

CITY OF EUSTIS, FLORIDA



**COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**



City of Eustis | City Officials



Michael L. Holland
Mayor



Emily A. Lee
Vice Mayor



Ronald R. Neibert
City Manager



Marie H. Aliberti
Commissioner



Robert R. Morin, Jr.
Commissioner



Derek A. Schroth
City Attorney



Karen LeHeup-Smith
Commissioner

**COMPREHENSIVE ANNUAL FINANCIAL
REPORT**

CITY OF EUSTIS, FLORIDA

FISCAL YEAR ENDED SEPTEMBER 30, 2019

CITY COMMISSION

Mayor	Michael L. Holland
Vice Mayor	Karen LeHeup-Smith
Commissioner	Marie Aliberti
Commissioner	Robert R. Morin, Jr.
Commissioner	Emily A. Lee

CITY MANAGER

Ronald R. Neibert

Prepared by the Department of Finance

**CITY OF EUSTIS COMPREHENSIVE ANNUAL
FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019
TABLE OF CONTENTS**

Introductory Section

Letter of Transmittal	i
Organizational Chart	vii
Principal City Officials	viii
GFOA Certificate of Achievement	ix

Financial Section

Independent Auditors' Report	1
Management's Discussion and Analysis	5
<u>BASIC FINANCIAL STATEMENTS</u>	
Government-Wide Financial Statements	
Statement of Net Position	19
Statement of Activities	20
Fund Financial Statements	
Balance Sheet - All Governmental Funds	22
Reconciliation of the Balance Sheet of Governmental Funds to Statement of Net Position	24
Statement of Revenues, Expenditures and Changes in Fund Balance - All Governmental Funds	26
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Funds to the Statement of Activities	28
Statement of Net Assets - Proprietary Funds	30
Statement of Revenues, Expenses and Changes in Fund Net Assets - Proprietary Funds	32
Statement of Cash Flows - Proprietary Funds	34
Statement of Fiduciary Net Assets - Fiduciary Fund Types	36
Statement of Changes in Fiduciary Net Assets - Fiduciary Funds	37
Notes to Financial Statements	39

REQUIRED SUPPLEMENTARY INFORMATION

Major Funds:	
Schedule of Revenues, Expenditures and Changes in Fund Balance General Fund - Budget and Actual	83

Schedule of Revenues, Expenditures and Changes in Fund Balance Street Improvement Fund - Budget and Actual	84
Schedule of Revenues, Expenditures and Changes in Fund Balance Community Redevelopment Trust Fund - Budget and Actual	85
Schedule of Revenues, Expenditures and Changes in Fund Balance Building Services Fund - Budget and Actual	86
Schedule of Revenues, Expenditures and Changes in Fund Balance Stormwater Utility Fund - Budget and Actual	87
Schedule of Changes in Net Pension Liability and Related Ratios - Police	89
Schedule of Changes in Net Pension Liability and Related Ratios - Firefighters	91
Schedule of Proportionate Share of Net Pension Liability	93
Schedule of Contributions	94
Schedule of Investment Returns	96
Schedule of Total OPEB Liability	97

SUPPLEMENTARY INFORMATION

Nonmajor Funds:

Combining and Individual Fund Statement and Schedules Combining Balance Sheet - Nonmajor Governmental Funds- Special Revenue Funds	100
Combining Statement of Revenues, Expenditures and Changes in Fund Balance - Nonmajor Governmental Funds - Special Revenue Funds	102
Schedule of Revenues and Expenditures - Budget and Actual Law Enforcement Trust Fund	104
Schedule of Revenues and Expenditures - Budget and Actual Law Enforcement Education Fund	105
Schedule of Revenues and Expenditures - Budget and Actual Economic Development Fund	106
Schedule of Revenues and Expenditures - Budget and Actual Library Contribution Fund	107
Schedule of Revenues and Expenditures - Budget and Actual Impact Fee Fund	108
Schedule of Revenues and Expenditures - Budget and Actual Greenwood Cemetery Fund	109
Schedule of Revenues and Expenditures - Budget and Actual Capital Projects Sales Tax Revenue Fund	110

STATISTICAL SECTION

Schedule 1 Net Position By Component Last Ten Years	111
Schedule 2 Changes in Net Position Last Ten Years	112
Schedule 3 Fund Balances, Governmental Funds Last Ten Years	114

Schedule 4 Changes in Fund Balances Governmental Funds Last Ten Years	116
Schedule 5 Assessed and Estimated Actual Value of Taxable Property Last Ten Years	117
Schedule 6 Direct and Overlapping Property Tax Rates Last Ten Years	118
Schedule 7 Principal Taxpayers Last Ten Years	119
Schedule 8 Property Tax Levies and Collections Last Ten Years	120
Schedule 9 Ratios of Outstanding Debt by Type Last Ten Years	121
Schedule 10 Direct Governmental Activities Debt as of September 30, 2016	122
Schedule 11 Pledged - Revenue Coverage Last Ten Years	123
Schedule 12-1 Demographic and Economic Statistics Last Ten Years	125
Schedule 13 Full - Time Equivalent City Government Employees	128
Schedule 14 Various Indicators by Function	129
Schedule 15 Sewer Sold by Type of Customer Last Ten Years	130
Schedule 15-1 Water Sold by Type of Customer Last Ten Years	132
Scheduled 16 Golden Triangle Ad Valorem Tax Profile	134
Schedule 17 Lake County Cities Millage Rate, Taxable Value and Taxes Levied Data	135
Schedule 18 Principal Employers Eustis, Florida	136

OTHER REPORTS

Independent Auditors' Report on Internal Controls over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	137
Independent Accountant's Report on Compliance with Section 218.415, Florida Statutes	139
Management Letter and the City's Response	141
Independent Auditors' Report on Compliance for Each Major Federal Program on Internal Control Over Compliance Required by the Uniform Guidance	145 and
Schedule of Expenditures of Federal Awards	147
Schedule of Findings and Questioned Costs	148
Impact Fee Affidavit	149



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

April 29, 2020

To the Honorable Mayor, City Commissioners, and Citizens of Eustis:

It is an honor to submit this Comprehensive Annual Financial Report (CAFR) for the City of Eustis (City) for the fiscal year ended September 30, 2019. The report fulfills the requirements set forth by City ordinance and State law, in accordance with the City Charter Article V, Florida Statutes Chapters 11.45 and 218, and the Rules of the Auditor General 10.550, which requires that all local governments publish each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with auditing standards generally accepted in the United States by a firm of licensed certified public accountants.

This CAFR consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all 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 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 from 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.

Florida Statutes, Chapters 11.45 and 10.550, require that an annual financial audit be performed by independent certified public accountants. The audit was completed by Purvis Gray and Company, LLP; A firm of licensed certified public accountants meeting the additional requirements necessary to audit governmental units.

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, 2019 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 auditors expressed an opinion that the City's financial statements for the fiscal year ended September 30, 2019 are fairly stated in conformity with accounting principles in the United States. This is the most favorable conclusion and is commonly known as an "unmodified" or clean opinion. The independent auditor's report is presented as the first component of the financial section of this report.

The City is required to undergo an annual "Single Audit" in conformity with the provisions of the U.S. Office of Management and Budget's Circular A-133, Audits of States, Local Governments and Profit Organizations, and Chapter 10.550 Rules of the Auditor General, State of Florida. The Single Audit is designed to meet the special needs of federal grantor agencies. The City did meet the threshold levels that require the Single Audit Report for the current year.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the 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 of Eustis is located in Lake County, Florida, approximately 25 miles northwest of Orlando, Florida. At present, the City's boundaries span over 12 square miles of gently rolling countryside and lakes, with a service area of approximately 26 square miles. The City was incorporated in 1883, and adopted its present charter in 1992. A Charter Review Committee made appropriate recommendations, which updated and streamlined the charter to current state statutes.

Lake County is part of the Orlando Metropolitan Statistical Area (MSA). The area is composed of multiple counties, including Orange, Seminole, and Osceola. The inclusion of Lake County in the Orlando MSA indicates that a preponderance of the people live and work, as well as earn, and spend money in this defined geographic area. The hub of this MSA is Orange County and Lake County serves as a residential unit of the MSA.

The City, with an estimated population of 21,083, provides a full-range of general municipal services including:

- ✓ Building Inspections
- ✓ Code Enforcement
- ✓ Community and Economic Development
- ✓ Parks, Recreation, Library, and Cultural Affairs
- ✓ Police and Fire Protection
- ✓ Stormwater Management
- ✓ Street Maintenance, Traffic Engineering, and Parking
- ✓ Water and Wastewater Services

Internal support services include the following:

- ✓ Accounting and Financial Reporting
- ✓ Accounts Payable and Accounts Receivable
- ✓ Asset Management and Property Control
- ✓ Budget and Budget Monitoring
- ✓ Citywide Management
- ✓ Debt Management
- ✓ Treasury Management
- ✓ Facilities Management
- ✓ Human Resources, Labor Relations, and Risk Management
- ✓ Information and Computer Systems
- ✓ Procurement Services
- ✓ Public Relations

Solid waste disposal is provided under a franchise agreement, and is performed by a private company. The present agreement will expire December 31, 2024, in which the City will issue a request for proposal (RFP) for competitive bids.

In addition to the above activities, the City exercises oversight responsibility for the Community Redevelopment Agency. Accordingly, these activities are included in the reporting entity and reflected in Note 1 in the *Notes to the Financial Statements*.

The City utilizes a Commission/Manager form of government. Five Commission members are elected to staggered four-year terms. Each year the Commission chooses a new Mayor from the existing group of Commissioners. Elections are held on the first Tuesday after the first Monday in November.

The City Manager is a full-time position appointed by the Commission and serves as the City's Chief Executive/Administrative Officer. The City Manager, per the charter, appoints both the Finance Director and the City Clerk. Once the City Manager appoints these positions, the City Commission must also approve the positions. The charter authorizes departments for Finance, Police, Fire, Water, Sewer, and Public Works. Other departments may be established by ordinance upon recommendation of the City Manager. A Director shall head each department, subject to discretion of the City Manager.

The annual budget serves as the foundation for the City's financial planning and control. All City departments are required to submit requests for appropriations to the City Manager. The City Manager uses these requests as the basis for developing the proposed budget. The City Commission must approve all amendments to the budget. Staff prepares a resolution for any increase in expenditures.

The City Manager presents the proposed budget to City Commission for review no less than forty-five (45) days before the expiration of each fiscal year. The City Commission is required to hold two (2) public hearings on the proposed budget and adopt a final budget no later than September 30, the close of the City's fiscal year. The appropriated budget is prepared by fund, function, and department. Budgets for all governmental fund types are adopted consistent with generally accepted accounting principles. Budget-to-actual comparisons are provided for each governmental fund.

The City also prepares a five year Capital Improvement Plan, which is reviewed and updated annually. The Five-Year Capital Improvement Plan, provides a City-wide plan for utility improvements, equipment replacements, and projects related to growth. The plan details the development of revenue projections and capital needs assumptions. The Sales Tax Capital Projects Fund revenue continues to provide many improvements that benefit the community, such as police and fire vehicles and equipment, along with parks and recreation enhancements.

In general, both budgeted revenue and operating expenditures are currently very conservative and calculated based on the most recent history for revenue with a modest increase for expenditures. In addition to the general assumptions, each department estimates the manpower and equipment necessary to maintain adequate levels of service. The City currently maintains a healthy Unassigned Fund Balance in the General Fund of \$8.65 million, which is 95.55% of total fund balance; a strong funding level.

As stated above, the City develops multi-year forecasts for the major funds and capital improvement plan. Some of the key projects reflected in the capital improvement plans are:

- ✓ Multiple Community Park improvements including Ferran Park
- ✓ Street rehabilitation
- ✓ Library facility maintenance and computer upgrades
- ✓ City-wide Information Technology Upgrades

- ✓ Water and sewer improvements
- ✓ Public Safety vehicle replacement program
- ✓ Street lighting program

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 – The local economy has hit a stumbling block with the rise in the COVID-19 pandemic going forward. For the past several years, the assessed taxable value of real and personal property has increased. This year's tax value of \$1,081,086,069 represents an increase of 9.04%. In addition, the unemployment rate for the County remained at 2.9% as of September 2019 and as of March 2020 the unemployment rate has risen to 4.5% representing a 1.55% increase. The average unemployment for lake and the surrounding counties was 3.18% in September of 2019 and 4.8% in March of 2020, representing a 1.51% increase. While the unemployment increase is similar Lake County has been hit slightly higher than the average. It is believed that the revenues collected for various taxes will be reduced for the FYE 9-30-20 and assessable taxable values may begin to decrease in FYE 9-30-21.

The tax base of the City is primarily residential in nature, as evidenced by the number of utility accounts served. With over 13,000 utility accounts, the City maintains over 800 commercial accounts. This proportion illustrates that the City is more of a bedroom community for the Orlando MSA. Based on these facts, the City has addressed its needs for the future, recognizing that the direction has shifted from an agricultural community to one that is substantially residential.

The State of Florida has found the City's Comprehensive Plan, mandated under the state growth management regulations, to be in compliance with the statutory requirements. The plan's objective is to address the needs of a predominantly residential sector with provisions for light commercial and industrial sectors, and to establish a well-rounded community that serves the needs of the citizens. This plan reinforces and establishes the future direction of the City.

Based on current and future needs as set forth in the Comprehensive Plan, the City has identified and established appropriate projects and funding sources to assist in the completion of the goals. A State Revolving Loan and a Revenue Bond provide funding for the immediate needs for water, sewer and other infrastructure. The City adopted impact fees for water, sewer, recreation, police, fire, and library services.

The City adopted new Land Development Regulations (LDRs) in 2008 and the Commission adopted amendments in 2015, 2016, and 2017. The LDRs set forth requirements for density, open space and compatibility. The City has established a Joint Planning Area with the County, and provides review and comment on any County projects in that designated area. New development in the unincorporated area of the Joint Planning Area requesting water service must either annex into the City or sign an annexation agreement with the City to develop in accordance with the City standards.

Long-term financial planning –

Major Initiatives

During fiscal year 2019, several major projects were completed or started that will transform the City going forward. Listed below are items of interest.

- The City completed an \$8 million upgrade and expansion project at its **Eastern Wastewater Treatment Plant**. The project was funded by bond issuance and cost-sharing grant from the St. Johns River Water Management District. The project allows the City to provide wastewater services in the new, proposed growth areas of the City. The project will also eliminate the need for the installation of many septic tanks in near-future development in this area, which is located in the Wekiva River Basin. The expansion of the plant increases capacity from 300,000 gallons per day to 1.3 million gallons per day.
- **Palmetto Plaza—Phase II** The first phase of Palmetto was completed previously and includes five market pavilions, concrete pads, walkways and a community lawn area. Phase II includes restrooms, stage, and decorative pavement areas. Restrooms, utilities, and stormwater structures have been installed. Asphalt surfacing will be performed at the end of the phase to ensure it is not damaged during the installation and construction.
- The **Eustis City Memorial Library** continued to expand on their digital resources by adding a legal and a language database as well as an online encyclopedia. In addition the library enhanced its reader's advisory service by adding book alerts to announce new books recently added to the library
- The City has a **Police Department** vehicle replacement program for vehicles over seven years with a cost benefit analysis of functionality verses service and repairs. This year the City acquired five Ford Interceptors and two Ford Fusions with funds provided by the sales tax project.
- The City has a **Fire Department** which replaced a Ladder Truck during the year.
- The City provides **economic incentives** for the construction of multi-family, mixed use, and/or non-residential property within the Community Redevelopment Area (CRA), as well as in all other areas of the City. Projects with a value of more than \$500,000 are eligible. The incentive is 2% of the construction value with a maximum of \$30,000. If the project is within the CRA, an additional 2% may be used with a maximum voucher of \$60,000. The credit vouchers may be applied to the cost of impact fees, building permits, and other city fees associated with the new construction. Recently, the program provided incentives to the construction of the Valencia Grove housing project.

The City will achieve its mission to create a superior quality of life by engaging and partnering with the community to provide financially prudent and customer friendly services through efficient organization and utilization of resources

Awards and Acknowledgements – The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement of Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2018. This was the 31st consecutive year that the City has received this prestigious award. In order to

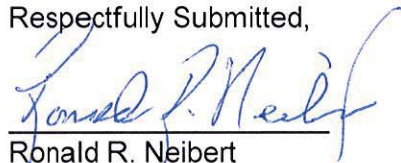
be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. Staff believes that the current CAFR continues to meet the Certificate of Achievement Program's requirements, and will submit it to the GFOA to determine its eligibility for another certificate.

