,387

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

This is why Winter Park has 45,000 + vehicles per day on SR 426, Fairbanks Avenue and more on US 17-92

"Florida is the # 1 ranked state in the US for bicycle fatalities."

Winter Park Bicycle & Pedestrian Crashes 2018-2022 (Metroplan 4-year stats)

D R A F T March 18, 2024

MARKET TRAIL - 4 Year Bicycle & Pedestrian Crash Analysis (Data from Metroplan)

Michael Planning of Florida; contact Forest Michael michaelplanning@gmail.com KSI = Killed or Severely Injured

Date	Time	Crash location	Rept #	Obj ID	Mode	KSI	Hwy	Jurisd	Fatal Crash	Severe Crash	Not on the Market Trail corridor	
2018 Feb	7:07 AM	Gen Reese /Glenridge	87588005	197372	BICYCLE	Severe	FDOT	WP		1		
2018 Mar	8:33 AM	SR 426/Balfour	87588026	205224	PED	Severe	FDOT	WP				1
2018 Apr	12:25 PM	SR 436/Summer Wind	87203332	177727	PED	Severe	FDOT	OC				1
2018 May	5:15 PM	Univ Park Dr/Univ Blvd	87192302		BICYCLE	Severe	Local	OC				1
2018 Oct	7:50 AM	Glenridge/Lakem//Banch	87588896	185643	BICYCLE	Severe	FDOT	WP		1		
2018 Dec	7:07 PM	Holt Ave/NY Ave	88844995	201801	PED	Severe	Local	WP		1		
2018 Dec	3:36 PM	US 17-92/SR 426 Fairb.	88834048	206820	PED	Severe	FDOT	WP				1
2019 Jan	5:20 PM	Lee Road/Country	88834125	155848	BICYCLE	Severe	FDOT	WP				1
2019 Feb	9:03 AM	SR 426/SR 436	88097820	121954	BICYCLE	Severe	FDOT	WP				1
2019 Feb	10:31 PM	US 17-92/Railroad Bridge	87792652	137441	PED	Severe	FDOT	Mait.		1		
2019 Mar	4:33 PM	W SR 426/Broadview	88834405	142171	PED	Severe	FDOT	WP				1
2019 May	10:16 PM	US 17-92/Kindel	88834671	142007	PED	Severe	FDOT	WP				1
2019 Jul	10:24 AM	US 17-92/N Kentucky	88834815	142811	PED	Severe	FDOT	WP				1
2019 Jul	4:44 AM	SR 436/Casselton	89092395	155853	PED	FATALITY	FDOT	OC			1	
2019 Aug	8:40 AM	SR 527 and SR 426 WHEI	88834915	143260	Bicycle	Severe	FDOT	WP		1		
2020 Jan	8:04 PM	SR 436/Hanging Moss	88272322	93271	PED	FATALITY	FDOT	OC			1	
2020 Mar	9:22 AM	SR 426/SR 436	88315565	92735	PED	FATALITY	FDOT	WP			1	
2020 Mar	7:55 AM	Lee Road/Aldrich Ave	89847679	104992	PED	Severe	FDOT	WP				1
2020 Apr	**4:50 PM**	**West Morse/at US 17-92**	**89847710**	**81490**	**PED**	**FATALITY**	**FDOT**	**WP**	1			
2020 Apr	9:00 PM	SR 436/Winter Woods	89459768	101273	PED	FATALITY	FDOT	OC			1	
2020 Sep	11:00 AM	Lk Baldwin Ln / Trail	24967322	194815	BICYCLE	Severe	FDOT	Orlando		1		
2020 Sep	11:00 AM	Humphries Glenridge	24067322	104815	BICYCLE	Severe	FDOT	Orlando		1		
2020 Oct	3:38 PM	SR 436/University	88399593	67625	PED	Severe	FDOT	OC				1
2020 Oct	1:15 PM	US 17-92/Beach	24124200	104764	BICYCLE	Severe	FDOT	WP		1		
2020 Oct	11:30 PM	US 17-92/SR 426 Fairb.	24123108	79527	PED	Severe	FDOT	WP		1		
2020 Nov	**7:51 PM**	**US 17-92/Dixon Parkwy**	**24124232**	**75896**	**BICYCLE**	**FATALITY**	**FDOT**	**WP**	1			
2020 Dec	3:20 PM	Lee Road/Wymore	24124329	80535	PED	Severe	FDOT	WP				1
2021 Feb	9:41 PM	SR 426/S Park Ave	24124443	49695	PED	Severe	FDOT	WP		1		
2021 Mar	**8:41 PM**	**SR 426 just W of NY Ave**	**24124564**	**27718**	**BICYCLE**	**FATALITY**	**FDOT**	**WP**	1			
2021 Apr	9:54 PM	SR 436/Howell Branch	24152285	28017	PED	Severe	FDOT	Cassel.				1
2021 Apr	6:20 PM	Cady Way CT/Cornwall	88486595	23838	BICYCLE	Severe	Local	WP		1		
2021 Apr	11:18 PM	SR 436/Cornelia	88406864	48884	PED	FATALITY	FDOT	OC			1	
2021 Aug	5:41 PM	Holt Ave/Near Railroad	24125102	57874	PED	Severe	Local	WP		1		
2021 Oct	3:17 AM	SR 436/Raider's Rn 426	88675861	57263	PED	FATALITY	FDOT	OC			1	
2021 Nov	12:30 AM	SR 436/Howell Branch	24612359	43076	PED	FATALITY	FDOT	Cassel.			1	
2021 Dec	2:40 PM	SR 426/W of Penn	24125445	65882	PED	Severe	FDOT	WP		1		
2022 Jan	7:10 PM	Lee Road/Wymore	24125620	19306	PED	Severe	FDOT	WP				1
2022 Jan	6:20 PM	W SR 426/Shoreview	24125581	19353	PED	Severe	FDOT	WP				1
2022 Jul	12:24 PM	Lee Road/Country Club	89848229	15625	PED	Severe	FDOT	WP				1
2022 Jul	11:59 PM	Lee Road/Bennett	89848247	15194	PED	Severe	FDOT	WP				1
2022 Dec	6:55 PM	SR 436/S. Aloma 426	25054092	233952	PED	FATALITY	FDOT	OC			1	
2022 Dec	**7:22 PM**	**SR 436 at Hanging Moss**	**25041821**	**239146**	**PED**	**FATALITY**	**FDOT**	**OC**	1	(Trail to SR 436)		
2022 Dec	7:07 AM	Cady Way/Perth Ln	89848775	5000	BICYCLE	Severe	Local	WP		1		
2922 Aug	2:34 PM	Holt Ave/Hanna Way	89848352	245923	PED	Severe	Local	WP		1		
Rail, Bicycle, and Pedestrian Crashes in Winter Park:												
2018 Jan	**11:55 AM**	**SunRail at W Comstock**	**NA**	**NA**	**PED**	**FATALITY**	**FDOT**	**State**	1			
2018 Oct 12	3:55 PM	Sunrail /SR 426 Intersect.	NA	NA	BICYCLE	?	?	State		1		
2021 Feb	**10:00 PM**	**SunRail Holt/Penn P Doyle**	**NA**	**NA**	**PED**	**FATALITY**	**FDOT**	**State**	1			
		4 Years on the Market Trail corridor...							6	16	8	17
									Fatal Crash	Severe Crash	Not on the Market Trail corridor	

NOTES:

MICHAEL PLANNING OF FLORIDA michaelplanning@gmail.com

Greenways, Trails, Communities, Grants, PM Copyright 2024 LA0000751 D R A F T Mar 17, 2024