The City received the GFOA's Award for Distinguished Budget Presentation for its annual financial plan for the fiscal year beginning October 1, 2018. This was the third year the City has received this prestigious award. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged proficient in several categories including policy documentation, financial planning, organization, and as communication medium. We expect to continue to achieve this distinction.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff in Finance. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. We also thank the Mayor and the Commissioners for your support in maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully Submitted,

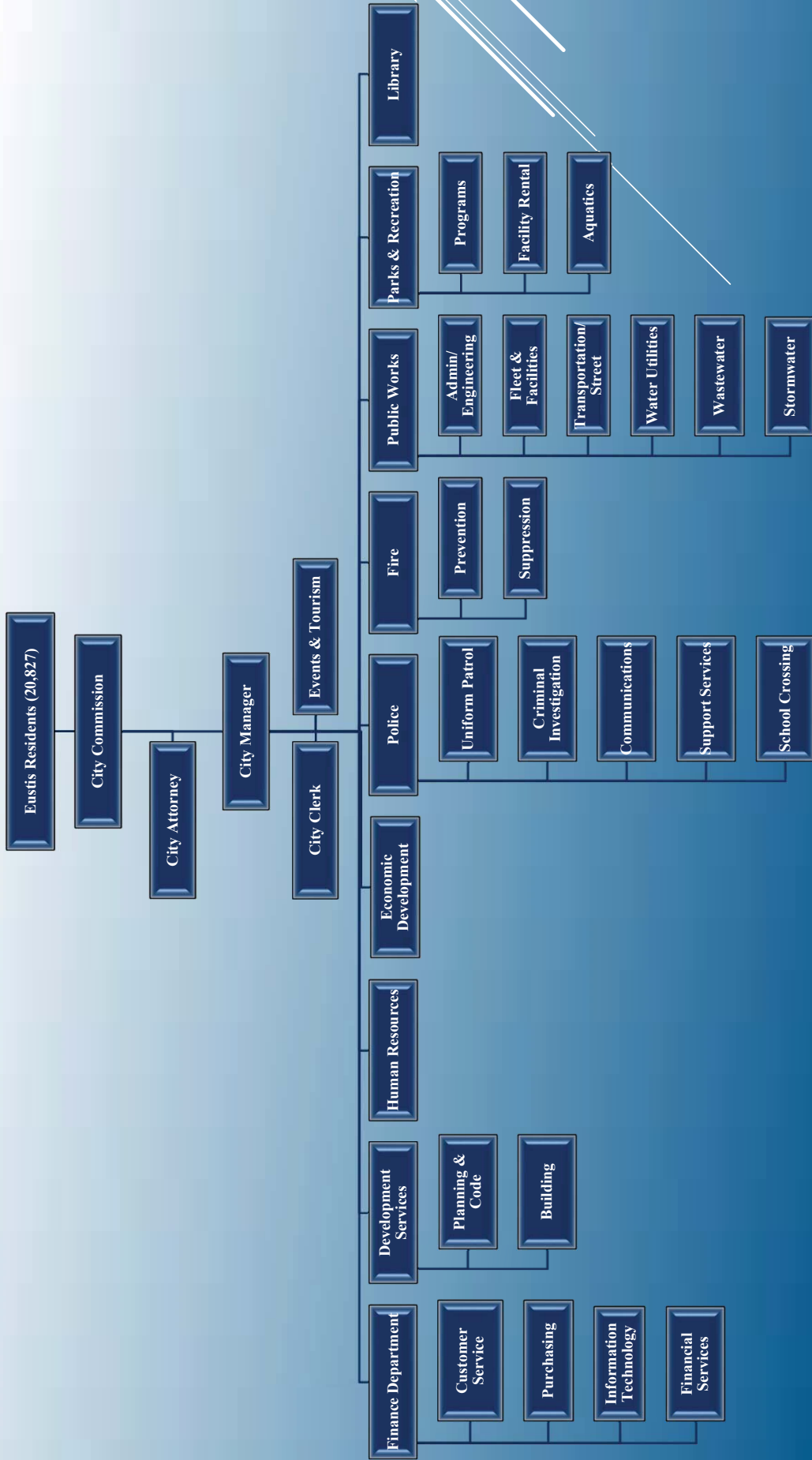


Ronald R. Neibert
City Manager



Mike Sheppard
Finance Director

CITY OF EUSTIS ORGANIZATIONAL CHART



CITY OF EUSTIS, FLORIDA

List of Elected and Key Officials

September 30, 2019

Elected Officials City Commission

<u>Title</u>	<u>Name</u>	<u>Seat</u>	<u>Current Term of Seat</u>
Mayor	Michael L. Holland	2	1/2019 through 12/2022
Vice Mayor	Karen LeHeup-Smith	1	1/2019 through 12/2022
Commissioner	Marie Aliberti	3	1/2017 through 12/2020
Commissioner	Robert R. Morin	4	1/2017 through 12/2020
Commissioner	Emily A. Lee	5	4/2019 through 12/2020

Appointed and Key Officials

City Manager	Ronald R. Neibert
Legal Counsel	Derek A. Schroth
Director of Finance	Mike Sheppard
City Clerk	Mary C. Montez
City Attorney	Derek A. Schroth

Executive Team

City Manager	Ronald R. Neibert
City Clerk	Mary C. Montez
Director of Finance	Mike Sheppard
Police Chief	Gary Calhoun
Fire Chief	Michael Swanson
Director of Public Works/Public Services	Richard Gierok
Director of Human Resources	William Howe
Director of Development Services	Lori Barnes
Director of Economic Development	Thomas Carrino
Director of Eustis Memorial Library	Ann S. Ivey
Director of Parks and Recreation	Joe LaPolla

Division Heads

Director of Purchasing	Tracy M. Jeanes CPPB, FCCM, FCCN
Street Superintendent	Joseph Jones
Wastewater Superintendent	Bill Johnston
Water Superintendent	Greg Dobbins



Government Finance Officers Association

**Certificate of
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**City of Eustis
Florida**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2018

Christopher P. Morrill

Executive Director/CEO



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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

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 Eustis, Florida (the City) as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

CERTIFIED PUBLIC ACCOUNTANTS

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An Independent Member of the BDO Alliance USA.*

Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

INDEPENDENT AUDITOR'S REPORT

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2019, 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.

Emphasis of a Matter – COVID-19

As more fully described in Note 12 to the financial statements as a subsequent event, the City may be operationally and financially impacted by the outbreak of the novel coronavirus (COVID-19) pandemic.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of changes in net pension liability and related ratios, schedule of proportionate share of net pension liability and schedule of contributions, 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 management's discussion and analysis, budgetary comparison information, schedule of changes in net position liability and related ratios, schedule of proportionate share of net pension liability and schedule of contributions, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual non-major fund financial statements and budgetary schedules, and statistical section, are presented for the purpose of additional analysis, and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards, Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the financial statements.

Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

INDEPENDENT AUDITOR'S REPORT

The combining and individual non-major fund financial statements, the non-major fund budgetary schedules, and the schedule of expenditures of federal awards is the responsibility of management, and were derived from, and relate directly to, the underlying accounting and other records used to prepare the basic financial statements. Such 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 basic financial statements or to the basic 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 non-major fund financial statements, the non-major fund budgetary schedules, and the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have 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 them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated April 29, 2020, on our consideration of the City's internal control over financial reporting and 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 the 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.

April 29, 2020
Ocala, Florida



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MANAGEMENT DISCUSSION AND ANALYSIS

Management's Discussion and Analysis

As management of the City of Eustis, we offer readers of the City's financial statement this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2019. We encourage readers to consider the information presented here, in conjunction with additional information that is furnished in the City's financial statements.

Financial Highlights

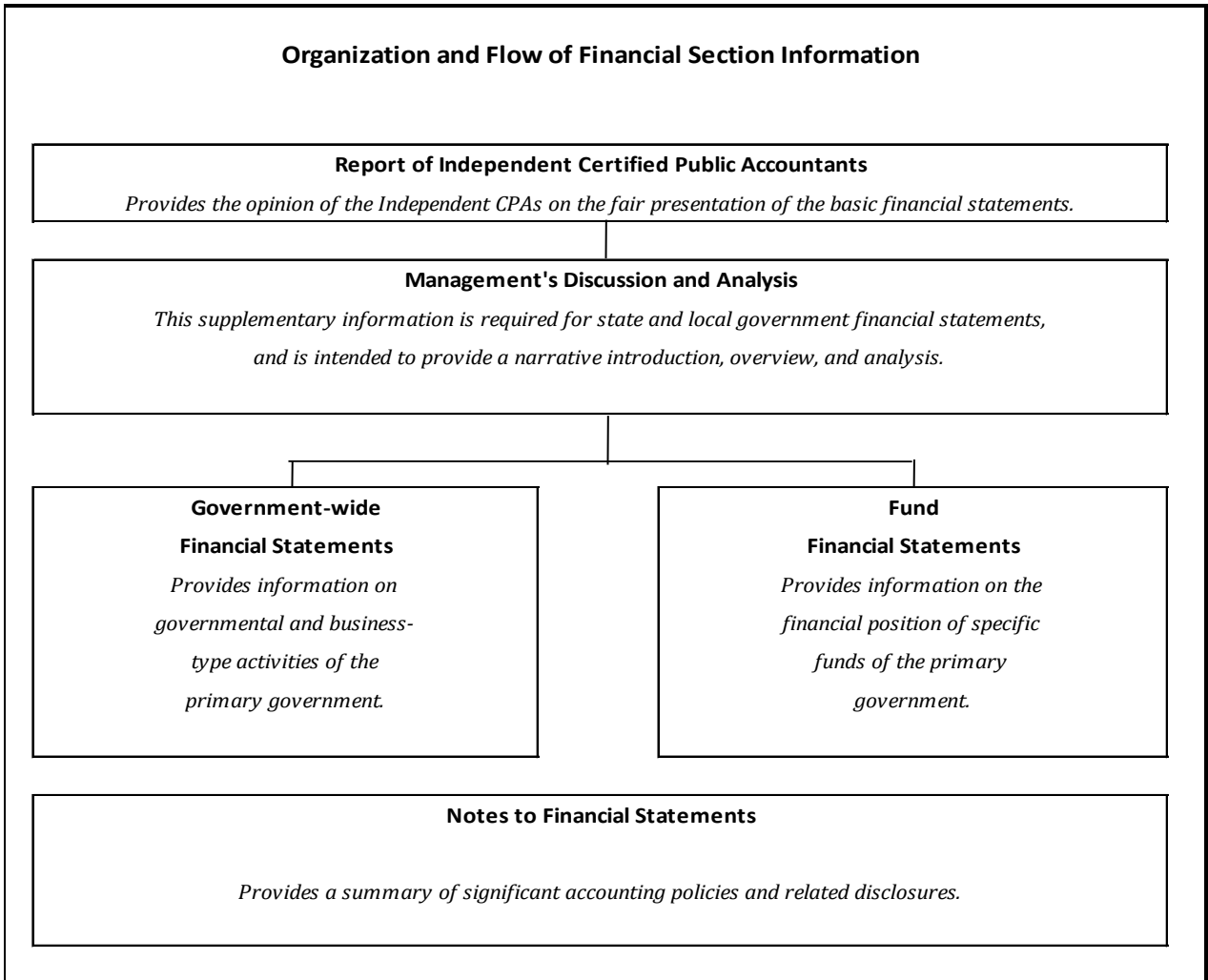
- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the fiscal year 2019 by \$113,839,423 (net position). Of this amount, \$8,032,374 (unrestricted net position) may be used to meet the government's ongoing obligation to citizens and creditors.
- The City's net position increased by \$3,427,580 of which governmental activities net position increased by \$2,677,563 and proprietary funds net position increased by \$750,017.
- At September 30, 2019, the City's governmental funds reported combined ending fund balance of \$15,307,392, which is an increase of \$1,478,914 from prior year. Contributing to the increase in fund balance were unfilled full-time employee positions and reductions in operating expenditures in the General Fund, an increase in net revenues in Building Services and fewer projects in the Sales Tax Capital Projects Fund.
- The City's capital assets increased overall by \$1,190,525, with business-type activities contributing an increase in capital assets of \$113,162 and governmental activities responsible for over \$1 million increase. The majority of the increase in the business-type activities is due to the installation of sewer lines and lift stations; while governmental activities include re-roofing of City Hall, improvements to Palmetto Park and various street improvements..
- The City's total long-term debt decreased by \$1,515,286. Governmental long-term debt decreased by \$247,475 and business-type activities long-term debt decreased by \$1,267,811. The decrease in both governmental activities and business type activities were due to regularly scheduled debt service payments.

Overview of the Financial Statements

The discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components:

1. Government-wide financial statements.
2. Fund financial statements.
3. Notes to the financial statements.

The basic financial statement present two different views of the City through the presentation of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the City of Eustis.



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 government-wide statements provide short and long-term information about the City's financial status as a whole.

The Statement of Net Position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time an increase or decrease 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 government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the time of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected 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 (government 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
- Public Safety
- Physical Environment
- Transportation (Streets & Highways)
- Culture and Recreation

The business-type activities of the City include the Water and Sewer Utility Fund. Solid waste is franchised to an independent contractor.

The government-wide financial statements do not include any component units which would be reported separately. The City does, however, have three blended component units. These are represented as part of the audited financial statements of the City. The units include the Fire and Police Retirement Funds as well as the City of Eustis Community Redevelopment Trust Fund, which is also known as the Community Redevelopment Area (CRA) including Downtown and East Eustis.

The government-wide financial statements can be found on pages 21-23 of this report.

Fund financial statements – The fund financial statements provide a more detailed look at the City’s most significant activities. 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
- Fiduciary Funds

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the City’s basic services are accounted for in governmental funds. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balance of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government’s near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government’s near-term financing decisions. Both the governmental fund balance sheet and 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 twelve individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and change in fund balances for the General Fund, four special revenue funds, and one capital projects fund, all of which are considered to be major funds. Data from the other six funds are combined into a single, aggregated presentation. Individual fund data for each of these

non-major 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, as well as all of the special revenue funds and the capital projects fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

The basic governmental fund financial statements are presented on pages 24-30 of the report.

Proprietary Funds – The City maintains only one type of proprietary fund. 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 System operations.

Proprietary funds provide the same type of information as the government wide financial statements, only in more detail. The proprietary fund financial statements provide information for the Water and Sewer System, which is considered a major fund of the City

The basic proprietary fund financial statements are presented on pages 32-39 of this report.

Fiduciary Funds – Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting for fiduciary funds is similar to proprietary funds. The fiduciary funds include pension trust funds for police and fire.

Notes to The Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government wide and fund financial statements. The notes to the financial statements begin on page 41 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's required contributions to provide pension benefits to its employees and post-employment benefits (OPEB). Required supplementary information can be found beginning on page 85 of this report.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information on pensions and OPEB. Combining and individual fund statements and schedules can be found starting on page 101 of this report.

Government Wide Financial Analysis

Statement of Net Position

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 exceeded liabilities by \$113,839,423 at the close of the fiscal year ended September 30, 2019. The table below reflects the condensed government-wide Statement of Net Position.

City of Eustis, Florida
Statement of Net Position
as of September 30

	Governmental Activities		Business-type Activities		Total	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Assets						
Current and other assets	\$ 17,030,059	\$ 15,317,636	\$ 20,758,994	\$ 21,731,019	\$ 37,789,053	\$ 37,048,655
Capital Assets (Net)	62,026,794	60,949,611	44,708,512	44,595,350	106,735,306	105,544,961
Total Assets	79,056,853	76,267,247	65,467,506	66,326,369	144,524,359	142,593,616
Deferred Outflows of Resources	<u>1,540,074</u>	<u>1,883,239</u>	<u>132,409</u>	<u>177,249</u>	<u>1,672,483</u>	<u>2,060,488</u>
Liabilities						
Current and other liabilities	1,447,515	1,489,158	1,016,706	1,337,646	2,464,221	2,826,804
Long-term liabilities	13,052,692	13,922,663	13,869,890	15,433,333	26,922,582	29,355,996
Total Liabilities	14,500,207	15,411,821	14,886,596	16,770,979	29,386,803	32,182,800
Deferred Inflows of Resources	<u>2,439,953</u>	<u>1,759,461</u>	<u>530,663</u>	<u>300,002</u>	<u>2,970,616</u>	<u>2,059,463</u>
Net Position:						
Net Investment in						
Capital Assets	59,969,021	59,444,363	33,274,730	33,980,209	93,243,751	93,424,572
Restricted	5,588,178	5,320,003	6,975,120	5,402,247	12,563,298	10,722,250
Unrestricted	<u>(1,900,432)</u>	<u>(3,785,162)</u>	<u>9,932,806</u>	<u>10,050,181</u>	<u>8,032,374</u>	<u>6,265,019</u>
Total Net Position	<u>\$ 63,656,767</u>	<u>\$ 60,979,204</u>	<u>\$ 50,182,656</u>	<u>\$ 49,432,637</u>	<u>\$ 113,839,423</u>	<u>\$ 110,411,841</u>

The largest portion of the City's net position reflects its investment in capital assets (e.g. land, buildings, infrastructure, improvements other than buildings, vehicles and equipment), less any related debt used to acquire such assets. Net investment in capital assets represent 81.91% of the total net position. The City uses these capital assets to provide a variety of services to its residents. Accordingly, these assets are not available for future spending. Although the City's investment in its 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.