6 Deaths; 16 Severe Injuries in 4 years (Just on this trail corridor)

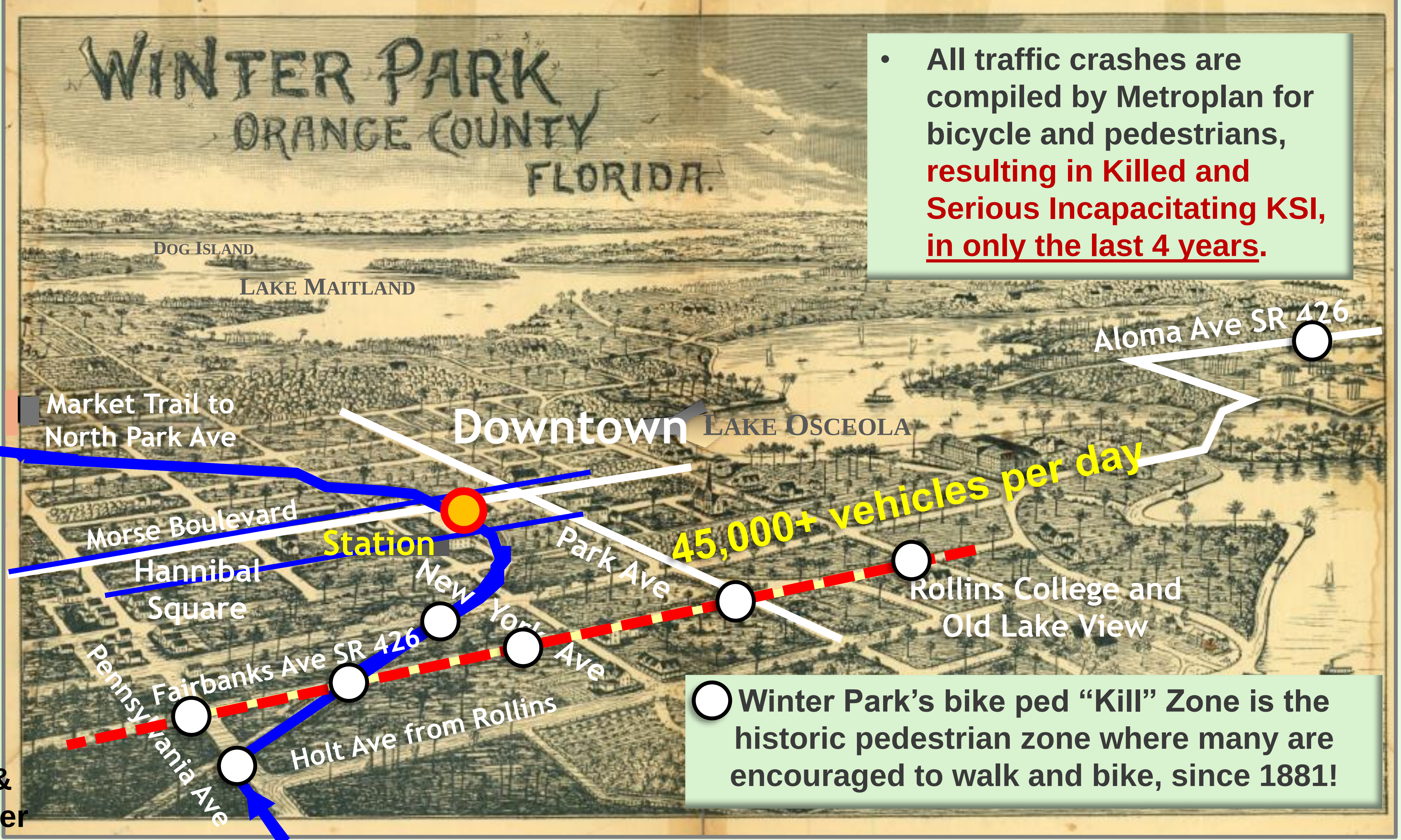
"Orlando is most dangerous city in US for pedestrians..."

Winter Park Overall: 14 deaths; 33 severe injuries

(Includes a portion of Orange County's SR 436; data was categorized by Michael Planning separating out this Market Trail corridor using Metroplan's published data)

Market Trail is shown in blue

To the West Orange Trail



- All traffic crashes are compiled by Metroplan for bicycle and pedestrians, resulting in Killed and Serious Incapacitating KSI, <u>in only the last 4 years</u>.

Winter Park's bike ped "Kill" Zone is the historic pedestrian zone where many are encouraged to walk and bike, since 1881!

Deaths & injuries per Metroplan

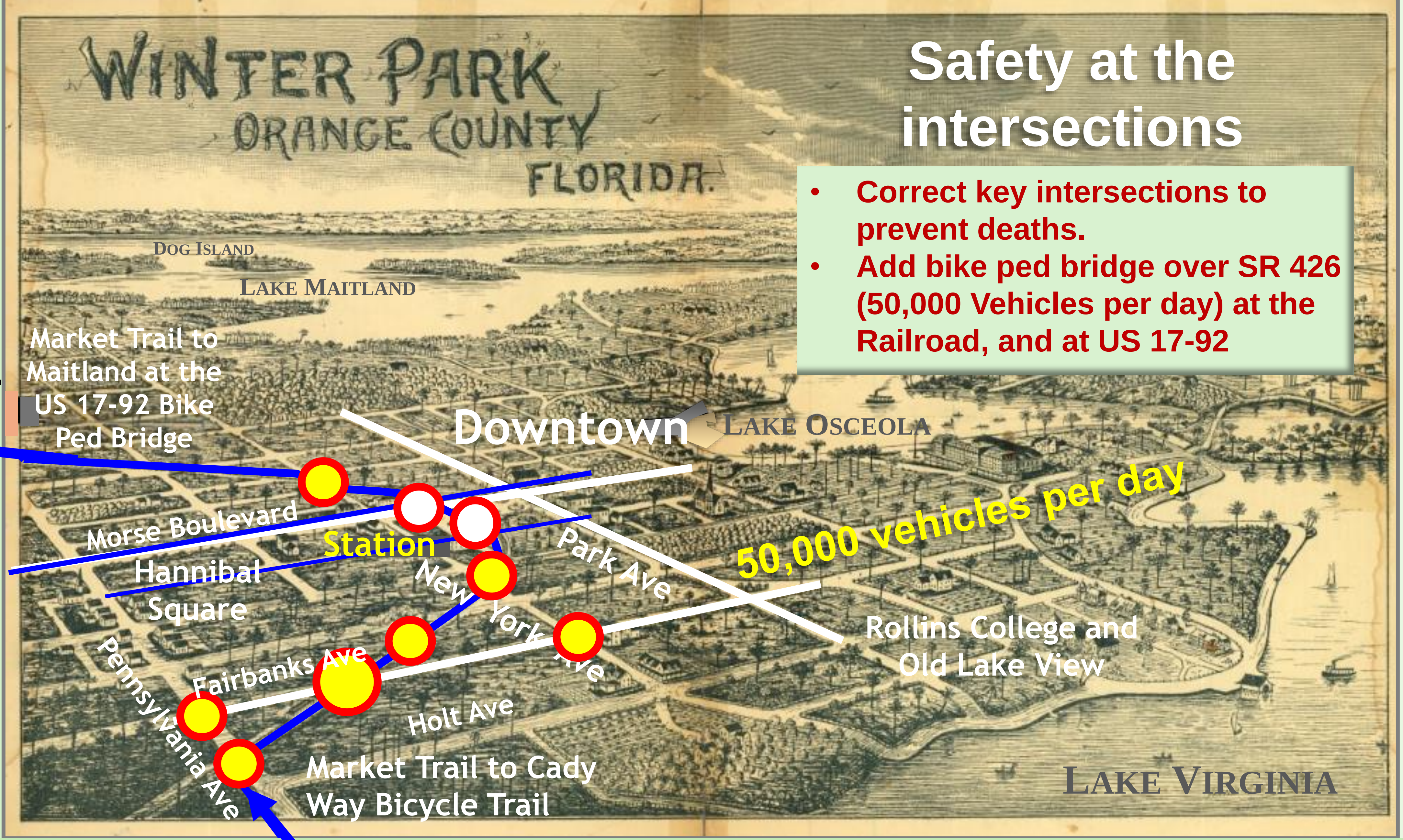
Market Trail to Cady Way Bicycle Trail (A SUN Trail)

Safety at the intersections

- Correct key intersections to prevent deaths.
- Add bike ped bridge over SR 426 (50,000 Vehicles per day) at the Railroad, and at US 17-92

Market Trail bike ped bridge proposed

Heritage Market Tr. crossings to address



Florida Greenways & Trails System Plan

FDOT

State partners on the SUN Trail system
(Shared use nonmotorized)

There are many notable bicycle and pedestrian bridges on the SunTrail System

Fairbanks Avenue, SR 426 and the US 17-92 Bicycle and Pedestrian Bridges

50,000 vehicles per day, plus approx. 55,000 vehicles per day

FDOT requires enclosures to protect motorists and bridge users; thus the "cage" look

Teens riding more safely to school;

momentummag photo

Florida Greenways & Trails System Plan

FDOT

State partners on the SUN Trail system
(Shared use nonmotorized)

Protecting cyclists

(Visible “green highlighted” crossings with signalization)

Clermont Waterfront Trail
Doug Alderson, FDEP OGT photo FDOT D5, GAI, Michael Planning

Scenic yes, but too narrow for Winter Park. The West Orange Trail is 14’ wide asphalt, and is often at capacity.

Erie Canal; EriecanalwayTrailTimes.org, photo

The scenic greenway appears to be about 12’-14’ wide and is asphalt paved like the West Orange Trail

Little Sugar Creek Greenway; ULI photo

Multiuse trail examples:

for the Market Trail along the railroad north of Central Park, and along Pennsylvania Avenue, and elsewhere

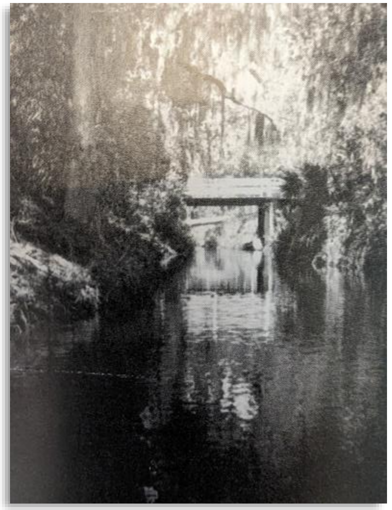
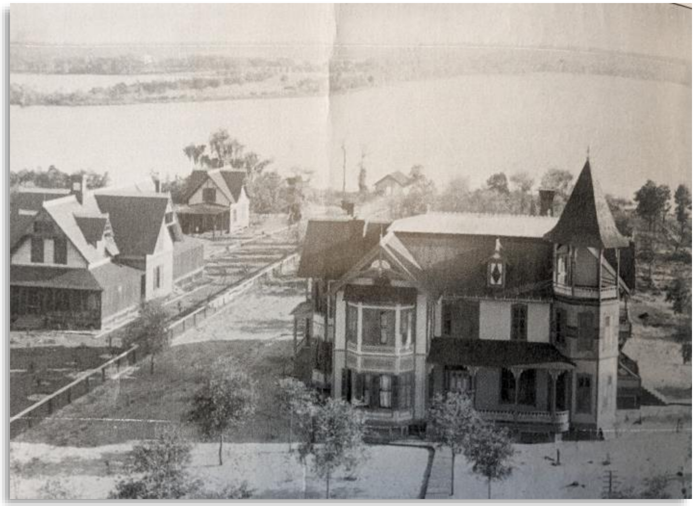
Peter Knowles Gottfried, GISP, CEP

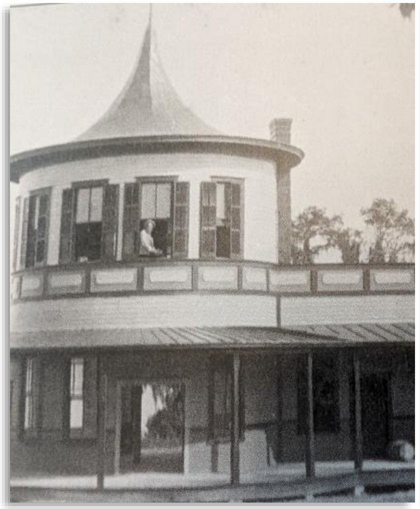
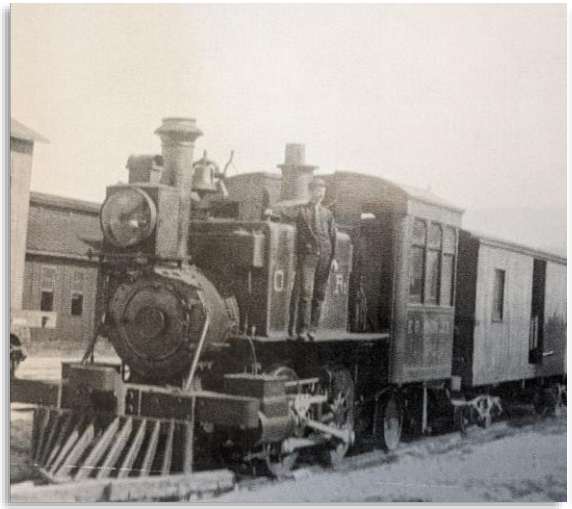
President, Natural Systems Analysts, Inc., 1985-present

- Winter Park Native
- **Three Term Winter Park Commissioner**
- Former Assistant District Administrator, TVA
- Federal and State Contractor
  - South Florida Water Management District
  - St. Johns River Water Management District
  - Suwannee River Water Management District
  - FDOT
  - U.S. Geological Survey
  - Bureau of Land Management
  - Bureau of Indian Affairs
  - U.S. Corps of Engineers
- Board of Directors, Wyoming Wilderness Association
- Co-founder of the Florida Association of Environmental Professionals
- Masters of Science , UCF
- Master of Business Administration, University of Mississippi

Defining moments in Winter Park History

Original Phelps trail to Lake Jessup's steamboats, the logging canals, Lake View, Osceola, the old street plat buildout, the Dinky Line, ACL mainline, Interstate 4, **and the 1977… bicycle and ped trails**

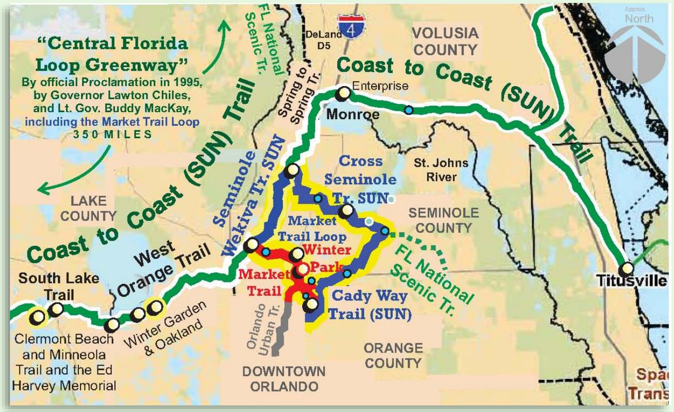

Winter Park Heritage Market Trail Plan Consistencies with Winter Park ‘s plans

2023 TRANSPORTATION PLAN

SUSTAINABILITY PLAN GOALS

COMPREHENSIVE PLAN

We intend to work with the departments to refine each plan relative to the Trail to help the City secure more funding for the FDOT-City’s trail implementation and management



Regional connections;
michaelplanning@gmail.com

Winter Park's Heritage Market Trail and Winter Park's financial outlook

Funding of trail, implementation: the first discussions are at $11,000,000 in available state funds, incrementally for each request. For the Cady Way to West Orange, Winter Park Heritage Market Trail, with the connector with WP Station is the first request of that longer segment.

Overpasses: we are anticipating other funds for safe bicycle ped overpasses such as over SR 426 and US 17-92. Trails throughout Central Florida have overpasses for bike ped safety to prevent more Kills and Severe Injuries (KSI) on state and federal highways.

Trail management funds: now available (To maintain Winter Park's trails and Cady Way cycle track...)

REQUESTS: of the Mayor and City Commission regarding This Winter Park Heritage Market Trail

1. Consider a motion to express Mayor and City Commission support this trail, and for the presenters to proceed to negotiate with City Staff for a trail concept master plan.

2. Approve the presenters to team with one of the City's approved continuing services engineering firms (Kimley Horn, or Patel Green).

3. Staff will advise the Commission of the results at a future Meeting.

City Commission

agenda item

item type Public Hearings: Non Quasi-Judicial Matters	**meeting date** April 10, 2024
prepared by Randy Knight, City Manager	**approved by**

subject

Ordinance 3292-24 - Setting a referendum of the voters on the possible repeal of the internal combustion engine leaf blower ban. (2nd reading) **Tabled to April 24, 2024 by Commission in the March 27, 2024 meeting.)**

motion | recommendation

Approve the ordinance.

background

Update: The attached ordinance reflects the amendment made at first reading (shown in red on Page 4).

On January 12, 2022, the City Commission adopted Ordinance 3230-22 banning leaf blowers powered by internal combustion engines. The ban was to be effective 30 months following that adoption, which would be July 12, 2024. As that effective date got near, the city received significant feedback that the landscaping contractors are not ready for implementation, and they also raised concerns about the cost impact.