Restricted Net Position of \$12,563,298 reflects net position that is restricted by an outside third party as to its use. The most significant restrictions for governmental activities include net position restricted for capital projects based on the voter approved one cent sales tax legislation and net position restricted for community development due to collection within the City's Community Redevelopment district. Business-type activities include debt related restrictions on net position for renewal and replacement and restricted net position for capital projects for impact fees collected but not spent.

The net position of \$8,032,374 was available to be used to meet the City's ongoing obligation to citizens and creditors. The negative \$1,900,432 in governmental activities is mainly the result of the net pension liability of \$8,846,447 and the implementation of GASB 75 which also increased OPEB obligation and decreased liability.

Statement of Activities – The key elements of the changes in the City’s net position for the fiscal years ended September 30, 2019 and September 30, 2018 are as follows:

**City of Eustis, Florida
Changes in Net Position**

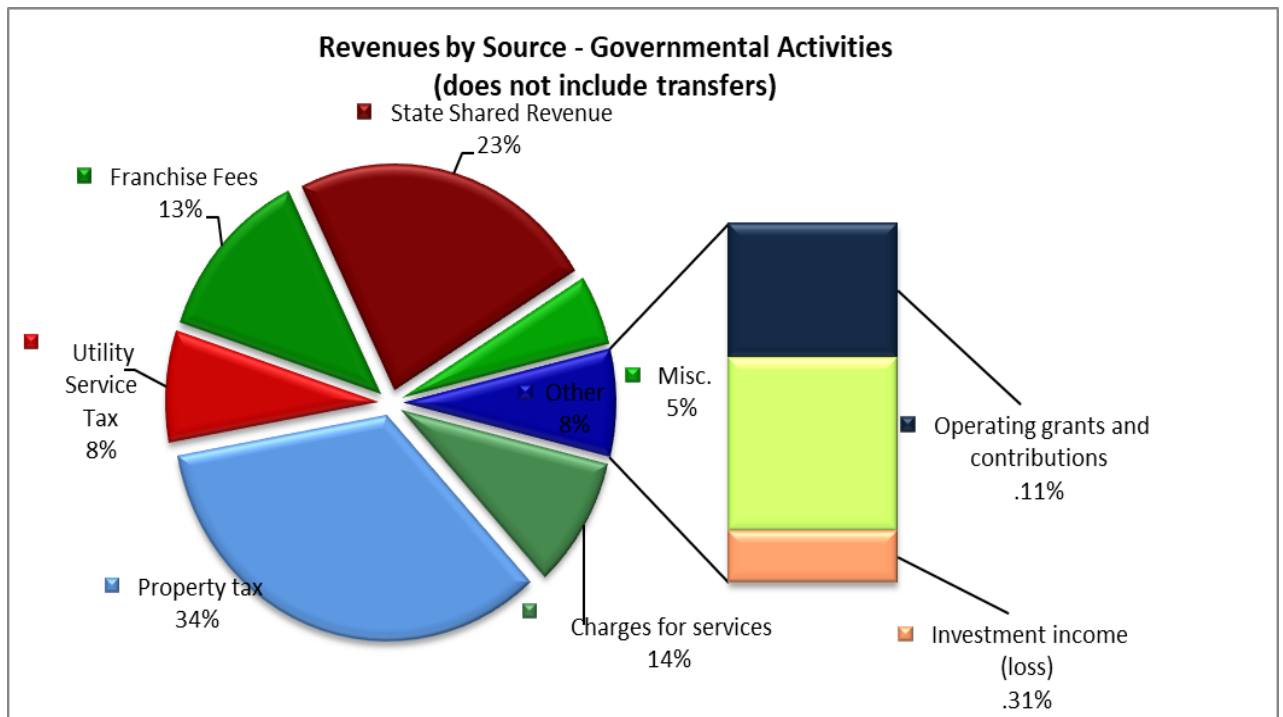
	Governmental Activities		Business-type Activities		Total	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
REVENUES						
Program Revenues:						
Charges for Services	\$ 2,007,114	\$ 2,005,609	\$ 11,005,913	\$ 10,414,339	\$ 13,013,027	\$ 12,419,948
Operating Grants and Contributions	612,925	1,614	-	-	612,925	1,614
Capital Grants and Contributions	791,567	5,720	355,781	1,814,665	1,147,348	1,820,385
General Revenues:						
Property Taxes	7,270,242	6,599,902	-	-	7,270,242	6,599,902
Utility Taxes	1,717,694	1,621,592	-	-	1,717,694	1,621,592
Franchise Fees	2,719,237	2,544,608	-	-	2,719,237	2,544,608
State and Other Shared Revenues	4,999,895	4,956,751	-	-	4,999,895	4,956,751
Investment Income	236,734	87,017	233,292	165,900	470,026	252,917
Miscellaneous	1,077,196	998,288	10,526	15,008	1,087,722	1,013,296
Total Revenues	<u>21,432,604</u>	<u>18,821,101</u>	<u>11,605,512</u>	<u>12,409,912</u>	<u>33,038,116</u>	<u>31,231,013</u>
EXPENSES						
General Government	4,983,675	4,536,101	-	-	4,983,675	4,536,101
Public Safety	9,794,225	9,175,828	-	-	9,794,225	9,175,828
Physical Environment	412,759	351,219	-	-	412,759	351,219
Transportation	3,097,073	3,283,299	-	-	3,097,073	3,283,299
Culture/Recreation	2,244,335	2,569,564	-	-	2,244,335	2,569,564
Debt Service - Interest	33,648	15,599	-	-	33,648	15,599
Water and Sewer Operations	-	-	9,044,822	8,710,241	9,044,822	8,710,241
Total Expenses	<u>20,565,714</u>	<u>19,931,610</u>	<u>9,044,822</u>	<u>8,710,241</u>	<u>29,610,536</u>	<u>28,641,851</u>
Excess (Deficiency) Before Transfers	866,890	(1,110,509)	2,560,690	3,699,671	3,427,580	2,589,162
Transfers	1,810,673	1,512,587	(1,810,673)	(1,512,587)	-	-
Change in Net Position	2,677,563	402,078	750,017	2,187,084	3,427,580	2,589,162
Net Position - Beginning of Year, Previously Reported	60,979,204	62,633,834	49,432,639	47,823,434	110,411,843	-
Restatement per GASB 75	-	(2,056,708)	-	(577,881)	-	-
Net Position - Beginning of Year, Restated	<u>60,979,204</u>	<u>60,577,126</u>	<u>49,432,639</u>	<u>47,245,553</u>	<u>110,411,843</u>	<u>107,822,679</u>
Net Position - End of Year	<u>\$ 63,656,767</u>	<u>\$ 60,979,204</u>	<u>\$ 50,182,656</u>	<u>\$ 49,432,637</u>	<u>\$ 113,839,423</u>	<u>\$ 110,411,841</u>

Governmental Activities

Governmental activities increased the City's net position by \$2,677,563. The elements of change in net position are as follows:

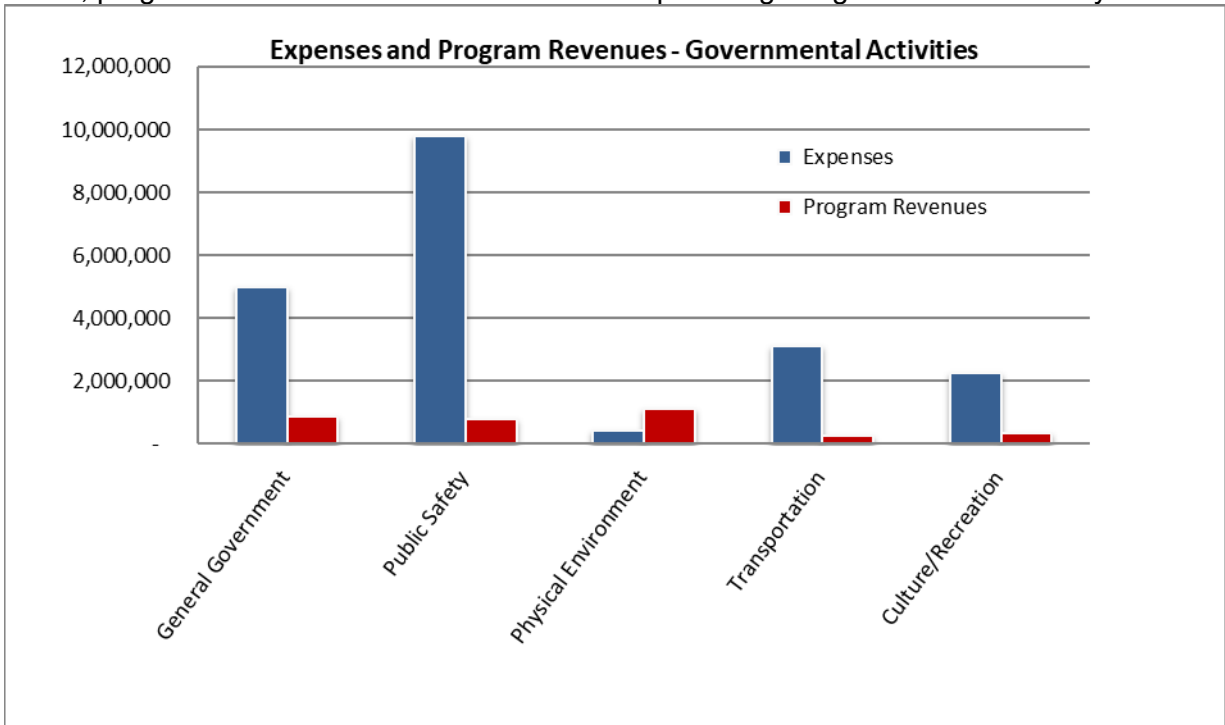
- Property taxes increased by \$670,340 mainly due to an increase in taxable assessed values.
- Franchise Fees increased \$174,629 and Investment income increased \$149,717.
- Capital Grants increased \$785,847 as compared to the prior year. This primarily relates to a CDBG grant for Palmetto Plaza.
- Operating Grants and Contributions increased \$611,311 from the prior year. The largest portion of this increase relates to grant funding for Hurricane Irma debris removal or other emergency protective measures.
- Total expenses reflect an increase of \$634,104 over the prior year. Public Safety reflects an increase of \$618,397 due to the increased cost of overhead in inspection cost because outside inspectors are required and the reclassification of protective inspections from General Government to Public Safety. This increase is offset by decreases in Culture and Recreation (\$325,229) and Transportation (\$186,227). The decrease in Culture and Recreation expenditures relates to completion of the skate park in the prior year. Transportation expenses decreased due to a reduction in street projects during fiscal year 2019. In addition, a grant for the Palmetto Plaza project was completed during the year at a cost of \$609,236.

The most significant revenue source for governmental activities continues to be property taxes which represent 31.3% of total governmental activity revenue. State shared revenues comprise 21.5% of the same total. State shared revenues include sales tax revenue, state intergovernmental revenue in addition to grants. Other revenue sources are highlighted in the graph below.



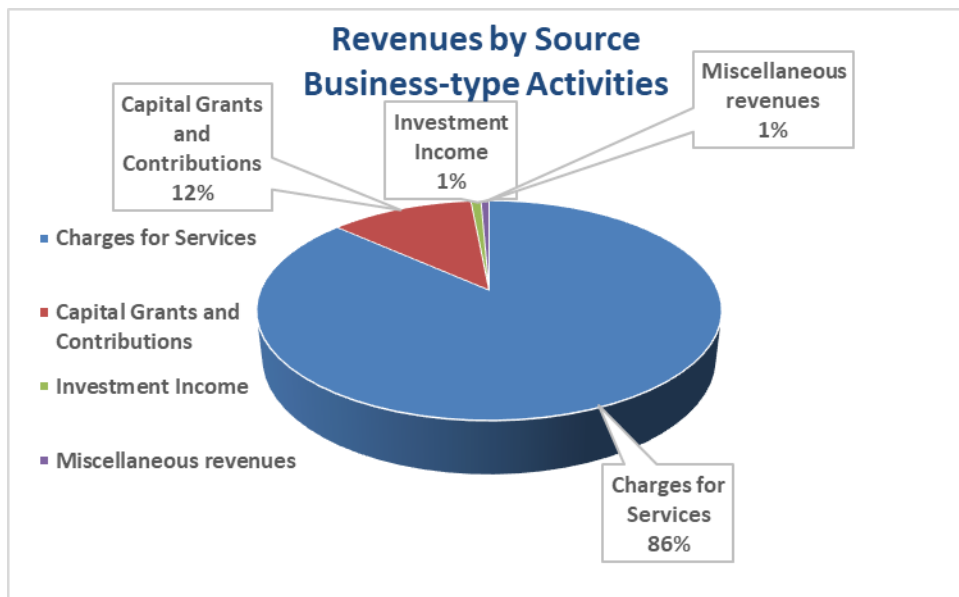
Expenses for governmental activities include General Government, Public Safety, Physical Environment, Transportation and Culture and Recreation. Public Safety is the largest

governmental expense. This includes law enforcement and fire control. As depicted in the graph below, program revenues do not cover the cost of providing the governmental activity services.



Business-type Activities

Business activities increased the City’s net position by \$750,017 for the current fiscal year as compared to an increase in net position of \$2,187,084 in the prior year. The change in net position is the result of a decrease capital grant revenue of approximately \$1.5 million offset by an increase in Charges for Services of \$591,574. Expense increased \$334,581 as compared to fiscal 2018.



The most significant revenue for business-type activities is Charges for Services. This is a characteristic trait of enterprise funds that the charges for services are to cover the cost of operations. The City implemented a rate increase effective June 1, 2016, resulting in a one-time

increase of 6% for utility capital projects and a 1.7% increase to cover operations for the following five years.

Financial Analysis of the City's Funds

Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the City's financing requirements.

The City's most significant governmental fund is the General Fund. The General Fund is the primary operating fund of the City. At the end of 2019, total fund balance equaled \$9,062,885. Of this amount, \$865,7012 or 95.5 % is unassigned and can be used to meet the government's obligations. The General Fund has restricted fund balance assigned fund balance for Emergency Contingency (\$405,873). In the current year, total fund balance increased by \$924,450. The reason for this increase is attributable to property tax revenue as taxable assessed values have increased along with an increase in state sharing revenues.

The City has five other major governmental funds which are: Street Improvement, Sales Tax Capital Projects, Community Redevelopment, Building Services and Stormwater Utility Fund. Fund balance decreased for Street Improvement, the Community Redevelopment Trust, and Stormwater Utility. These decreases were offset by increases in fund balance in the General Fund as well as the Building Services and Sales Tax Capital Projects funds. The net result was a cumulative increase of \$1,571,614 for the major funds as discussed more fully below.

The Street Improvement Fund was established to account for gas tax revenues brought in from the state and county to make repairs and maintain street and roads owned by the City. The most significant expenditures are related to grounds and street maintenance along with street lighting. Transportation expenditures exceeded gas tax revenues and transfers by \$590,510 reducing fund balance to \$24,317.

The Community Redevelopment Fund was established for the revitalization of downtown and east town improvements. The funding source is an incremental increase in property values in these areas. Tax revenue increased \$678,145 over revenue reported for fiscal 2018. The most significant expenditures are related to the Palmetto Plaza development and sidewalk rehabilitation. Total capital outlay increased \$925,256. Fund balance experienced a minimal decrease of \$9,499.

The Building Services Fund was established during the current year to account for resources related to building activity within the City. Revenue in this fund, generated by permits and fees for construction occurring during the year, reached \$465,022. Expenditures (\$348,495) are primarily personal services and contractual services procured to provide plan review and building inspection services.

The Stormwater Utility Fund accounts for the routine billing of utility customers within the City. Capital expenditures of \$577,315 included Ardice and Ruleme stormwater improvements. The fund's largest non-capital expenditures were for street sweeping and drainage maintenance. Fund balance decreased \$349,809 reflecting a current fund balance of \$827,580.

The Sales Tax Capital Projects Fund accounts for projects authorized by the one cent sales tax assessed on retail sales. The more significant capital expenditures during 2019 included: Ferran Park improvements, the skate park, Ardice/Ruleme improvements along with street resurfacing. Overall, fund balance increased by \$297,193, providing an ending fund balance of \$1,977,867.

Proprietary Funds

The City's proprietary fund provides the same type of information as found in the government-wide financial statements but in more detail. The City's Water and Sewer fund had net position of \$50,182,656 at September 30, 2019, an increase of \$750,017 from prior year. This increase in net position is the result of an increase in Charges for Services of \$591,574 offset by a decrease related to Capital Grants and Contributions of \$1.5 million. The final influencing factor was an increase in expenses of \$334,581. The largest portion of net position is the Net Investment in Capital Assets (\$33,274,730). The Restricted net position of \$6,975,120 represents impact fees and repair and replacement projects. Unrestricted Net Position at the end of the year was \$9,932,806.