In addition, Senator Jason Brodeur raised concerns about the impact the ban will have on small businesses and has threatened to introduce a Bill in the Senate preempting a city's right to impose such a ban unless we can work out a compromise. Senator Brodeur and the City Manager reached the following compromise for the Commission's consideration. The City will delay enforcement of the internal combustion engine leaf blower ban until June 1, 2025. The Commission will place an ordinance repealing the ban on the March 11, 2025 ballot for the voters to decide whether to repeal the ban or keep it in place. Senator Brodeur will not file a Bill to preempt the city's rights to impose such a ban.

Following the Commission's adoption of this ordinance on first reading, Senator Brodeur put language in the proposed state budget that allocates funds to study the life cycle costs of both internal combustion engine leaf blowers and electric leaf blowers. The language also preempts other governmental agencies from amending or implementing leaf bans until that study is complete. That language does not affect our ban.

Attached is an ordinance that would place the question on the March 11, 2025 ballot as modified by the commission at the last meeting.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Ordinance 3292-24 Leaf Blower Referendum

ORDINANCE 3292-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROPOSING AN AMENDMENT TO § 62-97 OF DIVISION 2 OF CHAPTER 62 OF THE CITY CODE OF ORDINANCES REGULATING THE USE AND OPERATION OF LEAF BLOWING OR YARD CLEARING EQUIPMENT POWERED BY AN INTERNAL COMBUSTION ENGINE OR MOTOR; SUBMITTING THE PROPOSED CODE AMENDMENT TO A VOTE BY THE ELECTORS OF WINTER PARK VIA REFERENDUM AT THE GENERAL CITY ELECTION TO BE HELD MARCH 11, 2025; PROVIDING FOR AMENDMENT OF CHAPTER 62 OF THE CITY CODE REGARDING RESTRICTIONS ON THE USE OF INTERNAL COMBUSTION POWERED LEAF BLOWERS IF THE CODE AMENDMENT IS ADOPTED; PROVIDING FOR THE REFERENDUM BALLOT QUESTION FOR THE PROPOSED CODE AMENDMENT; PROVIDING FOR DIRECTION TO THE CITY CLERK; PROVIDING FOR MODIFICATION BY THE CITY COMMISSION; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND EFFECTIVE DATES OF THE ORDINANCE AND CITY CODE AMENDMENT.

WHEREAS, Article VIII, § 2(b) of the Florida Constitution vests the City with all governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services, and may exercise power for municipal purposes except as otherwise provided by law; and

WHEREAS, the City Commission, based upon environmental and noise concerns, previously adopted an amendment to its code of ordinances barring the use of internal combustion powered leaf blowers; and

WHEREAS, the City has since received complaints regarding the practicality of an ultimate ban of internal combustion powered leaf blowers and the cost to individual citizens and local businesses of acquiring alternative replacement equipment; and

WHEREAS, the City Commission believes it to be in the best interest of the City to delay implementation of the ban until June 1, 2025 and to place the question of whether internal combustion powered leaf blowers should be prohibited on the ballot and submit such to a citywide referendum.

NOW, THEREFORE, be it enacted by the City Commission of the City of Winter Park, Florida, as follows:

Section 1. Findings of Fact. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this ordinance.

Section 2. Amendment to the City Code of Ordinances. The City Commission of the City of Winter Park hereby sets forth for voter consideration an amendment to § 62-97 of Division 2 of Chapter 62 of the City Code of Ordinances (the

"Code Amendment"), as set forth below (words that are ~~stricken out~~ are deletions; words that are underlined are additions).

Sec. 62-97. - Specific prohibitions.

(a) The following acts, among others (this enumeration shall not be deemed to be exclusive), are declared to be noise disturbances in violation of this division:

***

(10) *Power tools.* Creating a noise disturbance across a residential or commercial real property line by operating or permitting the operation of any mechanically powered saw, drill, grinder, leaf blower, lawn or garden tool or similar tool between 9:00 p.m. and 7:00 a.m. the following day. ~~Regardless of the foregoing, it shall be a violation of this division to operate or permit the operation of a leaf blower that is powered by an internal combustion engine or motor between the hours of 6:00 p.m. and 7:00 a.m. the following day so as to create a noise disturbance across a residential or commercial real property line.~~

(11) *Construction activities on weekends and holidays.* Operating or permitting the operation of any piledriver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, power saw, construction appliance or machine, or construction materials or equipment delivery between 6:00 p.m. on Saturday and 7:00 a.m. on the following Monday or at any time on New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving Day or Christmas Day so as to create a noise disturbance across a residential or commercial real property line.

(12) *Power tools on Sunday.* Creating a noise disturbance across a residential or commercial real property line by operating or permitting the operation of any mechanically powered saw, drill, grinder, leaf blower, lawn or garden tool or similar tool between 9:00 p.m. on Saturday and 9:00 a.m. on Sunday. ~~Regardless of the foregoing, it is a violation of this division to operate or permit the operation of a leaf blower that is powered by an internal combustion engine or motor, between the hours of 6:00 p.m. on Saturday and 12:00 p.m. on Sunday so as to create a noise disturbance across a residential or commercial real property line.~~

(13) *Illegal open house parties.* Allowing or acquiescing in an illegal open house party, whether directly or indirectly, whether actively or passively, as an owner, lessee, or occupant of a property.

~~(14) *Phased elimination of certain leaf blowing or lawn clearing equipment.* Regardless of anything set forth in this section to the contrary, the use of a leaf blower that is powered by an internal combustion engine or motor, will be prohibited from use on any property within the city, with the exception of the Winter Park Municipal Golf Course, 30 months following enactment of this subsection.~~

Section 3. Referendum. The City Commission hereby calls a referendum election, to be held concurrently with the City's general election on March 11, 2025 (the "Referendum"), whereby the electors of the City of Winter Park shall vote on the Code Amendment. The Code Amendment will be adopted if it receives a majority of the votes cast in the Referendum.

Section 4. Ballot Question. The ballot title and summary to be placed on the ballot and voted upon in the Referendum shall be in substantially the following form:

Proposed City Code Amendment
Article IV, Division 2, § 62-97

Shall the City of Winter Park amend Article IV, Division 2, § 62-97 of its Code of Ordinances, as provided in Ordinance 3292-24, to revise the City Code to repeal the City's ban on the use of internal combustion powered leaf blowers and to regulate noise created by the use of leaf blowers consistent with those regulations regulating noise created by power tools?

Yes ___ or No ___

Section 5. Instructions to City Clerk. The City Clerk is hereby directed to ensure that all advertising, translation and notice requirements are complied with and to coordinate all activities necessary to conduct the Referendum with the Supervisor of Elections for Orange County, and to place the above-described question on the Referendum ballot. If the Code Amendment is adopted, and after it is incorporated into the City Code, the City Clerk shall record the ordinance in accordance with § 166.041(6), Florida Statutes.

Section 6. Modification by City Commission. The City Commission is authorized, to the extent consistent with the City Charter and applicable laws, to modify by resolution the ballot question provided for herein and to modify or provide for by resolution any procedural or notice requirement for the conduct of the Referendum, all as the City Commission may deem advisable to ensure compliance with applicable laws and to ensure voters are fully informed as to the Referendum and the substance of the Code Amendment.

Section 7. Conflicts. In the event of a conflict or conflicts between this Ordinance, including the Code Amendment if adopted, and any other ordinance or provision of law, this Ordinance governs and controls to the extent of any such conflict.

Section 8. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance, including the Code Amendment if adopted, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion hereof or hereto unless such would defeat the purpose of this Ordinance or the Code Amendment.

Section 9. Codification. If the Code Amendment is adopted by the electors of the City of Winter Park at the Referendum, the Code Amendment will be incorporated into the City's Code of Ordinances. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

Section 10. Effective Dates. This Ordinance will become effective take effect immediately upon its final passage and adoption. The Code Amendment will take effect immediately upon adoption by the electors of the City of Winter Park at the Referendum.

PASSED AND ADOPTED this 13 day of March, 2024 by the City Commission of the City of Winter Park, Florida.

____
Mayor Phillip M. Anderson

Attest:

____
City Clerk Rene Cranis

City Commission

agenda item

item type
Public Hearings: Non Quasi-Judicial Matters

meeting date
April 10, 2024

prepared by
John Harbilas, Senior Planner

approved by
Randy Knight, City Manager

subject
Ordinance - Amending Chapter 58, "Land Development Code", Article III, "Zoning" to assess and update the zoning regulations and development standards for single-family zoned properties following the 2023 revisions**.** (1st reading)

motion | recommendation
Staff recommendation is for approval.

background
In 2022, at the direction of the City Commission, staff prepared an Ordinance to modernize the residential zoning codes, which was approved and enacted at the start of 2023. Over the last year, staff has continued to monitor the updated Code in practice, through an entire year of residential permits. The bulk of the changes are grammatical and formatting errors, along with adding some language clarification, and reversion of select provisions that became a burden to many residents. City staff will continue to monitor and fine tune the code language annually, to better serve the community at large.

strategic objectives

alternatives | other considerations

fiscal impact

attachments
1. ORD xx Residential Code Revision

ORDINANCE xxxx - 24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING REGULATIONS" SECTIONS 58-65 THROUGH 58-71, COLLECTIVELY, THE RESIDENTIAL ZONING CODE PROVISIONS, SECTION 58-91 BOARD OF ADJUSTMENTS, AND SECTION 58-95 "DEFINITIONS" PROVIDING FOR ANNUAL ASSESSMENT AND UPDATES, TO THE CURRENT REGULATIONS, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park recently amended the City's land developments regulations pertaining to single-family residential uses, and has assessed their applicability and enforcement after a year of being enacted; and

WHEREAS, this Ordinance seeks to maintain similar entitlements and yields as permitted under the preexisting single-family regulations so as not to impact economic yields or values; and

WHEREAS, the Winter Park Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed and recommended adoption of proposed amendments to the Land Development Code set forth in this Ordinance having held an advertised public hearing on <u>XXXX 2024</u>, and has recommended approval of this Ordinance to the City Commission; and

WHEREAS, the City Commission has conducted the necessary public hearings to adopt the land development regulation amendments set forth in this Ordinance; and

WHEREAS, the City Commission hereby finds that this Ordinance is consistent with the City of Winter Park Comprehensive Plan; and

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida.

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning Regulations", Sections 58-65 through 58-71 of the City of Winter Park Land Development Code is hereby amended as shown below (<u>underlined</u> language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

ARTICLE III. ZONING REGULATIONS

Sec. 58-65. R-1A, R-1AA and R-1AAA districts.

(f) *Site and building improvement regulations.*

(1) *Floor area ratio (FAR).*

e. The area within an open street-front porch and entry of the principal structure may be excluded from the "gross floor area," subject to the limitations in this paragraph. This exclusion shall be limited to a maximum area of 400 square feet. The area within an open or screened rear or open side porch, lanai, porte cochere or other covered area of the principal structure shall not be included within the "gross floor area." This exclusion shall be limited to a maximum area of 500 square feet total, regardless of which floor the exception is located on. An open front porch, entry area or porte cochere utilizing this exemption shall also comply with the provisions in subsection 58-65(f)(5)c.

(4) *Attics*.

a. Any living area directly within the roof slope(s) not accessed by a pulldown ladder, that is over five feet in height, is permitted up to an additional three percent of the maximum floor area ratio allowed for the lot. These areas include bonus rooms, air-conditioned storage areas, etc. In addition, dormers or windows above the second-story may only face the public right-of-way or waterbodies. Homes with a mansard, gambrel, or flat roof types may not utilize this exception. This area shall also comply with the Building code.

(5) *Setbacks.*

c. *Second-story setbacks.* For the purposes of determining required setbacks, a building wall that exceeds 12 feet in height above the ~~natural~~ existing grade to the wall plate shall be located on a lot so as to be in compliance with the setback requirements for the two-story portion of the building. In the case of a gable end or similar walls, the height shall be measured from the existing grade to the top plate at the bottom of the gable.

(6) *Front yard setbacks.*

a. *Standardized calculation method*. The front yard setback shall be calculated using twenty percent (20%) of the lot depth or the setback of the existing or most recently demolished home, whichever is greater. In the case of measuring the setback from the existing or mostly recently demolished home, the setback calculation shall be measured to a permitted and/or inhabited structure ~~that received a Certificate of Occupancy~~. The front setback shall not exceed a maximum ten (10) foot difference beyond the existing home. In instances where a lot has been vacant for at least seven (7) years ~~never been built upon~~, the 20% of the lot depth measurement shall be utilized.

c. Single-story front porch areas of the principal structure which are a minimum of seventy-five percent (75%) open-air, may encroach into the required front and/or street-side setback by a maximum of seven feet.

Sec. 58-66. Low density residential (R-2) district.

(f) *General development standards:*

(1) *Part 1, for properties over 70 feet in width:*

	Single family detached	Duplexes	Townhomes/ Cluster housing
Minimum land area (sq. ft.)	6,000	9,000	12,000
Minimum lot width (ft.)	50	50	70
Min. land area/unit	6,000	4,500	4,000
Minimum building setbacks (ft.)			
Front yard	25	25	25
~~1st Floor~~	~~25~~	~~25~~	~~25~~
~~2nd Floor~~	~~30~~	~~30~~	~~30~~
Side yard, first floor	10	10	10
Side yard, ~~two-story~~ second floor	15	10	10
Rear yard, ~~one-story~~ first floor	10	10	10
Rear yard, ~~two-story~~ second floor	20	20	25
Max. building coverage*	40%	35%	35%
Max. floor area ratio	55%	55%	55%
Max. impervious coverage	65%	65%	65%
Max. building height (ft.)	30	30	30

Max. building stories	2	2	2
* For determination of the allowable building coverage and floor area ratio, up to 300 square feet of area per dwelling unit may be excluded for open front porches or side and rear porches. Screen pool enclosures may also be permitted an additional eight percent of the lot area in addition to the permitted building coverage. Common driveways are permitted between two adjoining lots.			

(2) *Part 2, for properties which are 70 feet in width or less:*

	~~Principal dwelling~~ Single Family Detached	Cottage dwelling	Single family dwelling*	Duplex dwelling**
Max. floor area ratio[1]	30%	20%	55%	50%
Max. ~~bldg.~~ building coverage	35%		40%	35%
Minimum living area (sq. ft.)	1,000	500	1,000	1,000/unit
Maximum area of porches (sq.ft.) #	400[2]	300[2]	700[2]	600[2]
Minimum building setbacks (ft.)				
~~Distance to main bldg. front at 1st story~~ Front yard	25	25	25	25
~~Distance to 2nd floor in front~~	~~30~~	~~30~~	~~30~~	~~30~~
Side yard, ~~to 1st floor wall~~ first floor[3]	7	7	7	7
Side yard, driveway side[4]	11	11	11	11
Side yard, ~~to 2nd floor wall~~ second floor	10	10	10	10[5]
Rear yard, ~~to 1st floor wall~~ first floor	10	10	10	10
Rear yard, ~~to 2nd floor wall~~ second floor[6]	2~~5~~0	2~~5~~0	2~~5~~0	2~~5~~0
Max. impervious coverage[7]	65%	65%	65%	60%

Max. building height (ft.)	30	30	30	30
Max. building stories	2	2	2	2
* See subsection (f)(4) for additional requirements. ** See subsection (f)(6) for additional requirements. # Not counted in the floor area ratio.				
Notes:				
1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 55 percent. The maximum total floor area ratio on a property developed with a principal dwelling and a cottage dwelling shall be 50 percent with the principal dwelling having a larger gross floor area than the cottage dwelling. 2. Only open porches in the front and screened or open porches in the rear and side of the building may be excluded from the floor area ratio up to a total area as indicated in table. 3. ~~The seven-foot side setback shall only be permitted on one side of the lot except as in note 4 below, and a~~ A five-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to eight feet and limiting the building wall length to 22 feet. 4. The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access. Where two abutting properties utilize one common driveway, the side setback may be ten feet. ~~Where properties utilize a rear or alley access, the seven-foot first floor setback may be utilized on both sides of the lot.~~ 5. For duplexes, side building walls over 20 feet in length and over 17 feet in height above the existing grade must be set back an additional five feet from the lot line at the second-floor wall and continue at the additional five-foot setback for at least ten feet along the side of the building before returning to the ten-[foot] side setback. Alternate methods to accomplish this relief from having long two-story boxlike buildings along the side lot line may be approved by staff. 6. For lots that have rear lot lines adjoining non-residential zoning, the second-floor setback may be ten feet. 7. Maximum impervious coverage includes principal and cottage dwelling and all other impervious surfaces.				