General Fund Budgetary Highlights

The total increase between adopted and final budget is an overall immaterial decrease of \$22,815. The table below identifies the changes from original budget to the final budget

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Change</u>
General Government	\$ 5,003,792	\$ 4,946,752	\$ (57,040)
Public Safety	8,954,370	8,608,177	(346,193)
Transportation	144,477	151,477	7,000
Culture/Recreation	1,885,555	1,892,825	7,270
Capital Outlay / Other	<u>29,700</u>	<u>395,848</u>	<u>366,148</u>
	<u>\$ 16,017,894</u>	<u>\$ 15,995,079</u>	<u>\$ (22,815)</u>

	<u>Actual Expenditures</u>	<u>Final Budget</u>	<u>Difference</u>
General Government	\$ 4,553,440	\$ 4,946,752	\$ 393,312
Public Safety	8,502,955	8,608,177	105,222
Transportation	145,758	151,477	5,719
Culture/Recreation	1,779,735	1,892,825	113,090
Capital Outlay / Other	<u>301,353</u>	<u>395,848</u>	<u>94,495</u>
	<u>\$ 15,283,241</u>	<u>\$ 15,995,079</u>	<u>\$ 711,838</u>

The fluctuations are due to unexpected cost increases in event costs and legal fees along with savings in personnel and departmental related operating expenditures within General Government. On-behalf payments are not budgeted and are offset by a corresponding increase in revenue. The original protective inspections' budget was moved from the General Fund to a Special Revenue Fund accounting for the significant decrease in public safety cost. The cost of an emergency re-roof of city hall and the completion of a dog park accounts for the increase in capital outlay. Actual expenditures to final budget show significant fluctuations in General Government, Public Safety, Culture and Recreation and Capital Outlay. The difference of \$711,838 reflects a reduction in expenditures due to open FTE positions, repair and maintenance savings, along with capital outlay for City Hall's roof (date of completion is fiscal year 2019).

Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2019 amounts to \$106,735,306 (net of accumulated depreciation). This investment in capital assets includes land, infrastructure, construction work in progress, buildings, equipment, park facilities, and roads. The total increase in the City's investment in capital assets for the current year was \$1,190,525. This increase is attributable to Improvements Other Than Buildings as the city expands its water and sewer systems and upgrades its storage tanks, See Note 4.

City of Eustis, Florida Capital Assets

(Net of depreciation)

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Land	\$ 3,791,241	\$ 3,839,437	\$ 2,307,117	\$ 2,307,117	\$ 6,098,358	\$ 6,146,554
Infrastructure - Retention Ponds	1,946,578	1,946,578	-	-	1,946,578	1,946,578
Infrastructure - Right-of-way	23,664,796	23,664,796	-	-	23,664,796	23,664,796
Construction in Progress	740,524	1,861,094	2,055,895	714,800	2,796,419	2,575,894
Buildings	13,886,546	13,570,513	1,040,680	1,040,680	14,927,226	14,611,193
Improvements Other than Buildings	5,845,238	3,904,582	75,868,280	74,671,599	81,713,518	78,576,181
Equipment	3,831,456	3,688,763	5,100,514	5,031,793	8,931,970	8,720,556
Vehicles	6,543,262	6,004,929	-	-	6,543,262	6,004,929
Infrastructure - Roads and Streets	34,510,341	33,797,588	-	-	34,510,341	33,797,588
	94,759,982	92,278,280	86,372,486	83,765,989	181,132,468	176,044,269
Less: Accumulated Depreciation	(32,733,188)	(31,328,849)	(41,663,974)	(39,170,639)	(74,397,162)	(70,499,488)
Capital Assets, net	\$ 62,026,794	\$ 60,949,431	\$ 44,708,512	\$ 44,595,350	\$ 106,735,306	\$ 105,544,781

Long-Term Debt

The City's total long-term debt decreased by \$1,515,286, with the change attributable to scheduled debt service payments. Additional information on the City's debt can be found in Note 9 of this report.

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Multi-purpose Bond (1997)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multi-purpose Bond (2004)	-	-	-	-	-	-
Note Payable - 2018	640,000	800,000	-	-	640,000	800,000
Note Payable - 2016	180,223	267,698	-	-	180,223	267,698
Water & Sewer Revenue Bonds	-	-	6,865,000	7,150,000	6,865,000	7,150,000
Unamortized Bond Premium	-	-	428,988	454,222	428,988	454,222
State revolving loans	-	-	564,219	927,084	564,219	927,084
State revolving loans	-	-	3,659,170	3,892,782	3,659,170	3,892,782
Note Payable - 2017	-	-	1,083,300	1,444,400	1,083,300	1,444,400
	\$ 820,223	\$ 1,067,698	\$ 12,600,677	\$ 13,868,488	\$ 13,420,900	\$ 14,936,186

Economic Factors and Next Year's Budgets and Rates

Looking forward to FY 2019, the City anticipated continued improvement in the economic environment. The unemployment rate for Lake County is 2.90% slightly lower than the national rate of 3.87%. Economic factors are strong with the median price of homes \$199,100 an increase over the past year. Taxable values in the City increased 9.90% for fiscal year 2019.

Building permits are a key indicator of construction activity. The issuance of building permits continues to increase; approximately 1700 permits were issued in fiscal year 2019 and 2,262 in fiscal year 2018. This growth along with an increase in property values has allowed the City to maintain its millage rate while providing high quality services.

During the 2018 fiscal year, a utility rate increase of 1.7% was implemented. However, other rates for City services have remained the same. Through prudent fiscal management in FY 2019, the City Commission was able to continue the trend of balancing budgeted revenues against expenditures in the General Fund.

City is composed of real property, personal property and centrally assessed property. The value of such property increased 9.90% compared to the previous year. Compared to Leesburg and Mount Dora, with a similar population, Eustis has fewer dollars to distribute, as a result of a residential market with fewer commercial owners. However, the City has maintained a millage rate of 7.5810 for the past several years, while continuing to maintain and provide services to the community.

Listed below is a comparative view of per capita taxable value by city:

<u>Population 2019</u>		<u>Final Taxable Value 2019</u>	<u>Per Capita Taxable Value 2019</u>
Eustis	21,368	\$ 964,447,578	\$ 45,135
Leesburg	23,993	\$ 1,266,060,766	\$ 52,768
Mount Dora	14,928	\$ 1,152,324,830	\$ 77,192
Tavares	17,777	\$ 911,900,348	\$ 51,297

Budgeted expenditures in the General Fund are expected to rise approximately 7.40% to \$17,183,400. The largest increments are in employee compensation along with pension adjustments.

Other factors to be considered in preparing the 2019-20 budgets for the City include:

- A desire to maintain the current millage rates while providing quality services.
- Increases in the funding of the Police and Fire Pensions.
- Market pay and merit adjustments for City employees.
- Maintaining a robust Capital Improvement Plan to meet the needs of Eustis' residents.

Requests for Information

This financial report is designed to provide a general overview of the City of Eustis's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

City of Eustis
Mike Sheppard
Finance Director
P.O. Drawer 68
Eustis, FL 32727-0068
Phone: (352) 483-5440
www.eustis.org

CITY OF EUSTIS, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019

	Governmental Activities	Business Type Activities	Total
Assets			
Cash and Cash Equivalents	\$ 14,226,630	\$ 18,583,227	\$ 32,809,857
Investments	1,404,795	805,795	2,210,590
Receivables, Net:			
Accounts	1,100,646	900,017	2,000,663
Interest	12,187	16,024	28,211
Inventory	-	453,931	453,931
Due from Other Governmental Units	285,801	-	285,801
Capital Assets:			
Capital Assets, Not Being Depreciated	30,143,139	4,363,012	34,506,151
Capital Assets, Being Depreciated (Accumulated Depreciation)	(32,733,188)	(41,663,974)	(74,397,162)
Total Assets	<u>79,056,853</u>	<u>65,467,506</u>	<u>144,524,359</u>
Deferred Outflows of Resources			
Pension Plan Deferrals:			
Police Officers	858,680	-	858,680
Firefighters	432,312	-	432,312
Florida Retirement System	141,405	102,251	243,656
Other Post Employment Benefits	107,677	30,158	137,835
Total Deferred Outflows of Resources	<u>1,540,074</u>	<u>132,409</u>	<u>1,672,483</u>
Liabilities			
Accounts Payable and Accrued Liabilities	1,447,515	1,016,706	2,464,221
Long-term Liabilities:			
Due Within One Year	511,054	1,360,503	1,871,557
Due in More Than One Year	1,945,537	11,652,526	13,598,063
Other Post Employment Benefits	1,749,654	491,561	2,241,215
Net Pension Liability:			
Police Officers	5,995,974	-	5,995,974
Firefighters	2,405,286	-	2,405,286
Florida Retirement System	445,187	365,300	810,487
Total Liabilities	<u>14,500,207</u>	<u>14,886,596</u>	<u>29,386,803</u>
Deferred Inflows of Resources			
Pension Plan Deferrals:			
Police Officers	803,729	-	803,729
Firefighters	0	-	-
Florida Retirement System	140,516	110,448	250,964
Other Post Employment Benefits	1,495,708	420,215	1,915,923
Total Deferred Inflows of Resources	<u>2,439,953</u>	<u>530,663</u>	<u>2,970,616</u>
Net Position			
Net Investment in Capital Assets	59,969,021	32,913,630	92,882,651
Restricted for:			
Building Permits	929,789	-	929,789
Library	102,023	-	102,023
Public Safety	507,525	-	507,525
Culture and Recreation	44,656	-	44,656
Capital Projects	1,977,867	3,046,034	5,023,901
Renewal and Replacement	-	3,929,086	3,929,086
Community Development	1,567,881	-	1,567,881
Road and Street Expenses	0	-	0
Cemetery Expenses	262,869	-	262,869
Roads and Trees	195,568	-	195,568
Unrestricted	(1,900,432)	10,293,906	8,393,474
Total Net Position	<u>\$ 63,656,767</u>	<u>\$ 50,182,656</u>	<u>\$ 113,839,423</u>

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

**CITY OF EUSTIS, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Service</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
Governmental Activities				
General Government	\$ 4,983,675	\$ 159,504	\$ 24,537	\$ 692,483
Public Safety	9,794,225	770,560	28,497	-
Physical Environment	412,759	841,390	285,801	-
Transportation	3,097,073	-	274,090	-
Culture and Recreation	2,244,335	235,660	-	99,084
Interest and Fees on Long-term Debt	33,648	-	-	-
Total Governmental Activities	<u>20,565,714</u>	<u>2,007,114</u>	<u>612,925</u>	<u>791,567</u>
Business-type Activities				
Water and Sewer	<u>\$ 9,044,822</u>	<u>\$ 11,005,913</u>	<u>\$ -</u>	<u>\$ 355,781</u>

General Revenues

Taxes:

Property Taxes

Utility Service Taxes

Franchise Fees

State Shared Revenues (Unrestricted)

Investment Income

Miscellaneous

Transfers

Total General Revenues, Special Items and Transfers

Change in Net Position

Net Position, Beginning of Year

Net Position, End of Year

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

Net (Expense) Revenue and Change in Net Position

Primary Government		
Governmental Activities	Business-Type Activities	Total
\$ (4,107,151)	\$ -	\$ (4,107,151)
(8,995,168)	-	(8,995,168)
714,432	-	714,432
(2,822,983)	-	(2,822,983)
(1,909,591)	-	(1,909,591)
(33,648)	-	(33,648)
<u>(17,154,108)</u>	<u>-</u>	<u>(17,154,108)</u>

	\$ 2,316,872	\$ 2,316,872
--	--------------	--------------

7,270,242	-	7,270,242
1,717,694	-	1,717,694
2,719,237	-	2,719,237
4,999,895	-	4,999,895
236,734	233,292	470,026
1,077,196	10,526	1,087,722
1,810,673	(1,810,673)	-
<u>19,831,671</u>	<u>(1,566,855)</u>	<u>18,264,816</u>
2,677,563	750,017	3,427,580
60,979,204	49,432,639	110,411,843
<u>\$ 63,656,767</u>	<u>\$ 50,182,656</u>	<u>\$ 113,839,423</u>

**CITY OF EUSTIS, FLORIDA
BALANCE SHEET
ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	General Fund	Street Improvement Fund	Community Redevelopment Trust Fund
Assets			
Cash and Cash Equivalents	\$ 7,975,230	\$ 109,462	\$ 1,417,947
Investments	1,404,795	-	-
Receivables, Net:			
Accounts	709,404	44,458	-
Interest	7,482	-	1,413
Due from Other Governments	285,801	-	-
Other Assets	-	-	-
Total Assets	<u>10,382,712</u>	<u>153,920</u>	<u>1,419,360</u>
Liabilities and Fund Balances			
Liabilities			
Accounts Payable and Accrued Liabilities	1,034,026	129,603	29,302
Total Liabilities	<u>1,034,026</u>	<u>129,603</u>	<u>29,302</u>
Deferred Inflows of Resources			
Unavailable Revenues	285,801	-	-
Total Deferred Inflow of Resources	<u>285,801</u>	<u>-</u>	<u>-</u>
Fund Balances			
Nonspendable:			
Library Trust Donations	-	-	-
Restricted for:			
Capital Projects per One Cent Sales Tax	-	-	-
Enforcement of Florida Bldg. Code	-	-	-
Public Safety Impact Fees	-	-	-
Culture and Recreation Impact Fees	-	-	-
Ordinance - Community Development	-	-	-
Specific Contributions - Library	-	-	-
Gas Tax	-	-	-
Redevelopment District	-	-	1,390,058
Police Fines and Forfeitures	-	-	-
Cemetery - Chapter 22 of Code	-	-	-
Specific Contributions for Roads and Trees	-	195,568	-
Committed to:			
Library Contribution Fund	-	-	-
Ordinance - Stormwater Management	-	-	-
Assigned to:			
Emergency Contingency	405,873	-	-
Unassigned:	8,657,012	(171,251)	-
Total Fund Balance	<u>9,062,885</u>	<u>24,317</u>	<u>1,390,058</u>
Total Liabilities, Deferred Inflows and Fund Balances	<u>\$ 10,382,712</u>	<u>\$ 153,920</u>	<u>\$ 1,419,360</u>

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

Building Services Fund	Stormwater Utility Fund	Sales Tax Capital Projects Fund	Other Nonmajor Governmental Funds	Total Governmental Funds
\$ 953,527	\$ 805,281	\$ 1,871,181	\$ 1,094,002	\$ 14,226,630
-	-	-	-	1,404,795
-	144,020	197,085	5,679	1,100,646
756	199	1,471	866	12,187
-	-	-	-	285,801
-	-	-	-	-
<u>954,283</u>	<u>949,500</u>	<u>2,069,737</u>	<u>1,100,547</u>	<u>17,030,059</u>
24,494	121,920	91,870	5,651	1,436,866
<u>24,494</u>	<u>121,920</u>	<u>91,870</u>	<u>5,651</u>	<u>1,436,866</u>
-	-	-	-	285,801
-	-	-	-	<u>285,801</u>
-	-	-	29,726	29,726
-	-	1,977,867	-	1,977,867
929,789	-	-	-	929,789
-	-	-	401,308	401,308
-	-	-	44,656	44,656
-	-	-	177,823	177,823
-	-	-	32,493	32,493
-	-	-	-	-
-	-	-	-	1,390,058
-	-	-	106,217	106,217
-	-	-	262,869	262,869
-	-	-	-	195,568
-	-	-	39,804	39,804
-	827,580	-	-	827,580
-	-	-	-	405,873
-	-	-	-	8,485,761
<u>929,789</u>	<u>827,580</u>	<u>1,977,867</u>	<u>1,094,896</u>	<u>15,307,392</u>
<u>\$ 954,283</u>	<u>\$ 949,500</u>	<u>\$ 2,069,737</u>	<u>\$ 1,100,547</u>	<u>\$ 17,030,059</u>

CITY OF EUSTIS, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019

Total Fund Balances of Governmental Funds \$ 15,307,392

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Governmental capital assets	\$ 94,759,982	
Less accumulated depreciation	(32,733,188)	
Net governmental capital assets		62,026,794

Deferred Inflows for unavailable revenues at the fund level	285,801
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Deferred Outflows/Inflows of resources reported in the statement of net position:

Net deferred outflows - OPEB	107,677	
Net deferred inflows - OPEB	(1,495,708)	
Net deferred outflows - pensions	1,432,397	
Net deferred inflows - pensions	(944,245)	

Long-term liabilities are not due and payable in the current period and accordingly are not reported in the governmental funds.

Long-term liabilities at year end consist of:

Net pension liability	(8,846,447)	
OPEB liability	(1,749,654)	
Revenue bonds and notes payable	(820,223)	
Accrued Interest	(10,649)	
Compensated absences	(1,636,368)	

Total Net Position of Governmental Activities \$ 63,656,767

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



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CITY OF EUSTIS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

Revenues	General Fund	Street Improvement Fund	Community Redevelopment Trust Fund
Ad Valorem	\$ 7,270,242	\$ -	\$ -
Franchise Fees	1,717,694	-	-
Utility Service Taxes	2,719,237	-	-
State Revenue Sharing	1,973,738	-	-
Other Intergovernmental Revenues	325,454	766,130	937,489
Permits & Fees	116,194	-	-
Fines and Forfeitures	97,831	-	-
Charges for Services	428,134	-	-
Miscellaneous:			
Interest	173,479	847	14,584
On-Behalf Payment Pensions	282,193	-	-
Other Sources	526,350	161,353	750
Total Revenues	15,630,546	928,330	952,823
Expenditures			
Current:			
General Government and			
Administration	4,523,440	-	127,039
Public Safety	8,220,762	-	-
On-Behalf Payment Pensions	282,193	-	-
Physical Environment	-	-	-
Transportation	145,758	1,518,840	-
Culture and Recreation	1,779,735	-	-
Nondepartmental	30,000	-	-
Capital Outlay	301,353	-	1,148,415
Debt Service:			
Principal Payments	-	-	-
Interest and Fees	-	-	-
(Total Expenditures)	(15,283,241)	(1,518,840)	(1,275,454)
Excess (Deficiency) of Revenues			
Over (Under) Expenditures	347,305	(590,510)	(322,631)
Other Financing Sources (Uses)			
Transfers in	1,815,329	370,000	313,132
Transfers Out	(1,238,184)	-	-
Debt Proceeds	-	-	-
Total Other Financing Sources (Uses)	577,145	370,000	313,132
Net Change in Fund Balances	924,450	(220,510)	(9,499)
Fund Balances, Beginning of Year	8,138,435	244,827	1,399,557
Fund Balances, End of Year	\$ 9,062,885	\$ 24,317	\$ 1,390,058

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

Building Services Fund	Stormwater Utility Fund	Sales Tax Capital Projects Fund	Other Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ 7,270,242
-	-	-	-	1,717,694
-	-	-	-	2,719,237
-	-	-	-	1,973,738
-	-	2,094,105	-	4,123,178
465,022	-	-	-	581,216
-	-	-	58,653	156,484
-	824,450	-	-	1,252,584
5,913	13,917	17,636	10,358	236,734
-	-	-	-	282,193
-	-	-	145,050	833,503
<u>470,935</u>	<u>838,367</u>	<u>2,111,741</u>	<u>214,061</u>	<u>21,146,803</u>
-	-	-	52,303	4,702,782
348,495	-	-	24,448	8,593,705
-	-	-	-	282,193
-	350,861	-	-	350,861
-	-	-	-	1,664,598
-	-	-	64,410	1,844,145
-	577,315	1,544,074	168,647	3,739,804
-	-	247,475	-	247,475
-	-	22,999	-	22,999
<u>(348,495)</u>	<u>(928,176)</u>	<u>(1,814,548)</u>	<u>(309,808)</u>	<u>(21,478,562)</u>
<u>122,440</u>	<u>(89,809)</u>	<u>297,193</u>	<u>(95,747)</u>	<u>(331,759)</u>
807,349	-	-	7,700	3,313,510
-	(260,000)	-	(4,653)	(1,502,837)
-	-	-	-	-
<u>807,349</u>	<u>(260,000)</u>	<u>-</u>	<u>3,047</u>	<u>1,810,673</u>
929,789	(349,809)	297,193	(92,700)	1,478,914
-	1,177,389	1,680,674	1,187,596	13,828,478
<u>\$ 929,789</u>	<u>\$ 827,580</u>	<u>\$ 1,977,867</u>	<u>\$ 1,094,896</u>	<u>\$ 15,307,392</u>

CITY OF EUSTIS, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2019

Net Change in Fund Balances - Total Governmental Funds \$ 1,478,914

**Amounts Reported for Governmental Activities in the Statement of Activities
are Different Because:**

Governmental funds report capital purchases as expenditure. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period of CIP put into service of \$1,505,375 less other capital assets disposals of \$316,110.

Expenditures for capital assets	\$ 3,045,439	
Less current year depreciation	(1,968,256)	
		1,077,183
Net governmental capital assets		

Some revenues are not available and thus reported as deferred inflows at the fund level but reflected as earned in the Statement of Activities and thus taken into revenue on the Statement of Activities.		285,801
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Bond proceeds provide current financial resources to governmental funds, while the repayment of the principal consumes financial resources of governmental funds. Governmental funds report the debt issuance.

Principal payments		247,475
Accrued Interest		(10,649)
Debt issuance		-

Change in the net pension liability and related deferred amounts.		(506,692)
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Some expenses reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in governmental funds:

Change in net OPEB obligation		9,461
Change in compensated absences		96,070

Change in Net Position of Governmental Activities \$ 2,677,563

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



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**CITY OF EUSTIS, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2019**

	<u>Business-Type Activities Water and Sewer Utility System Fund</u>
Assets	
Current Assets	
Cash and Cash Equivalents	\$ 10,969,908
Restricted Cash and Cash Equivalents	156,842
Accounts Receivable, Net	900,017
Accrued Interest Receivable	16,024
Inventory	453,931
Total Current Assets	<u>12,496,722</u>
Noncurrent Assets	
Restricted Assets:	
Sinking Fund	156,842
Renewal and Replacement Account	3,929,086
Restricted Investments	805,795
Customer Deposits	481,357
Water Impact Fees	3,110,403
Sewer Impact Fees	(64,369)
Less: Portion Classified as Current	<u>(156,842)</u>
Total Restricted Assets	<u>8,262,272</u>
Property, Plant and Equipment:	
Land	2,307,117
Improvements Other Than Buildings	75,868,280
Buildings	1,040,680
Equipment	5,100,514
Construction in Progress	2,055,895
(Accumulated Depreciation)	<u>(41,663,974)</u>
Total Property, Plant and Equipment - Cost Less Depreciation	<u>44,708,512</u>
Total Noncurrent Assets	<u>52,970,784</u>
Total Assets	<u><u>\$ 65,467,506</u></u>
Deferred Outflows of Resources	
Pension Plan Deferrals:	
Florida Retirement System	102,251
OPEB	30,158
Total Deferred Outflows of Resources	<u>132,409</u>

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

	Business-Type Activities Water and Sewer Utility System Fund
Liabilities	
Current Liabilities Payable from Current Assets	
Accounts Payable	\$ 535,349
Loan Payables - Current	613,193
Revenue Bonds Payable - Current	320,234
Notes Payable - Current	361,100
Compensated Absences	65,976
Total Current Liabilities Payable from Current Assets	<u>1,895,852</u>
Current Liabilities Payable from Restricted Assets	
Deposits	481,357
Total Current Liabilities Payable from Restricted Assets	<u>481,357</u>
Total Current Liabilities	<u>2,377,209</u>
Long-term Liabilities	
State Revolving Loan Payable	190,780
State Revolving Loan Payable	3,419,416
Revenue Bonds Payable net of Amortization	6,973,754
Notes Payable	722,200
Other Post Employment Benefits	491,561
Compensated Absences	346,376
Net Pension Liability	365,300
Total Long-term Liabilities	<u>12,509,387</u>
Total Liabilities	<u>14,886,596</u>
Deferred Inflows of Resources	
Pension Plan Deferrals:	
Florida Retirement System	110,448
OPEB	420,215
Total Deferred Outflows of Resources	<u>530,663</u>
Net Position	
Net Investment in Capital Assets	32,913,630
Restricted Net Position	
Impact Fees	3,046,034
Renewal and Replacement	3,929,086
Unrestricted Net Position	10,293,906
Total Net Position	<u>\$ 50,182,656</u>

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

**CITY OF EUSTIS, FLORIDA
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

	Business-Type Activities Water and Sewer Utility System Fund
Operating Revenues	
Charges for Services	\$ 10,828,599
Permits and Fees	177,314
Other Miscellaneous Revenues	10,526
Total Operating Revenues	11,016,439
Operating Expenses	
Personal Services	3,331,753
Operating Expenses	2,214,095
Professional Services	190,461
Depreciation and Amortization	2,511,208
Insurance	409,355
(Total Operating Expenses)	(8,656,872)
Operating Income (Loss)	2,359,567
Non-operating Revenues (Expenses)	
Investment Earnings	233,292
Interest Expense	(387,950)
Total Non-operating Revenues	(154,658)
Income (Loss) Before Transfers	2,204,909
Transfers and Capital Contributions	
Capital Grants and Contributions	355,781
Transfers to Other Funds	(1,810,673)
Total Transfers and Capital Contributions	(1,454,892)
Change in Net Position	750,017
Net Position, Beginning of Year, Previously Reported	49,432,639
Net Position, End of Year	\$ 50,182,656

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



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**STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2019**

	Business-Type Activities Water and Sewer Utility System Fund
Cash Flows from Operating Activities	
Cash Received from Customers	\$ 11,081,201
Cash Payments to Suppliers for Goods and Services	(3,268,167)
Cash Payments for Employee Services	(3,351,884)
Net Cash Provided by (Used in) Operating Activities	4,461,150
Cash Flows from Noncapital Financing Activities	
Transfers to Other Funds	(1,810,673)
Net Cash Provided by (Used in) Noncapital Financing Activities	(1,810,673)
Cash Flows from Capital and Related Financing Activities	
Acquisition and Construction of Capital Assets	(2,268,587)
Principal Payments State Revolving Loan	(596,477)
Proceeds From Bond Issuance	(310,234)
Proceeds from Notes Payable	(361,100)
Interest Paid on Revenue Bonds and State Revolving Loan	(387,950)
Net Cash Provided by (Used in) Capital and Related Financing Activities	(3,924,348)
Cash Flows from Investing Activities	
Interest	3,044,633
Net Cash Provided by (Used in) Investing Activities	3,044,633
Net Increase (Decrease) in Cash and Cash Equivalents	1,770,762
Cash and Cash Equivalents, Beginning of Year	17,618,260
Cash and Cash Equivalents, End of year	\$ 19,389,022

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

CITY OF EUSTIS, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2019
(Concluded)

	Business-Type Activities Water and Sewer Utility System Fund
<u>Reconciliation of Cash and Cash Equivalents to Balance Sheet</u>	
Total Unrestricted Cash and Investments per the Balance Sheet :	
Cash and Cash Equivalents	\$ 10,969,908
Restricted Assets Available for Current Liabilities	156,842
Total Restricted Cash and Investments Per the Balance Sheet	8,262,272
Total Cash and Cash Equivalents	19,389,022
 <u>Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities</u>	
Operating Income	\$ 2,359,567
Adjustments to Reconcile Operating Income (Loss) to Cash Provided by (Used in) Operating Activities:	
Depreciation	2,511,208
Provision for Uncollectible Accounts	(68,198)
Decrease (Increase) in Assets:	
Accounts and Interest Receivable	132,960
Inventories	(133,316)
Increase (Decrease) in Liabilities:	
Accounts Payable	(396,474)
Utility Deposits	75,534
Net Pension Liability	3,282
Other Post Employment Benefits	(323,096)
Accrued Expenses	24,182
Deferred Inflow of Resources	230,661
Deferred Outflow of Resources	44,840
Net Cash Provided by (Used in) Operating Activities	\$ 4,461,150
 <u>Noncash Investing, Capital, or Financing Transactions</u>	
Contributions of Capital Assets	355,781

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

CITY OF EUSTIS, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND TYPE
SEPTEMBER 30, 2019

	Pension Trust Funds
Assets	
Cash and Cash Equivalents	\$ 1,431,614
Receivables	
Contributions	363
Interest	50,885
Total Receivables	51,248
Investments, at Fair Value	
Fixed Income Securities	11,684,860
Equities and Mutual Funds	19,214,482
Total Investments	30,899,342
Total Assets	32,382,204
Liabilities	
Accounts Payable - Drop Distributions & Misc Other	430,929
Net Position Restricted for Pension Benefits	\$ 31,951,275

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

CITY OF EUSTIS, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Pension Trust Funds</u>
Additions	
Contributions:	
Plan Member	\$ 143,528
Insurance Premium Tax	282,193
City	1,571,518
Total Contributions	<u>1,997,239</u>
Investment Income (Loss):	
Net Appreciation (Depreciation) in Fair Value of Investments	429,442
Interest	513,288
Dividend Income	476,855
Total Income on Investments	<u>1,419,585</u>
Less: Investment Management Fees	<u>(172,511)</u>
Net Investment Income	<u>1,247,074</u>
Total Additions	<u>3,244,313</u>
Deductions	
Pension Payments	(1,924,128)
Administration	(82,768)
Total Deductions	<u>(2,006,896)</u>
Change in Net Position	<u>1,237,417</u>
Net Position, Beginning of Year	<u>30,713,858</u>
Net Position, End of Year	<u>\$ 31,951,275</u>

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



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CITY OF EUSTIS
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019
NOTES TO FINANCIAL STATEMENTS

INDEX

Note 1. Description of Funds and Summary of Significant Accounting Policies	40
Reporting Entity City	40
Government-wide Financial Statements	40
Measurement Focus, Basis of Accounting, and Financial Statement Presentation	41
Assets, Liabilities and Fund Equity	43
Revenues, Expenditures and Expenses	47
Adoption of New Accounting Standards	48
Note 2. Stewardship, Compliance and Accountability	48
Budgetary Requirements	48
Deficit Fund Equity of Individual Funds	49
Note 3. Cash, Cash Equivalents and Investments	49
Note 4. Capital Assets	54
Note 5. Pension Funds	55
Note 6. Other Post-Employment Benefits	70
Note 7. Deferred Compensation Plan	74
Note 8. Risk Management	74
Note 9. Commitments	76
Note 10. Long-Term Debt	76
Note 11. Interfund Transactions	81
Note 12. COVID-19 Subsequent Event	81
Note 13. Contingent Liabilities	81

Note 1 - Description of Funds and Summary of Significant Accounting Policies

The financial statements of the City of Eustis (the "City") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant City accounting policies are described below.

A. The Reporting Entity

The City was incorporated in 1883 under the laws of the State of Florida and operates under the council manager form of government under its charter adopted pursuant to the "Municipal Home Rule Powers Act" as defined in Florida Statutes, Chapter 166. The original charter was effective January 1, 1958, and became a law without the Governor's approval. The City Charter was adopted by laws of Florida Chapter 57-1314 and amended by ordinance 91-74 and 94-04 adopted by referendum on March 11, 1992 and April 6, 1994.

The legislative branch of the City is composed of a five (5) member elected Commission, which includes a Citywide elected Mayor. The City Commission governed by the City Charter, and by state and local laws and regulations. The City Commission is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the Commission-appointed City Manager.

■ City of Eustis Community Redevelopment Trust Fund

The accompanying financial statements present the City and its component unit, an entity for which the City is financially accountable. A blended component unit, although legally separate, is in substance, part of the City's operations. The City has only one blended component unit, the Community Redevelopment Trust Fund (CRA). The City created the Downtown and East Town Redevelopment Agency in November of 1990. The CRA is an incremental tax district established in accordance with Florida Statutes Chapter 163 to finance and redevelop the City's designated redevelopment areas. Even though the CRA is a legally separate entity, it is reported as if it were part of the City because the City commission also serves as the CRA Board. The Commission reviews and approves the CRA's budget, provides funding, and performs all accounting functions for the CRA. The CRA's services benefit the City by supporting the City's redevelopment in the designated community redevelopment areas. The CRA has been presented as a blended component unit classified as a special revenue fund. The City has no discretely presented component units.

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 primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. *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 the direct expenses costs of a given function, or segment 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 instead as *general revenues*.

Internal service activity of the City has been eliminated on the government-wide financial statements. Other interfund activity, namely overhead charges absorbed by the General Fund and allocated amongst the City's other funds, is reported as revenue in the fund providing the service or incurring the cost to be allocated and is reported as expense in the funds receiving the service or incurring the allocable share of the overhead charge.

The City's fiduciary funds are presented in the fund financial statements. Since by definition these assets are being held for the benefit of a third party (pension plan participants) and cannot be used to address activities or obligations of the government, these funds are not incorporated into the government-wide statements.

Separate financial statements provide for governmental funds, enterprise fund, and the pension trust fund. The pension trust fund is excluded from the government-wide financial statements. Major individual governmental and enterprise funds are reported on separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

1. Government-wide Financial Statements

The government-wide financial statements report uses the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Revenues recognize property taxes in the year levied. Grants and similar items recognized as soon as all eligibility requirements imposed by the provider are met.

2. Fund Financial Statements

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise fees, and interest associated with the current fiscal period are susceptible to accrual and are recognized as revenues of the current fiscal period.

Only the portion of special assessments receivable due within the current fiscal period is susceptible to accrual as revenue of the current period. All other revenue considered measurable is cash once it received by the City.

The City reports the following major governmental funds:

- The *General Fund* is the City's primary operating fund. It accounts for financial resources of the City except those required to be accounted for in another fund.
- The *Street Improvement Fund* is a special revenue fund to account for the City's share of motor fuel tax revenues that are legally restricted to street maintenance programs.
- The *Community Redevelopment Trust Fund* is a special revenue fund to account for the activity within the special revenue district established. The revenue on the incremental property value is since the establishment of the fund in 1990.
- The *Building Services Fund* is a special revenue fund to account for revenues and expenditures associated with enforcing the Florida Building Code, per F.S. §553.80(7)(a)(b).
- The *Stormwater Utility Fund* is a special revenue fund that accounts for monthly fees assessed against residential and commercial properties for provision of stormwater management programs.
- The *Sales Tax Capital Projects Fund* account for financial resources of the one-cent infrastructure sales tax to be used for the acquisition or construction of major capital facilities, vehicles, or equipment.