(3) *Additional development standards (lots 70 feet or less in width):*

~~e. No front entry garages are permitted, except when provided in the rear half of the lot or on a corner lot.~~

e ~~f~~. Open front porches or covered entryways must be provided or a similar alternate front entryway must be provided.

f ~~g~~. The principal dwelling may be placed in either the front or the rear of the lot.

g ~~h~~. For corner lots the street side setback shall be 14 feet and the interior side setback shall be seven feet to the first-floor wall only. Other site development requirements remain the same as established for lots 65 feet or less in width.

h ~~i~~. The area between the building and the street shall be landscaped with grass, plantings or both, and any unusual designs shall be subject to the approval of the ~~parks director of Parks and Recreation~~ Zoning Official.

i ~~j~~. Screen pool enclosures may also be permitted an additional eight percent of the lot area in addition to the permitted building area.

j ~~k~~. Minor deviations of the floor area ratio for a principal dwelling and a cottage dwelling may be considered up to plus or minus one percent.

k ~~l~~. When utilizing one common driveway between two properties, the required side setback of 11 feet may be reduced to seven feet to the first-floor wall and ten feet to the second-floor wall.

(4) *Additional development standards for development of a single-family residence, only:*

a. Front entry garages are permitted only if set back at least 35 feet from the front property line, and placed behind the front building line of the dwelling by at least four feet.

Sec. 58-67. Medium density multiple-family residential (R-3) district.

(e) *Development Standards.*

(9) Parapet walls, or mansard roofs functioning as parapet walls, may be added to the permitted building height but in no case shall extend more than five feet above the height limits in this subsection. Mechanical penthouses, mechanical and air-conditioning equipment, elevator/stair towers and related nonoccupied structures may be permitted to extend up to ten feet above the height limits in this subsection. Upon approval of the city commission, architectural appendages, embellishments and other architectural features may be permitted to exceed the roof heights specified in this section, on a limited basis, encompassing no more than 30 percent of the building roof length and area, for up to eight feet of additional height, based on a finding that said features are compatible with adjacent projects.

****

Sec. 58-71. General provisions for residential zoning districts.

(b) *Grading of building site.*

(3) In addition, no lot shall be filled with elevated lot grades adjacent to or near other surrounding properties so as to require the use of retaining walls or other barriers to create an unnatural lot grade transition unless approved by the building director or the public works director based on one or more of the following criteria:

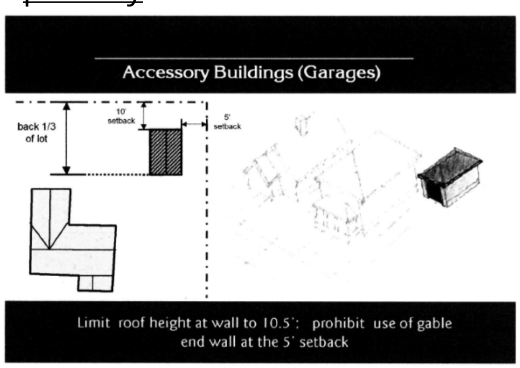
b. Terraced retaining walls are required to retain water on site to prevent storm water runoff into a water body or other properties. On the waterfront side of lakefront properties terraced retaining walls must not exceed three feet in height above the ~~natural~~ <u>existing</u> grade.

(g) *Projections into setbacks.* Eaves, roof overhangs, canopies, chimneys and flues, and awnings may project into the minimum yard or setback areas up to three and one-half feet. Fabric canopies, awnings, balconies, etc., with ground supports, second floor open porches, two-story high columns or similar features are considered a structure, and to be part of the main structure, and thus shall observe the setback requirements of the districts in which they are located. Cantilevered bay windows which project from the wall at a minimum height of 24-inches above <u>finished</u> grade may project two feet into ~~the front, and rear~~ <u>required</u> setbacks and are limited to a maximum width of eight feet.

(h) Accessory buildings, structures, air-conditioning equipment and other accessory uses in residential zones.

(3) Mechanical equipment, which includes air-conditioning equipment, swimming pool equipment, generators, and similar type equipment, shall not be located in any front yard or required side yard with street frontage unless totally shielded from view from the street by walls or vinyl fences otherwise complying with the zoning code. Mechanical equipment may be located up to ten feet from a rear lot line as long as they are adjacent to the accessory structure or principal structure. Mechanical equipment shall not be located in any required side yard or within ten feet from the rear lot line except that they may be permitted up to ~~six~~ five feet from a side or rear property line if ~~surrounded~~ screened by ~~block~~ a solid fence or wall that is at a minimum equal in height of the equipment. Propane tanks shall not be located within five feet of any side or rear lot line. Any mechanical equipment placed on a roof must be screened from view from surrounding properties and from public streets.

(6) Accessory buildings in rear yards. The exterior walls of accessory buildings shall not exceed 10.5 feet in height. Additionally, accessory buildings located less than ten feet from an interior side lot line must have a sloped or flat roof, e.g., the side wall adjacent to the lot line cannot be a gable end wall. A garage not exceeding 620 square feet may be located five feet from the interior side lot line and ten feet from the rear lot line. Additionally, private garages (attached or detached) shall be limited in size to no greater than 50 percent of the living area of the dwelling. A rear garage utilizing the setbacks in this section must be partially located in the rear third of the lot depth, except on waterfront properties.



(7) Garages and carports for single-family dwellings on any lot and two-family dwellings on lots over ~~65~~ 70 feet wide:

a. ~~Front~~ Streetfront-facing garages must meet one of the following design standards:

1. The front wall of the garage must be offset at least three feet from the main wall of the home with a maximum of two doors no greater than nine feet wide, with the garage door face recessed at least six inches from the plane of garage wall. Alternatively, ~~For an existing home undergoing a remodel or enclosing a carport,~~ one garage door may be permitted up to 18 feet wide with architectural design features such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure. The main wall of the home is considered to be a solid wall which separates air-conditioned living space from the outdoors.

b. Open carports must be located at least ~~two~~ three feet behind or at least ~~two~~ three feet in front of the main house wall. In cases where the front setback is permitted to be less than 20 feet, the minimum front setback to the garage or carport opening shall be at least 20 feet after complying with one of the design standards in this section. Alternate methods to accomplish the step back shall be reviewed on a case-by-case basis. In addition, no front-facing garages on the front half of the lot shall have doors exceeding ten feet in height.

~~(9) No combination of accessory structures, singly or together, shall exceed ten percent of the lot area. In addition, no lot shall contain more than two storage sheds (buildings).~~

(9~~10~~) A guesthouse or garage apartment shall not be constructed on a lot for occupancy before completion of the main buildings. This shall not prohibit the erection of other accessory buildings prior to the construction of the principal building, when such accessory buildings are neither constructed nor used for dwelling purposes.

(10~~1~~) Guesthouses or garage apartments are permitted accessory uses when they provide accommodations for guests, domestic service employees or members of a family occupying the main building on the same property. Guesthouses or garage apartments shall not exceed 1,000 square feet of floor area. Guesthouses or garage apartments as permitted accessory uses may not have a kitchen area or cooking facilities. They also may not have separate utility meters or be rented, let or hired out for occupancy whether compensations be paid directly or indirectly.

(11~~2~~) An arbor, pergola or trellis structure may be placed up to five feet from side and rear lot lines and the overhead beams or framing members may be permitted to terminate on top of a six-foot wall or solid fence subject to a maximum length of 18 feet when attached along a side or rear yard wall or fence. The overall maximum height shall be ten feet, except within the building area of the lot, the structure may extend to no higher than the height of the principal building on the property. In front-yard and street-yard setback areas, a decorative arbor or trellis may be placed 15 feet from any front lot line or ten feet from any street side yard lot line, subject to approval by the Zoning Official and a maximum size of 50 square feet.

(12~~3~~) *Play structures.* Play structures, tree forts and similar play structures used by children that incorporate an elevated-floor-level-type of raised or elevated platform for walking or playing upon which has a height equal to or greater than six feet above natural existing grade shall maintain a side and rear setback of at least 15 feet. If attached accessories are incorporated, including swings, slides and similar play items used by children, that are not six feet in height or over those play structures may be permitted a side and rear setback of five feet. Play structures include playground-type equipment, swings, slides, forts and similar structures used by children. All other provisions of accessory building regulations shall also apply.