The City reports the following major enterprise fund: An enterprise fund may be used to report any activity for which a fees charged to external users for goods or services.

- The *Water and Sewer Utility System Fund* accounts for the fiscal activities of the City's water and sewer treatment and distribution operations, as well as the funding and payment of related debt.

Additionally, the City reports the following non-major fund types:

- The *Special Revenue Funds* account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes.
- The *Pension Trust Funds* account for the activities of the City's Police Officers' and Firefighters' Pension Plan, which accumulates resources for pension benefit payments to qualified police and fire employees. They are excluded from the government-wide

financial statements because they are fiduciary in nature and do not represent resources available for operations.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* revenues and expenses. 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 water and sewer

utility system fund is charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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 for their intended purposes.

D. Assets, Liabilities and Fund Equity

■ **Cash, Cash Equivalents, and Investments**

Cash and cash equivalents include cash on hand, demand deposits, as well as short-term investments with an original maturity date within three months of the date acquired by the government. Governmental fund investments, proprietary fund investments, and pension fund investments are reported at fair market value in accordance with GASB No. 72, *Fair Value Measurement and Application*. Accordingly, the change in fair value is recognized as an increase or decrease to investment assets and investment income.

With exception of the pension fund investments, the City's investments include certificates of deposit and U.S. Treasury notes with maturities at purchase of greater than one year. The certificates of deposit are recorded at cost plus accrued interest. There was no concentration of credit risk at September 30, 2019.

■ **Receivables**

Property Taxes Receivable

Under Florida law, the assessment of all properties and the collection of all county, municipal and school board property taxes are consolidated in the offices of the Lake County Property Appraiser and Lake County Tax Collector. The laws of the State regulating tax assessments are also designed to assure a consistent property valuation method statewide. State Statutes permit municipalities to levy property taxes at a rate of up to 10 mills. The City's millage for 2019 was 7.5810 mills.

All real and tangible personal property taxes are due and payable on the levy date of November 1 of each year or as soon thereafter as the assessment roll is certified by the Lake County Property Appraiser (levy date). Lake County (the "County") mails to each property owner on the assessment roll a notice of the taxes due and the County collects the taxes for the City. Taxes may be paid upon receipt of such notice from the County, with discounts at the rate of four percent (4%) if paid in the month of November, three percent (3%) if paid in the month of December, two percent (2%) if paid in the month of January, and one percent (1%) if paid in the month of February. Taxes paid during the month of March are without discount and all unpaid taxes on real and tangible property become delinquent on April 1 (the lien date) of the year following the year in which taxes were assessed. Procedures for collecting delinquent taxes, including applicable tax certificate sales, are provided for by the Laws of Florida.

Accounts Receivable

Water and Sewer Utility System Fund operating revenues are generally recognized on the basis of cycle billings rendered monthly. Revenues for services delivered during the last month of the fiscal year that have not been read by September 30 are accrued based on meter readings for the applicable consumption taken at the beginning of

October and billed in October The Water and Sewer Utility System uses the allowance method of bad debt recognition. All receivables are shown net of an allowance for doubtful accounts of \$ 1,279,489 at September 30, 2019. Listed below is the allowance for doubtful accounts:

	General Fund	Water & Sewer Utility System Fund	Stormwater Fund	Total
Allowance for Doubtful Accounts	\$ 100,963	\$ 1,052,510	\$ 126,016	\$ 1,279,489

■ **Inventories**

Inventories are valued at cost using the first-in, first-out method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

■ **Prepaid**

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

■ **Restricted Assets**

Specific provisions of debt resolutions and City policies restrict the uses of certain assets of the enterprise fund. These assets restricted for paying general obligations of the fund. Assets so designated are identified as restricted assets on the Statement of Net Position.

■ **Capital Assets**

Capital assets include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), and are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Property, plant, and equipment with initial, individual costs that equal or exceed \$5,000 and estimated useful lives of over one year are recorded as capital assets. Roads, bridges, and sidewalks are capitalized when their initial costs equal or exceed \$25,000 and possess estimated useful lives of more than one year. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at the acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of major business-type activities is included as part of the capitalized value of the assets constructed. Capital asset purchases are recorded as capital outlay expenditures in the fund level governmental funds in the year of acquisition.

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

	<u>Useful Lives</u>
Buildings	10-40 Years
Land Improvements	15-40 Years
Equipment	3-40 Years
Infrastructure	15-40 Years

Expenditures for repairs and maintenance are expensed when incurred. Additions, major renewals and replacements that increase the useful lives of the assets are capitalized.

■ **Amortization of Bond Discounts and Premiums**

In the Water and Sewer Utility System Fund, bond discounts and premiums are amortized over the life of the bonds using the straight-line method. In the governmental funds, these costs are recorded as other sources or uses when bonds are issued. Issuance costs are expensed at the time of debt issuance.

■ **Compensated Absences**

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Upon termination in good standing, the employee can receive a cash benefit for the number of days accrued at the employee's current wage rate. The City records compensated absences in governmental funds, only if they have matured, as expenditures for the amount accrued during the year that would normally be liquidated with expendable, available financial resources. The City accrues compensated absences in the period that they are earned in the government-wide and enterprise fund financial statements.

■ **On-Behalf Payments for Fringe Benefits**

The City receives on-behalf payments from the State of Florida to be used for the Police Officers' and Firefighters' Retirement Plan Contributions. On-behalf payments to the City total \$282,193 for the fiscal year ended September 30, 2019. These payments are currently recorded as revenue in the Pension Trust Fund.

■ **Other Postemployment Benefits**

It is the City's policy to allow retirees to participate in its employee health and life insurance programs. The City accrues other postemployment benefit liability for the cost of providing those benefits in the government-wide and enterprise fund financial statements based on actuarial measurement annually.

■ **Net Pension Liability**

In the government-wide and proprietary statements, net pension liability represents the present value of projected benefit payments to be provided through the cost-sharing and single employer defined benefit pension plans to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension plans, pension expense, information about the fiduciary net position, and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The City allocated the net pension liability, deferred outflows for pensions, deferred inflows for pensions, and pension expense to funds and functions/activities based on their respective contributions made to the pension plans during the measurement year.

- **Deferred Outflows and Inflows of Resources**

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The deferred outflows of resources reported in the City's statement of net position represent differences between expected and actual economic experience, changes in actuarial assumptions, the net difference between projected and actual earnings on investments, changes in the proportion and differences between the City's contributions and proportionate share of contributions, and the City's contributions subsequent to the measurement date, relating to the City's defined benefit pension plans. The City also has deferred outflows of resources due to the implementation of GASB 75 related to the OPEB Plan. These amounts will be recognized as expenses in future years.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The deferred inflows of resources reported in the City's statement of net position represent the difference between expected and actual economic experience and changes in the proportion and differences between the City's contributions and proportionate share of contributions relating to the City's defined benefit pension plans. The city also has deferred inflows of resources due to the implementation of GASB 75 related to the OPEB Plan. These amounts will be recognized as reductions in expenses in future years.

- **Fund Balances**

The City adopted a policy that will set aside funds for the purpose of maintaining sufficient working capital. This is approximately equal to two to three months of operating expenses. The 25% balance set aside will be calculated as a percentage of normal operating expenses not inclusive of debt service, capital outlay and other financing uses. This amount is required to cover short-term cash flow variations, economic downturns, and emergencies. As part of the annual budget process, the City Commission will also approve an amount to be set aside for a contingency such as catastrophic event or unforeseen losses through insurance or litigation.

The City has classified governmental fund balances as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The City has donations to the Library Trust Fund, which must maintain the principal. Only the interest earnings may be used.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The City has classified Fines and Forfeitures as being restricted because their use is restricted by State Statute for police investigative expenditures. The

redevelopment funds are restricted to a designated area of the City and as such are exclusive to that area alone. Infrastructure Projects are restricted by State Statute and County laws and are legally segregated for funding of infrastructure improvements. Other funds are restricted to library operations as well as other specific developer agreements obligating funds to a specific use.

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the City Commission. These amounts cannot be used for any other purpose unless the City Commission removes or changes the specified use by taking the same type of action (ordinance) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned: This classification includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the City Commission or through the City Commission delegating this responsibility to the City manager through the budgetary process. This classification also includes monies allocated to future budgetary years to assist in weathering the current economic crisis.

Unassigned: This classification includes the residual fund balance for the General Fund and the amount established for Minimum Funding, which represents the portion of the General Fund balance that has been established by Resolution 11-59, as amended throughout the year by resolutions as needed.

E. Revenues, Expenditures, and Expenses

■ Interest Income

Interest income resulting from pooling of cash in a master bank account is allocated to the respective fund based on its proportionate share.

■ Capital Contributions

Subsidies to proprietary funds, which finance either capital or current operations, are recorded as non-operating revenue when earned. The City's policy requires restriction of all moneys collected as impact fees. These fees represent a capacity charge for the proportionate share of the cost of expanding, over sizing, separating or constructing new additions to the water and sewer system. The City is obligated to expend these funds only to provide expanded capacity to the system.

Deposits received which reserve capacity in the City's future water and sewer facilities are recorded as a liability upon receipt. After completion of all legal requirements as stipulated by the City's water and sewer treatment policy, the moneys are recorded as non-operating revenue in the year the requirements are met. The City has pledged impact fees to meet expansion bond debt service requirements, and any additional revenue (by bond covenant) is set aside as a restriction of net position to be used for either additional system expansion projects or principal repayment.

■ Interfund Transactions

Interfund services provided and used are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund,

are recorded as expenditures/ expenses in the fund that is reimbursed. All interfund transactions are reported as transfers (see Note 11).

F. Adoption of New Accounting Standards

During the fiscal year ended September 30, 2019, the City adopted the following GASB Statement:

GASB Statement No. 83, *Certain Asset Retirement Obligations*. The objective of this statement is to address accounting and financial reporting for certain asset retirements obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. This standard also establishes criteria for determining the timing and pattern of recognition of a liability and corresponding deferred outflow of resources for AROs. This standard did not impact the City's financial statements.

GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowing and Direct Placements*. The objective of this statement is to clarify which liabilities governments should include in the note disclosures related to debt. This standard requires that all debt disclosures present direct borrowings and direct placements of debt separately from other types of debt. This standard also requires the disclosure of additional essential debt-related information for all types of debt. The City was required to additional disclosure for its debt obligations as the result of implementing GASB Statement No. 88.

Note 2 - Stewardship, Compliance and Accountability Budgetary Requirements

The following procedures used to establish the budgetary data reflected in the financial statements:

- 1) By August of each year, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1.
- 2) Two public hearings held to obtain taxpayer comments.
- 3) Prior to October 1, the budget is legally enacted through the passage of a resolution.
- 4) Budgets are legally adopted and formal budgetary integration is employed as a management control device during the year for the General Fund, all Special Revenue funds, and the pension trust funds. The budget adopted for the Enterprise fund is derived in compliance with debt covenants.
- 5) Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The budget for the enterprise fund is adopted on a non-GAAP basis to reflect budget versus actual information related to "operations and maintenance" as defined in bond covenants.
- 6) The City Manager is authorized to transfer part or all of an unencumbered appropriation balance between departments within a fund; however, the City Commission must approve any revisions that alter the total appropriations of any fund. The classification detail at which expenditures may not legally exceed appropriations is at the total fund

level. During the fiscal year ended, various appropriations approved in accordance with this policy. Budgeted amounts shown in the financial statements are adopted and can be amended. However, amendments were nominal and did not significantly change the originally adopted budget.

In addition to the legal requirements discussed above, the Commission has adopted management control and approval guidelines for expenditures and budget amendments. Key components of these management guidelines are as follows:

- 1) Transfers of budgeted amounts between major object codes of a department within a fund must be approved by the Commission if they exceed \$25,000.
- 2) Transfer of budgeted amounts between funds must be approved by the Commission.
- 3) A department director may transfer funds up to \$5,000 within the department's operating of capital accounts.
- 4) No expenditure of encumbrance may occur without a sufficient budgetary balance.

The City uses encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of funds, are recorded to reserve that portion of applicable appropriation. Encumbrances represent commitments related to unperformed contracts for goods or services. Most operating encumbrances outstanding at year-end are canceled.

Deficit Fund Equity of Individual Funds

There were no funds with deficit fund balances or retained earnings at September 30, 2019.

Note 3 - Cash, Cash Equivalents, and Investments

Cash and Cash Equivalents

The Florida Security for Depositors Act identifies those financial institutions that have deposited the required collateral in the name of the treasury of the State of Florida as qualified public depositories. The City places deposits only with qualified public depositories. Either FDIC or Florida's Multiple Financial Institution Collateral Pool insures all cash. Therefore, all deposits of the City are fully insured and collateralized. The amount of deposits at September 30, 2019, is \$ 32,809,857.

Investments

The City's investment policy states that it may invest surplus public funds in any of the authorized instruments as is provided for in Florida Statutes 218.415(16). Authorized investments include the following:

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01.
- Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

- Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02.
- Direct obligations of the U.S. Treasury.
- Federal agencies and instrumentalities.

In addition, pension funds may be invested in foreign securities and corporate stocks.

Investments held by the City as of September 30, 2019 were as follows:

Investments	Weighted Average Maturities	Credit Rating	Fair Value
USB Trust Accounts:			
Investco Money Market	Less than 1 Year	N/A	\$ 9,596
U.S. Treasury Bonds & Notes	1 to 2 Years	AAA	899,406
GNMA's	Less than 1 Year	AAA	199,562
TD Bank:			
Certificate of Deposits	Less than 1 Year	N/A	1,102,026
Firefighter's Pension Trust:			
Money Market & Cash Equivalents	N/A	N/A	344,316
Fixed Income - Mutual Funds	2 to 10 Years	BBB to AAA	3,958,374
Equities - Common Stock	N/A	N/A	1,497,359
Equities - Mutual Funds	N/A	N/A	4,896,507
Equities - International	N/A	N/A	
Equities - Mutual Funds International	N/A	N/A	-
Police Officers' Pension Trust:			
Money Market & Cash Equivalents	N/A	N/A	\$ 1,087,298
U.S. Treasury Bonds & Notes	15 to 20 Years	AAA	3,182,792
U.S. Government Agency Obligations	15 to 20 Years	AAA	2,145,252
Corporate Bonds	5 to 10 Years	A-AA	2,398,442
Foreign Equities	N/A	N/A	216,407
ETF Domestic	N/A	N/A	962,950
International ADR	N/A	N/A	1,776,294
Common Stock	N/A	N/A	9,864,965
Total Investments			34,541,546
Cash Deposits			32,809,857
Total Cash and Investments			\$ 67,351,403

Shown In the accompanying Statements of Net Position as follows:

Entity-wide - Cash	\$ 32,809,857
Entity-wide - Investments	2,210,590
Fiduciary - Cash	1,431,614
Fiduciary - Investments	30,899,342
Total	\$ 67,351,403

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Plan has the ability to access.

As a rule, any asset that has a daily closing price and is actively traded will be classified as a Level 1 input.

Level 2: Inputs are inputs (other than quoted prices included within Level 1) that are observable for the asset or liability, either directly or indirectly. Inputs to the valuation the full term of the asset or liability.

As a rule, if an asset or liability does not fall into the requirements of a Level 1 or Level 3 input, it would default to Level 2. With Level 2 inputs, there is usually data that can be easily obtained to support the valuation; even though it is not as easily obtained, as a Level 1 input would be.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

As rule, Level 3 inputs are those that are difficult to obtain on a regular basis and require verification from an outside party, such as an auditor or an appraisal, to validate the valuation.

Debt and equity securities categorized as Level 1 are valued based on prices quoted in active markets for those securities. Debt securities categorized as Level 2 are valued using a matrix yield curve that values securities based on their relationship to benchmark quoted prices and credit spreads. Equities categorized as a Level 2 are valued using a multifactor model, which includes price, sector indices, and currency fluctuations.

At September 30, 2019, the City had the following recurring fair value measurements.