(13~~4~~) Backyard chicken coop accessory structures.

(i) ~~Reserved~~. *Additional cooking facilities*. For properties which contain a single-family residence that is 5,000 square feet in gross floor area of larger, a second kitchen may be included in a dwelling or cabana subject to not having a separate utility meter.

(j) *Swimming pools and screen enclosures.*

(1) Swimming pools and spas are permitted to have a rear setback of ~~ten~~ 7.5 feet and a side setback of 7.5 feet for lots which are ~~6~~70 feet wide or less and are permitted to have a side and rear setback of ten feet for lots which are over ~~6~~70 feet in width. The setback to a lake, canal or stream shall not be construed as a side or rear setback. Swimming pools and spas shall not be permitted in any required front or street-side yard.

(n) *Walls and fences.*

(2) *Height and setbacks in residential districts.*

Required Yard	Max. Height (feet)	Max. Column Height (feet)	Min. Column Spacing (feet)	Fence/Wall Types Permitted
Front	3[1]	4[1]	10	Decorative
Street-Side	3[1,2]	4[1]	10	Decorative and Privacy
Interior Side	6	~~6~~ 7	20	Decorative and Privacy
Rear	6	~~6~~ 7	20	Decorative and Privacy

[1] Above street curb elevation.

[2] Street-side yard areas of corner lots may construct a decorative or privacy fence six feet in height above the existing ground level when setback at least ten feet from the street-side property line subject to vegetative planting on the street facing side of the fence.

In front yards and in side yards with street frontages, walls and fences shall not exceed three feet in height above the existing grade. However, these decorative front yard or street frontage walls and fences may be permitted columns or posts to exceed this height limit by one foot provided they are spaced at least ten feet apart. Light fixtures may also be placed on columns at driveway entrances up to one foot in height. In street-side yard areas of corner lots, a ~~decorative~~ privacy fence or wall may be constructed six feet in height above the existing ground level when setback at least ten feet from the street-side property line, subject to vegetative planting on the street facing side of the fence. In all other side and rear yard areas, walls and fences may be a maximum of six feet in height above the existing grade. No wall or fence shall be permitted which would in any way obstruct or impair the visibility of automobiles at intersections and points of ingress and egress to the public right-of-way. For walls and solid fences located on any street, a setback of one foot from the lot line is required to prevent interference with pedestrian mobility on existing or future sidewalks. Gates located on any street must match the material of the fencing or no less than 60 percent open in composition, whichever is greater. Walls and fences on the lakefront, canalfront, or streamfront side of properties shall meet the requirements established in this article for such waterfront properties. For purposes of locating walls and fences, front yards shall be the area from the front lot line to the front building wall or as determined by the Zoning Official.

(3) *Materials permitted in residential districts.* In any residential district, all fences in the front yard ~~or~~ and those within ten feet of a side yard lot line with street frontage shall be decorative. In all yards, chain link, chicken wire, attachable mesh/plastic screening, or similar-type permanent fences shall be prohibited. Barbed wire, electrically-charged fences and solid or mostly solid metal fences shall not be erected in any residential district. A wall, fence or similar structure erected in any residential district shall not contain material or substances such as broken glass, spikes, nails, barbs or similar materials designed to inflict pain or injury on any person or animal.

(Ord. No. 2796-10, § 1(Exh. A), 2-22-10; Ord. No. 2795-10, § 4, 2-22-10; Ord. No. 2849-11, § 15, 9-12-11; Ord. No. 2875-12, § 4, 6-11-12; Ord. No. 3002-15 , § 1, 7-13-15; Ord. No. 3006-15 , § 1, 8-10-15; Ord. No. 3030-16 , § 5, 2-8-16; Ord. No. 3096-17 , § 6, 12-11-17; Ord. No. 3098-17 , § 5, 12-11-17; Ord. No. 3182-20 , § 5, 9-9-20; Ord. No. 3185-20 , § 2, 10-14-20; Ord. No. 3258-22 § 4, 11-9-22)

SECTION 2. That Chapter 58 “Land Development Code”, Article III "Zoning Regulations”, Sections 58-91 of the City of Winter Park Land Development Code is hereby repealed and replaced as shown below (underlined language are new sections; ~~stricken through~~ language are repealed sections):

Sec. 58-91. Board of Adjustments-Establishment and procedure.

***

(b) *Proceedings.*

(2) The chairperson, or in his or her absence the vice-chairperson, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public. The ~~building and zoning official of the city~~ City Planning and Zoning Director or their designee shall serve as ~~secretary~~ liaison to this board. The ~~secretary~~ staff liaison shall not be entitled to vote.

SECTION 3. That Chapter 58 “Land Development Code”, Article III "Zoning Regulations”, Section 58-95 “Definitions” of the City of Winter Park Land Development Code is hereby amended as shown below (underlined language are additions;

~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-95. Definitions

***

Duplex means a two-family dwelling within a single building under single ownership.

***

Story means a section of a building between the surface of a floor and the surface of the floor next above it, or if there be no floor above it, then the space between floor and ceiling or roof next above it. Basement areas with floor levels more than one-half below existing grade shall not be considered a story. Mezzanines and lofts, while not meeting the definition of a story under the Florida Building Code, shall be considered as a story for the purposes of this Code. ~~Attic areas shall not be considered as a story unless improved for habitation~~. For single-family homes, areas within the principal roof slope, including attics, conditioned storage areas, and the like, shall not be considered a story.

***

Structure means any combination of materials assembled at a fixed location and requiring attachment to the land through pilings, footings, foundations and the like, to give support or shelter and/or provide for human habitation or use, such as a building, tower, framework, tunnel, tent, stadium, platform, tank, fence, sign, flagpole, swimming pool, or the like that is over three feet in height above existing grade.

SECTION 4. CODIFICATION. Sections 1, 2, and 3, of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 5. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 6. <u>CONFLICTS</u>. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 7. <u>EFFECTIVE DATE</u>. Once adopted, this Ordinance shall become effective.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this Xth day of XXX, 2024.

By: ____________________________________
Sheila DeCiccio , Mayor

ATTEST:

By: ______________________________
Rene Cranis, City Clerk

City Commission

agenda item

item type Public Hearings: Non Quasi-Judicial Matters	**meeting date** April 10, 2024
prepared by Allison McGillis, Director of Planning and Zoning	**approved by** Randy Knight, City Manager

subject

Ordinance - Amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-83 "Orange Avenue Overlay District (OAO)" to revise the definitions of building story and mixed-use. (1st Reading)

motion | recommendation

Recommendation is for approval of the Ordinance as presented.

background

The Orange Avenue Overlay (OAO) Ordinance was adopted in late 2021. The first applicant to redevelop within the OAO recently went through the public hearing process in January/February of 2024, the McCraney Property Company office building at 1100 Orange Avenue. Until this applicant, the OAO codes had not been utilized for a redevelopment project. Following this approval, there were a few sections of the code that the Commission directed staff to revise to make them clearer on the Commission's intent. The revisions involve better defining the definition of mixed-use and building story, as well as a scriveners' error to replace "or" with "and". Refer to the attached Ordinance for the proposed changes.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. Ordinance - OAO Changes

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SECTION 58-83 "ORANGE AVENUE OVERLAY DISTRICT (OAO)" TO REVISE THE DEFINITIONS OF BUILDING STORY AND MIXED-USE, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance;

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida;

WHEREAS, the City Commission hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-83 "Orange Avenue Overlay District (OAO)" is hereby amended as shown below (<u>underlined</u> language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

Sec. 58-83. Orange Avenue Overlay District (OAO)

(c) (1) c. *Permitted Uses.*

16. Mixed-use development (can be vertical or horizontal) ~~that includes two or more uses allowed within the OAO~~ <u>refer to Sec. 58-83 (c)(u) for the definition of mixed-use</u>.

(c) (1) j. *Architectural Standards.*

1. *Building height.* To allow for flexibility in design, but preserving development standards that will reduce building massing, buildings shall be measured in stories. For parking garages, levels visible on the exterior of the building shall be counted towards building height (ex. A three-story building wraps around a four-level interior parking garage, only the three stories would count as they are the only part visible).