General Government Investments
(excludes Fire and Police Pension Trust Funds)

Investments by Fair Market Value	9/30/2019	Fair Value Measurement Using		
		Level 1	Level 2	Level 3
Debt Securities				
U.S. Treasury Bonds & Notes	\$ 899,406	\$ 899,406	\$ -	\$ -
U.S. Government Agencies	199,562	199,562	-	-
Money Market Mutual Funds	9,596	9,596	-	-
Certificates of Deposit	1,102,026	1,102,026	-	-
Total Debt Securities	<u>\$ 2,210,590</u>	<u>\$ 2,210,590</u>	<u>\$ -</u>	<u>\$ -</u>
Total investments measured at fair value	<u>\$ 2,210,590</u>			

Firefighter's Pension Trust Rated Investments

Investments by Fair Market Value	9/30/2019	Fair Value Measurement Using		
		Level 1	Level 2	Level 3
Debt Securities				
Short term investments	\$ 344,316	\$ 344,316	\$ -	\$ -
Mutual Funds - Fixed Income	3,958,374	3,958,374	-	-
Total Debt Securities	\$ 4,302,690	\$ 4,302,690	\$ -	\$ -
Equity Securities				
Common Stock	1,497,359	1,497,359	-	-
Mutual Fund Equities	4,896,506	4,896,506	-	-
Total Equity Securities	6,393,865	6,393,865	-	-
Total investments measured at fair value	10,696,555			

Police Officer's Pension Trust Rated Investments

Investments by Fair Market Value	9/30/2019	Fair Value Measurement Using		
		Level 1	Level 2	Level 3
Debt Securities				
Short term investments	\$ 1,087,298	\$ 1,087,298	\$ -	
U.S. Treasuries	3,182,792	3,182,792		
U.S. Agencies	2,145,252	2,145,252	-	-
Corporate Bonds	2,398,442	2,398,442	-	-
Total Debt Securities	\$ 8,813,784	\$ 8,813,784	\$ -	\$ -
Equity Securities				
Foreign Equities	1,992,701	1,992,701		
ETF	962,950	962,950		
Equities - Common Stock	9,864,965	9,864,965		
Total Equity Securities	\$ 12,820,616	\$ 12,820,616	-	-
Total investments measured at fair value	\$ 22,721,698			

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Currently, the City does not have any debt obligations classified in Level 3.

Credit Risk

Credit risk is the risk of loss due to the failure of the security issuer. The City's investment policy limits the investments to obligations with the highest credit quality ratings. Ratings for debt securities are displayed in the above schedule. The State of Florida 185.06 and 175.06 has a provision regarding investments which states for bonds and stocks that the corporation is listed on any one or more of the recognized national stock exchanges or on the National Market System of the NASDAQ Stock Market and, in the case of bonds only, holds a rating in one of the three highest classifications by a major rating service. Investment ratings are from Moody's Investors Service, Inc. and Standard and Poor's Ratings Group.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Government National Mortgage Association (GNMA) investments of the City and the City's pension investments are held in the name of the counterparty, not in the name of the City.

Interest Rate Risk

Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The weighted average maturity of the City's investments is displayed in the above schedule. The City evaluates securities for other-than temporary impairment on a quarterly basis and more frequently when economic or market concerns warrant. Consideration is given to the length of time and the extent to which the fair value has been less than cost, the financial condition and near-term prospects of the issuer and the intent and ability of the City to retain its investment in the issuer for a period of time sufficient to allow for any anticipated recovery in the fair value. In analyzing an issuer financial condition, the City considers whether the federal government or its agencies issue the securities, whether downgrades by bond rating agencies have occurred, and the results of reviews of the issuer's financial condition.

The City has no formal policy concerning interest rate risk.

Concentration of Credit Risk

The City's non-pension holdings at U.S. Bank (USB) contain approximately 3.21% of total investments. The breakdown is composed of securities 2.6%, money market account .03%, and government guaranteed bonds (Ginnie Mae) of .58%. As the investments mature, the money is deposited into the City master account at TD Bank, which is highly liquid and offers an interest rates which range from 1.71% to 1.92%. Certificate of Deposits are held by banks that are qualified public depositories of the State of Florida. Currently, the City has three Certificates of Deposit with a maturity of less than one year.

Foreign Currency Risk - The City is not exposed to this type of risk.

Note 4 - Capital Assets

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

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets Not Being Depreciated:				
Land	\$ 3,839,437	\$ 2,605	\$ (50,801)	\$ 3,791,241
Infrastructure - Retention Ponds	1,946,578	-	-	1,946,578
Infrastructure - Right-of-way	23,664,796	-	-	23,664,796
Construction in Progress	1,861,094	2,592,401	(3,712,971)	740,524
Total Capital Assets Not Being Depreciated	<u>31,311,905</u>	<u>2,595,006</u>	<u>(3,763,772)</u>	<u>30,143,139</u>
Capital Assets Being Depreciated:				
Buildings	13,570,513	316,033	-	13,886,546
Improvements Other Than Buildings	3,904,582	1,940,656	-	5,845,238
Equipment	3,688,763	142,693	-	3,831,456
Vehicles	6,004,929	1,115,768	(577,435)	6,543,262
Infrastructure (Roads and Streets)	33,797,588	712,753	-	34,510,341
Total Capital Assets Being Depreciated	<u>60,966,375</u>	<u>4,227,903</u>	<u>(577,435)</u>	<u>64,616,843</u>
Less Accumulated Depreciation:				
Buildings	(8,562,474)	(408,132)	-	(8,970,606)
Improvements Other Than Buildings	(1,528,341)	(157,721)	-	(1,686,062)
Equipment	(2,703,598)	(196,822)	-	(2,900,420)
Vehicles	(3,923,282)	(391,827)	563,737	(3,751,371)
Infrastructure (Roads and Streets)	(14,610,974)	(813,755)	-	(15,424,729)
Total Accumulated Depreciation	<u>(31,328,669)</u>	<u>(1,968,256)</u>	<u>563,737</u>	<u>(32,733,188)</u>
Total Capital Assets Being Depreciated, Net	<u>29,637,706</u>	<u>2,259,647</u>	<u>(13,698)</u>	<u>31,883,655</u>
Governmental Activities Capital Assets, Net	<u>\$ 60,949,611</u>	<u>\$ 4,854,653</u>	<u>\$ (3,777,470)</u>	<u>\$ 62,026,794</u>
Business-type Activities				
Capital Assets Not Being Depreciated:				
Land	\$ 2,307,117	\$ -	\$ -	\$ 2,307,117
Construction in Progress	714,800	2,537,776	(1,196,681)	2,055,895
Total Capital Assets Not Being Depreciated	<u>3,021,917</u>	<u>2,537,776</u>	<u>(1,196,681)</u>	<u>4,363,012</u>
Capital Assets Being Depreciated:				
Buildings	1,040,680	-	-	1,040,680
Improvements Other Than Buildings	74,671,599	1,196,681	-	75,868,280
Equipment	5,031,793	92,803	(24,082)	5,100,514
Total Capital Assets Being Depreciated	<u>80,744,072</u>	<u>1,289,484</u>	<u>(24,082)</u>	<u>82,009,474</u>
Less Accumulated Depreciation:				
Buildings	(855,262)	(23,951)	-	(879,213)
Improvements Other Than Buildings	(35,047,149)	(2,188,710)	-	(37,235,859)
Equipment	(3,268,228)	(298,547)	17,873	(3,548,902)
Total Accumulated Depreciation	<u>(39,170,639)</u>	<u>(2,511,208)</u>	<u>17,873</u>	<u>(41,663,974)</u>
Total Capital Assets Being Depreciated, Net	<u>41,573,433</u>	<u>(1,221,724)</u>	<u>(6,209)</u>	<u>40,345,500</u>
Business-type Activities Capital Assets, Net	<u>\$ 44,595,350</u>	<u>\$ 1,316,052</u>	<u>\$ (1,202,890)</u>	<u>\$ 44,708,512</u>
Depreciation Expense - Governmental Activities				
General Government and Administration				\$ 210,413
Public Safety				350,449
Physical Environment				54,915
Transportation				954,133
Culture and Recreation				398,347
Total Depreciation Expense Governmental Activities				<u>\$ 1,968,256</u>
Depreciation Expense - Business Type Activities				
Water and Sewer System				<u>\$ 2,511,208</u>

Note 5 - Pension Plans

General Employees

The City has multiple pension plans for its employees. The general employees are currently participating in two plans. Employees hired on or before December 31, 1995, participate in the Florida Retirement System (FRS), a multiple-employer, cost-sharing public employee retirement system. Employees hired after December 31, 1995, participate in a defined contribution plan. The costs of administering the plans are paid for with investment earnings.

City of Eustis Section 401 Defined Contribution Plan

In 1995, the State of Florida allowed a one-time opt-out of the Florida Retirement System for all new employees. The City Commission enacted an ordinance and established a 401 Defined Contribution Plan. Mass Mutual is the plan administrator. Payments are made bi-weekly. The effective date of the plan was January 1, 1996.

- **Eligibility** - Full-time employees are enrolled immediately and part-time employees become participants of the plan after six months of service. There is no minimum age requirement.
- **Participants** - There were 141 participants in the plan for the fiscal year ended September 30, 2019.
- **Compensation** - Total compensation paid during the plan year except bonuses. Total compensation for fiscal year ended September 30, 2019, was \$ 6,237,112.
- **Forfeitures** - Shall be applied to future employer contributions.
- **Employer Contributions** - Mandatory contribution of 6% of covered payroll is required of the employer. Total contributions for fiscal year ended September 30, 2019, were \$371,632.
- **Employee Contributions** - A mandatory contribution of 4% is required by the employee. The contributions are pre-taxed. Contributions for fiscal year ended September 30, 2019, were \$247,755.
- **Normal Retirement** - This is the date the participant attains age 62, and shall not exceed the date the participant attains the age of 65.
- **Early Retirement** - None.
- **Vesting Schedule** - 0 through 4 years 0%, 5 years 100% or 100% at age 62.
- **Distributions** - Participants may request immediate distribution upon termination. If not vested, participants receive only what they have contributed to the plan.
- **Miscellaneous** - Loans are allowed under the 401 plan; however, the amount is limited to the amount of the participants contributions and a minimum of \$1,000. Repayment is limited to a maximum of 5 years and is repaid bi-weekly via payroll deductions. Transfers from other qualified plans are allowed.

Florida Retirement System

- **General Information** - The City participates in the Florida Retirement System (FRS). As provided by Chapters 121 and 112, Florida Statutes, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan ("Pension Plan") and the Retiree Health Insurance Subsidy ("HIS Plan"). Under Section 121.4501, Florida Statutes, the FRS also provides a defined contribution plan ("Investment Plan") alternative to the FRS Pension Plan, which is administered by the State Board of Administration ("SBA"). The FRS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, Florida Statutes, and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for the FRS. The latest available report may be obtained by writing to the State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida 32315-9000, or from the Web site:

www.dms.myflorida.com/workforce_operations/retirement/publications.

- **Plan Description** - The Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program ("DROP") for eligible employees.
- **Benefits Provided** - Benefits under the Pension Plan are computed on the basis of age, average final compensation, and service credit. Pension Plan members enrolled before July 1, 2011, regular class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of credited service. Vested members with less than 30 years of service may retire before age 62 and receive reduced retirement benefits.

Special Risk Administrative Support class members who retire at or after age 55 with at least six years of credited service or 25 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of

credited service. Special Risk class members (sworn law enforcement officers, firefighters, and correctional officers) who retire at or after age 55 with at least six years of credited service, or with 25 years of service regardless of age, are entitled to a retirement benefit payable monthly for life, equal to 3.0% of their final average compensation based on the five highest years of salary for each year of credited service.

Senior Management Service class members who retire at or after age 62 with at least

six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 2.0% of their final average compensation based on the five highest years of salary for each year of credited service.

Elected Officers' class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 3.0% (3.33% for judges and justices) of their final average compensation based on the five highest years of salary for each year of credited service.

For Plan members enrolled on or after July 1, 2011, the vesting requirement is extended to eight years of credited service for all these members and increasing normal retirement to age 65 or 33 years of service regardless of age for Regular, Senior Management Service, and Elected Officers' class members, and to age 60 or 30 years of service regardless of age for Special Risk and Special Risk Administrative Support class members. Also, the final average compensation for all these members will be based on the eight highest years of salary.

As provided in Section 121.101, Florida Statutes, if the member initially enrolled in the Pension Plan before July 1, 2011, and all service credit accrued before July 1, 2011, the annual cost-of-living adjustment is three percent per year. If the member initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of three percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by three percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

In addition to the above benefits, the DROP program allows eligible members to defer receipt of monthly retirement benefit payments while continuing employment with a FRS employer for a period not to exceed 60 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants.

■ **Contributions**

The FRS has nine (9) classes of membership. Only two (2) classes are applicable to the City's eligible employees. These two (2) classes, with descriptions and contribution rates in effect during the period ended September 30, 2019, are as follows:

	<u>Regular</u>	<u>Drop</u>
7/1/17 through 6/30/18	7.92%	13.26%
7/1/18 through 6/30/19	8.26%	14.03%
7/1/19 to present	8.47%	14.60%

The City's contributions to FRS for the years ended September 30, 2019, 2018 and 2017 were, \$67,366, \$64,946, and \$69,290, respectively, and equal the required contributions for each year.

- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions** - At September 30, 2019, the City reported a liability of \$613,895 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2019. The City's proportionate share of the net pension liability was based on the City's 2018-19 fiscal year contributions relative to the 2017-18 fiscal year contributions of all participating members. The City's proportionate share was .00178 percent and .00197 percent, at June 30, 2019 and June 30, 2018, respectively.

For the fiscal year ended September 30, 2019, the City recognized pension expense of \$64,866. In addition, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 36,412	\$ (381)
Change of assumptions	157,674	-
Net difference between projected and actual earnings on Pension Plan investments	-	(33,964)
Changes in proportion and differences between City Pension Plan contributions and proportionate share of contributions	5,831	(117,510)
City Pension Plan contributions subsequent to the measurement date	<u>15,796</u>	<u> </u>
Total	<u>\$ 215,713</u>	<u>\$ (151,855)</u>

The deferred outflows of resources related to the Pension Plan, totaling \$15,796 resulting from City contributions to the Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30:	<u>Amount</u>
2020	\$ 9,573
2021	(12,417)
2022	28,443
2023	22,313
2024	548
Thereafter	<u>(397)</u>
Totals	\$ 48,063

- **Actuarial Assumptions** - The total pension liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumption, applied to all period included in the measurement:

Inflation	2.60 %
Salary increases	3.25%, average, including inflation
Investment rate of return	6.90%, net of pension plan investment expense, including inflation

Mortality rates were based on the PUB2010 base table varied by member category and sex, projected generationally with scale MP-2018. The actuarial assumptions used in the July 1, 2019, valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation (1)</u>	<u>Annual Arithmetic Return</u>
Cash	1.00%	3.30%
Fixed Income	18.00%	4.10%
Global Equity	54.00%	8.00%
Real Estate (Property)	10.00%	6.70%
Private Equity	11.00%	11.20%
Strategic Investments	<u>6.00%</u>	5.90%
Total	<u><u>100.00%</u></u>	

(1) As outlined in the Pension Plan's investment policy

- **Discount Rate** - The discount rate used to measure the total pension liability was 6.90%. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculation the total pension liability is equal to the long-term expected rate of return.
- **Sensitivity to the City's Proportionate Share of the Net Position Liability to Changes in the Discount Rate** - The following represents the City's proportionate share of the net pension liability calculated using the discount rate of 6.90%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower, 5.90%, or one percentage point higher (7.90%) than the current rate:

	1% Decrease 5.90%	Current Discount Rate 6.90%	1% Increase 7.90%
City's proportionate share of the net pension liability	\$ 1,061,219	\$ 613,895	\$ 240,303

- **Pension Plan Fiduciary Net Position** - Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.
- **Payables to the Pension Plan** - At September 30, 2019, the City reported a payable in the amount of \$0 for outstanding contributions to the Pension Plan required for the fiscal year ended September 30, 2019. Final payment for the current year was made September 26, 2019.

HIS Plan

- **Plan Description** – The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.
- **Benefits Provided** – For the fiscal year ended September 30, 2019, eligible retirees and beneficiaries received a monthly HIS payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$30 and a maximum HIS payment of \$150 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.
- **Contributions** – The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year

ended September 30, 2019, the HIS contribution for the period July 1, 2018 through June 30, 2019 and from July 1, 2017 through June 30, 2018 was .00176 and .00198 respectively. The City contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contribution are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The City’s contributions to the HIS Plan totaled \$9,756 for the fiscal year ended September 30, 2019.

- Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions** – At September 30, 2019, the City reported a liability of \$196,592 for its proportionate share of the HIS Plan’s net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2018, rolled forward to June 30, 2019. The City’s proportionate share of the net pension liability was based on the City’s 2018-19 fiscal year contributions relative to the 2017-18 fiscal year contributions of all participating members. At June 30, 2019, the City’s proportionate share was .00176 percent.