   The first story of any building shall be allowed to be a maximum of 18 feet in height. When mezzanines, balconies or lofts are provided, first story heights of 20 feet may be allowed. Mezzanine, balcony or loft levels shall be allowed within the first story, as long as they do not cover more than 30 percent of the first-story area and stay within the maximum 20-foot first story height area. Interior mezzanines, balconies or lofts shall not be allowed above the first story. Each story above the first story shall have a maximum height of 12 feet. These building story maximums may not be achievable in all Subareas based on the specific Subarea overall height limit. Unused building story height may be transferred between stories.

For multi-story buildings over two stories in height, there shall be terracing and/or additional setbacks to accomplish vertical articulation is mandated to create relief to the overall massing of the building facades, as discussed later in this section.

(c) (1) s. *Orange Avenue Overlay District subareas and standards for development.*
4. *Subarea D.*

i. *Subarea D development standards:*

C. Maximum height: 5 stories ~~or~~ and up to 56 feet

(c) (1) u. *Definitions.*

3. Building story: Building story means a section of a building between the surface of a floor and the top of the floorplate of the floor above it.

12. Mixed-use: Mixed-use development combines two or more types of ~~land~~ use in~~to~~ a building or set of buildings that are physically and functionally integrated and mutually supporting. This must ~~can~~ be some combination of residential, restaurant/food service, ~~commercial~~, personal service such as salon/spa/fitness, retail, ~~industrial,~~ and business office/financial services ~~institutional, or other land uses~~. The form of mixed-use development can be vertical or horizontal. Vertical mixed-use occurs when different uses inhabit the same building and sit atop one another, such as residential or office uses over ground floor retail. Horizontal mixed-use occurs when uses are placed next to each other in a building or on the subject property, such as an apartment building that is adjacent to offices, restaurants, or retail shops. Mixed-use areas often create the main street/downtown, activity center, or commercial corridor of a local community, district, or neighborhood. They frequently involve stacking uses — residential or office above retail, for example, in low or midrise buildings, but are predominately made up of a variety of individual buildings arranged around streets and around public squares or other open spaces. The mix of uses shall be from separate use categories outlined above, a combination of two uses from the same category (for example two residential uses, two different types of office uses, or two commercial uses) shall not be deemed a "mixed-use" development. The intent is to combine two different land use categories (for example residential and office, office and commercial).

SECTION 2. CODIFICATION. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 3. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 4. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this ___ day of _____ 2024.

By: ________________________________
Mayor Phil Anderson

ATTEST:
By: _________________________
Rene Cranis, City Clerk

City Commission

agenda item

item type
Public Hearings: Non Quasi-Judicial Matters

meeting date
April 10, 2024

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Randy Knight, City Manager

subject

Ordinances to create two ad-hoc committees:

- To revise and update the architectural guidelines included within the OAO code; and
- To revise and update the Central Business District/Morse Boulevard Facade Design Guidelines.

motion | recommendation

Recommendation is to utilize the OAO Architectural Review Board to revise the OAO Design Guidelines and to create a new ad-hoc committee to revise the Central Business District/Morse Boulevard Design Guidelines.

background

At the March 22nd Commission meeting, the Commission directed staff to bring back two Ordinances to create two ad-hoc committees to work on revising and updating the architectural guidelines included within the OAO code and the Central Business District/Morse Boulevard Facade Design Guidelines documents. Attached are the two Ordinances. Staff feels that utilizing the OAO Architectural Review Board is most appropriate for the OAO architectural code updates.

strategic objectives

alternatives | other considerations

fiscal impact

attachments

1. CBD&Morse_Design Guidelines_Ordinance
2. OAO_Design Guidelines_Ordinance

ORDINANCE _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER PARK ESTABLISHING A CENTRAL BUSINESS DISTRICT AND MORSE BOULEVARD DESIGN GUIDELINES AD-HOC COMMITTEE; PROVIDING FOR SUNSET AND AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 2, Section 2-48(n), City of Winter Park Code of Ordinances, the City Commission hereby creates a temporary five (5) member Central Business District and Morse Boulevard Design Guidelines Ad-Hoc Committee for the purpose of evaluating, revising and updating the existing architectural guidelines for the Central Business District and Morse Boulevard and making recommendations concerning the same to the Planning & Zoning Board and City Commission; and

WHEREAS, the Winter Park City Commission finds that this Ordinance is in the best interest and welfare of the residents and visitors of the City of Winter Park.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Creation**. The City Commission hereby creates the Central Business District and Morse Boulevard Design Guidelines Ad-Hoc Committee ("Committee") for the purposes of:

1. Serving as a forum for the discussion and evaluation of the existing Central Business District Façade Design Guidelines and the existing Morse Boulevard Façade Design Guidelines; and
2. Provide recommendations to the Planning and Zoning Board and the City Commission to revise and update these existing façade design guidelines.

The Committee is an ad hoc committee which is intended to sunset as set forth herein. The Committee shall consist of five (5) members being residents of the City of Winter Park. The Mayor and each Commissioner shall each have one appointment to membership of the Committee. The Committee shall elect from its membership a Chair and Vice Chair. The Committee shall generally follow the rules set forth in Chapter 2, Article III, Division 2, City of Winter Park Code of Ordinances. The recommendations of the Committee to the Planning & Zoning Board and City Commission must be approved by a majority vote of the Committee. The Planning & Zoning Director and other City staff shall provide reasonable assistance to the Committee as needed.

<u>Section 3.</u> **<u>Sunset.</u>** The Central Business District and Morse Boulevard Design Guidelines Ad-Hoc Committee shall sunset and terminate 180 days following the effective date of this Ordinance, unless terminated earlier or extended by majority vote of the City Commission. Due to the temporary nature of the Committee, this Ordinance is not to be codified into the City Code.

<u>Section 4.</u> **<u>Effective Date.</u>** This Ordinance shall take effect immediately upon adoption.

ADOPTED this ______ day of _____________, 2024, by the City Commission of the City of Winter Park, Florida.

____
Sheila DeCiccio, Mayor

Attest:

____
Rene Cranis, City Clerk

ORDINANCE _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER PARK ESTABLISHING AN ORANGE AVENUE OVERLAY DESIGN GUIDELINES AD-HOC COMMITTEE; PROVIDING FOR SUNSET AND AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 2, Section 2-48(n), City of Winter Park Code of Ordinances, the City Commission hereby creates a temporary five (5) member Orange Avenue Overlay (OAO) Design Guidelines Ad-Hoc Committee for the purpose of evaluating, revising and updating the existing architectural guidelines for the OAO and making recommendations concerning the same to the Planning & Zoning Board and City Commission; and

WHEREAS, the Winter Park City Commission finds that this Ordinance is in the best interest and welfare of the residents and visitors of the City of Winter Park.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Creation**. The City Commission hereby creates the Orange Avenue Overlay Design Guidelines Ad-Hoc Committee ("Committee") for the purposes of:

1. Serving as a forum for the discussion and evaluation of the existing architectural guidelines within the OAO code; and
2. Provide recommendations to the Planning and Zoning Board and the City Commission to revise and update the existing architectural guidelines within the OAO code.

The Committee is an ad hoc committee which is intended to sunset as set forth herein. The Committee shall consist of five (5) members being residents of the City of Winter Park. The Mayor and each Commissioner shall each have one appointment to membership of the Committee. The Committee shall elect from its membership a Chair and Vice Chair. The Committee shall generally follow the rules set forth in Chapter 2, Article III, Division 2, City of Winter Park Code of Ordinances. The recommendations of the Committee to the Planning & Zoning Board and City Commission must be approved by a majority vote of the Committee. The Planning & Zoning Director and other City staff shall provide reasonable assistance to the Committee as needed.

Section 3. **Sunset.** The Orange Avenue Overlay Design Guidelines Ad-Hoc

Committee shall sunset and terminate 180 days following the effective date of this Ordinance, unless terminated earlier or extended by majority vote of the City Commission. Due to the temporary nature of the Committee, this Ordinance is not to be codified into the City Code.

Section 4. **Effective Date.** This Ordinance shall take effect immediately upon adoption.

ADOPTED this ______ day of _____________, 2024, by the City Commission of the City of Winter Park, Florida.

____
Sheila DeCiccio, Mayor

Attest:

____
Rene Cranis, City Clerk