For the fiscal year ended September 30, 2019, the City recognized pension benefit of \$20,121. In addition, the City reported deferred outflows of resources and deferred in flows of resources related to pensions from the following sources:

Description	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 2,388	\$ (241)
Change of assumptions	22,763	(16,068)
Net difference between projected and actual earnings on Pension Plan investments	127	-
Changes in proportion and differences between City Pension Plan contributions and proportionate share of contributions	-	(82,800)
City Pension Plan contributions subsequent to the measurement date	<u>2,665</u>	<u>-</u>
Total	<u>\$ 27,943</u>	<u>\$ (99,109)</u>

The deferred outflows of resources related to the HIS Plan, totaling \$2,665 resulting from City contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30:	<u>Amount</u>
2020	\$ (24,129)
2021	(18,616)
2022	(12,431)
2023	(9,676)
2024	(6,019)
Thereafter	<u>(2,960)</u>
Totals	<u>\$ (73,831)</u>

- **Actuarial Assumptions** – The total pension liability in the July 1, 2018, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.60 %
Salary increases	3.25%, average, including inflation
Municipal bond rate	3.50 %
Mortality rates were based on the Generational RP-2000 with Projection Scale BB tables.	

Because HIS is funded on a pay-as-you-go basis, not experience study has been completed.

- **Discount Rate** - The discount rate used to measure the total pension liability was 3.50%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.
- **Sensitivity of the City’s Proportionate Share of the Net Position Liability to Changes in the Discount Rate** - The following represents the City’s proportionate share of the net pension liability calculated using the discount rate of 3.50%, as well as what the City’s proportionate share of the net pension liability would be if it were

calculated using a discount rate that is one percentage point lower (2.50%) or one percentage point higher (4.50%) than the current rate:

	1% Decrease 2.50%	Discount Rate 3.50%	1% Increase 4.50%
City's proportionate share of the net pension liability	\$ 224,419	\$ 196,592	\$ 173,414

- **Pension Plan Fiduciary Net Position** - Detailed information regarding the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

Police and Fire Defined Benefit Pension Plans

- **Plan Description and Provisions**

Plan Administration

The City of Eustis Municipal Police Officers' Pension and Retirement System is a single employer defined pension plan administered by a Board of Trustees. The Board consists of five Trustees, two of whom are appointed by the City Commission, two of whom are full-time Police Officers, elected by a majority of the members of the Plan, and fifth member elected by the other four and appointed by Commission. Certain provisions of Chapter 185, Florida Statutes, Chapter 112, Florida Statutes and the Internal Revenue Code govern the Plan.

The City of Eustis Municipal Firefighters' Pension and Retirement System is a single employer defined pension plan administered by a Board of Trustees. The Board consists of five Trustees, two of whom are appointed by the City Commission, two of whom are full-time Firefighters, elected by a majority of the members of the Plan, and fifth member elected by the other four and appointed by Commission. Certain provisions of Chapter 175, Florida Statutes, Chapter 112, Florida Statutes and the Internal Revenue Code govern the Plan.

These plans are maintained as pension trust funds and included as part of the City's reporting entity. City ordinance and state law requires contributions to be determined by actuarial studies. The City Commission has the authority to establish and amend the benefit provisions of the plans. Administrative costs are financed through contributions and investment earnings. Stand-alone financial reports are not issued.

Police and Fire Defined Benefit Pension Plans (Continued)

	10/1/2019	10/1/2019
Plan Membership:	Police	
	<u>Officers</u>	<u>Firefighters</u>
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	28	20
Inactive Plan Members Entitled to but Not Yet Receiving Benefits	9	15
Active Plan Members	<u>36</u>	<u>22</u>
Total	<u>73</u>	<u>57</u>

■ **Benefits Provided – Police Officers and Firefighters’ Pension Plans**

Both Plans provide retirement, termination, disability and death benefits.

- **Normal Retirement** – For both plans, normal retirement can occur at age 55 and the completion of 10 years of credited service or age 52 and 25 years of credited service. The benefit payable at retirement is 3% of the average final compensation time credited service for the Police Officers’ Plan and 4% for the Firefighters’ Plan.

- **Early Retirement** – Both Plans allow early retirement at age 50 and 10 years of credited service. The benefit payable is the same as for Normal retirement, reduced 3% per year.

- **Termination of Employment (both Plans)** – With 10 years or more of credited service, normal retirement benefits are available at retirement age or a refund of contributions can be obtained. Termination with less than 10 years of service results in a refund of contributions made without interest.

- **Disability benefits** – The Plans provide for disability benefits accrued as of the date of disability. The benefit is 65% of the average final compensation (AFC) for service related disability and 25% of AFC for Non-service related disability.

- **Pre-retirement Death Benefits** – Pre-retirement benefits are available to beneficiaries of both police officers and firefighters on the date that normal retirement would have been reached for vested plan members. For non-vested police officers and firefighters, the beneficiary is entitled to a refund of member contributions.

- **Contributions** – Contributions for the Police Officers’ and Firefighters’ Pension Plans include a required contribution from employees of 4% of compensation (as defined). Employer contributions are actuarially determined as the remaining amount required in order to pay current costs and amortize unfunded past service cost, if any, as provided in Chapter 112, Florida Statutes.

- **Deferred Retirement Option Program (DROP)** – Eligibility requires satisfaction of normal retirement requirements.
- **Net Pension Liability of the City** - The measurement date for the Net Pension Liability for the City is September 30, 2019. The measurement period for pension expense and the reporting period is October 1, 2018 to September 30, 2019. The components of the net pension liability of the City at September 30, 2019 were as follows:

Police Officers' Plan

Total pension liability	\$ 27,676,229
Plan fiduciary net position	<u>(21,680,255)</u>
City's net pension liability	<u>\$ 5,995,974</u>
Plan fiduciary net position as a percentage of the total pension liability	78.34%

Firefighters' Plan

Total pension liability	\$ 12,676,306
Plan fiduciary net position	<u>(10,271,020)</u>
City's net pension liability	<u>\$ 2,405,286</u>
Plan fiduciary net position as a percentage of the total pension liability	81.03%

Costs of administering the police officers' and firefighters' pension plans are financed through investment earnings.

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Police Officers			
Balances at September 30, 2018	\$ 26,483,885	\$ 20,733,875	\$ 5,750,010
Changes for a Year:			
Service Cost	584,843	-	584,843
Interest	1,993,320	-	1,993,320
Differences between Expected and Actual Experience	(629,787)	-	(629,787)
Changes of assumptions	197,285	-	197,285
Changes of benefit terms	-	-	-
Contributions - Employer	-	1,008,189	(1,008,189)
Contributions - State	-	166,730	(166,730)
Contributions - Employee	-	86,428	(86,428)
Net Investment Income	-	1,532,016	(1,532,016)
Differences between Projected and Actual	-	(805,403)	805,403
Benefit Payments, including Refunds of Employee Contributions	(982,262)	(982,262)	-
Other (Change in Share Plan Reserve)	28,945		28,945
Administrative Expense	-	(59,318)	59,318
Net Changes	<u>1,192,344</u>	<u>946,380</u>	<u>245,964</u>
Balances at September 30, 2019	<u>\$ 27,676,229</u>	<u>\$ 21,680,255</u>	<u>\$ 5,995,974</u>

<u>Firefighters</u>	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a)-(b)
Balances at September 30, 2018	\$ 12,211,012	\$ 9,979,983	\$ 2,231,029
Changes for a Year:			
Service Cost	257,123	-	257,123
Interest	947,278	-	947,278
Share plan allocation	10,717	-	10,717
Differences between Expected and Actual Experience	72,910	-	72,910
Changes of assumptions	(25,334)	-	(25,334)
Changes of benefit terms	(6,344)	-	(6,344)
Contributions - Employer	-	563,329	(563,329)
Contributions - State	-	115,463	(115,463)
Contributions - Employee	-	57,100	(57,100)
Net Investment Income	-	534,775	(534,775)
Benefit Payments, including Refunds of Employee Contributions	(941,866)	(941,866)	-
Administrative Expense	-	(37,764)	37,764
Net Changes	314,484	291,037	23,447
Balances at September 30, 2019	\$ 12,525,496	\$ 10,271,020	\$ 2,254,476

For the year ended September 30, 2019, the City will recognize pension expense of \$296,196 and 198,888 for Police and Firefighters, respectively. On September 30, 2019, the City reported Deferred Outflow of Resources and Deferred Inflow of Resources related to pensions from the following sources:

Police Officers

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between Expected and Actual Experience	\$ 121,106	771,264
Changes of assumptions	159,121	32,465
Net difference between Projected and Actual Earnings on Pension	578,453	
Plan Investments	-	-
Total	<u>\$ 858,680</u>	<u>\$ 803,729</u>

Amounts reported as Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions will be recognized in Pension Expense as follows:

Year ended September 30:	
2020	\$ (53,286)
2021	(48,117)
2022	25,449
2023	130,905
2024	-
Thereafter	-
Total	<u>\$ 54,951</u>

Firefighters

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between Expected and Actual Experience	142,449	
Changes of assumptions	134,122	
Net difference between Projected and Actual Earnings on Pension Plan Investments	155,741	
Total	<u>\$ 432,312</u>	<u>\$ -</u>

Amounts reported as Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions will be recognized in Pension Expense as follows:

Year ended September 30:	
2020	\$ 171,974
2021	103,038
2022	108,496
2023	48,804
2024	-
Thereafter	-
Total	<u>\$ 432,312</u>

Significant Actuarial Assumptions

The following is a summary of actuarial methods and significant actuarial assumptions used in the latest actuarial valuations:

	<u>Police</u>	<u>Fire</u>
Funding method	Entry age normal	Entry age normal
Amortization method	Level dollar, closed	Level percentage of pay, closed
Remaining amortization period	20 years	17 years (as of 10/1/2017)
Actuarial asset method	4-year smoothed market value	4-year average market value return
Inflation	2.5% per year	2.5% per year
Salary increases	6% per year	Service based
Investment rate of return	7.35% per year	7.90% per year
Payroll increases	7.00% per year	Up to 5.00% per year
Mortality	RP2000 Mortality Table for Annuitants	RP2000 Combined Healthy Table

Police and Fire Defined Benefit Pension Plans

Investments Held

Investments are reported at Fair Market Value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Investments that do not have an established market are reported at estimated fair value.

Authorized investments are governed by Florida Statutes and each Plan's investment policy. All plan investments are held by an outside third-party custodian who determines what instruments to purchase based on the plan's investment policy. Investments held and the return earned are reviewed quarterly by the pension board of the respective plan.

Both the Police Officer and Firefighters' Pension Plans did not hold investments in any one organization that represents 5% or more of the Plan's fiduciary net position.

For the year ended September 30, 2019 the annual money-weighted rate of return on Pension Plan investments, net of pension plan investment expense, was 7.50% and 5.37% for the Police Officers' and for Firefighters' plan, respectively. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Long Term Expected Rate of Return

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 expenses 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 both the police officers' and firefighters' pension plan's target asset allocation as of September 30, 2019

Asset Class	Police		Fire	
	Target Allocation	Long Term Expected Rate of Return	Target Allocation	Long Term Expected Rate of Return
Domestic Equity	60.00%	7.50%	45.00%	7.50%
International Equity	10.00%	8.50%	15.00%	8.50%
Domestic Fixed Income	30.00%	2.50%	25.00%	2.50%
Real Estate			10.00%	4.50%
GTAA			5.00%	3.50%

Discount Rate

The discount rate used to measure the total pension liability was 7.35% and 7.90% for the police officers' plan and the firefighters' plan, respectively. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that sponsor contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those 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 pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents the sensitivity of the net pension liability of the City to a change in the discount rate:

	1% Decrease	Current Discount Rate	1% Increase
<u>Police Officers' Plan</u>	<u>6.35%</u>	<u>7.35%</u>	<u>8.35%</u>
Sponsor's Net Pension Liability	\$9,954,114	\$ 5,995,974	\$ 2,778,741
<u>Firefighters' Plan</u>	<u>6.90%</u>	<u>7.90%</u>	<u>8.90%</u>
Sponsor's Net Pension Liability	\$ 3,903,932	\$ 2,254,476	\$ 891,556

Summary of Defined Pension Plans

As of September 30, 2019	Net Pension Liability	Deferred Inflows	Deferred Outflows	Pension Expense
FRS and HIS				
Governmental	445,187	140,516	141,405	19,762
Business Type	365,300	110,448	102,251	24,983
FRS - Total	<u>810,487</u>	<u>250,964</u>	<u>243,656</u>	<u>44,745</u>
Police Pension Plan	5,995,974	803,729	858,680	296,196
Firefighters' Pension Plan	2,405,286	-	432,312	198,888
Total	<u>\$ 9,211,747</u>	<u>\$ 1,054,693</u>	<u>\$ 1,534,648</u>	<u>\$ 539,829</u>

SCHEDULE OF PENSION PLAN NET POSITION AS OF SEPTEMBER 30, 2019

	<u>Police Officers</u>	<u>Firefighters</u>	<u>Total</u>
Assets			
Cash and Cash Equivalents	\$ 1,087,298	\$ 344,316	\$ 1,431,614
Contributions Receivable	0	363	363
Interest Receivable	45,855	5,030	50,885
Fixed Income Securities at Fair Value	7,726,486	3,958,374	11,684,860
Equities and Mutual Funds at Fair Value	12,820,616	6,393,866	19,214,482
Total Assets	<u>21,680,255</u>	<u>10,701,949</u>	<u>32,382,204</u>
Liabilities			
Accounts Payable	-	430,929	430,929
Total Liabilities	<u>-</u>	<u>430,929</u>	<u>430,929</u>
Net Position Restricted for Employees' Pension Benefits and Other Purposes	<u>\$ 21,680,255</u>	<u>\$ 10,271,020</u>	<u>\$ 31,951,275</u>

SCHEDULE OF CHANGE IN PENSION PLAN NET POSITION AS OF SEPTEMBER 30, 2019

Contributions			
Plan Member Contributions	\$ 86,428	\$ 57,100	\$ 143,528
Insurance Premium Tax	166,730	115,463	282,193
City Contributions	1,008,189	563,329	1,571,518
Total Contributions	<u>1,261,347</u>	<u>735,892</u>	<u>1,997,239</u>
Income on Investments			
Net Appreciation in Fair Value of Investments	208,301	221,141	429,442
Interest Income	275,236	238,052	513,288
Dividend Income	364,708	112,147	476,855
Total Income on Investments	<u>848,245</u>	<u>571,340</u>	<u>1,419,585</u>
Additions (Reductions)			
Less: Investment Management Fees	(135,946)	(36,565)	(172,511)
Net Investment Income	712,299	534,775	1,247,074
Total Additions	<u>1,973,646</u>	<u>1,270,667</u>	<u>3,244,313</u>
Deductions			
Pension Payments	(982,262)	(941,866)	(1,924,128)
Administration	(45,004)	(37,764)	(82,768)
Total Deductions	<u>(1,027,266)</u>	<u>(979,630)</u>	<u>(2,006,896)</u>
Change in Net Assets	946,380	291,037	1,237,417
Net Position, Beginning of Year	<u>20,733,875</u>	<u>9,979,983</u>	<u>30,713,858</u>
Net Position, End of Year	<u>\$ 21,680,255</u>	<u>\$ 10,271,020</u>	<u>\$ 31,951,275</u>

Note 6 - Other Postemployment Benefits

The Other Postemployment Benefit Plan (OPEB) is a single-employer benefit plan administered by the City. Pursuant to the provisions of Section 112.0801, Florida

Statutes, former employees who retire from the City are eligible to participate in the City's health plan for medical and prescription drug coverage. Although retirees pay for healthcare at group rates, they are receiving a valuable benefit because they can buy insurance at costs that are lower than the costs associated with the experience rating for their age.

The City subsidizes the premium rates paid by retirees by allowing them to participate in the plan at blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the plan on average than those of active employees.

The City does not issue a stand-alone financial report on the OPEB Plan. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Employees Covered by Benefit Terms

To be eligible for participation in the OPEB Plan, the employee must:

- Retire under the Florida Retirement System, the City of Eustis Retirement Plan, Eustis Police Officers' Pension Plan or the Eustis Firefighters' Pension Plan, and
- Attain the minimum service requirements under the OPEB Plan, and
- Elect to continue medical coverage by paying the applicable monthly premium.

The following employees were covered by the benefit terms as of October 1, 2016, the latest actuarial valuation date:

Retirees and beneficiaries currently receiving benefits	27
Active employees	207
Total	234

Funding Policy Contributions to the OPEB Plan are established and may be amended through action from the City Commissioners. OPEB Plan must reimburse the City for the City's average blended cost (the City provides the implicit subsidy). The monthly average blended costs of the various options for calendar year 2019 were \$689 for individual coverage, and \$927 for family coverage, and \$563 for the Medicare supplement plan.

Total OPEB Liability The measurement date for the City's total/net OPEB liability is September 30, 2018. The measurement period for OPEB cost was October 1, 2017 to September 30, 2018.

The components of the City's net OPEB liability at September 30, 2019, are as follows:

Total OPEB Liability	\$ 2,241,215
OPEB Plan Fiduciary net position	-
City's Net OPEB Liability	<u>\$ 2,241,215</u>

OPEB Plan Fiduciary net position as a percentage of total OPEB Liability	0.00%
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Actuarial Assumptions The total OPEB liability as of September 30, 2019 was based on a roll-forward of the actuarial valuation dated October 1, 2018 using the following actuarial assumptions:

Inflation	2.50% per annum
Discount Rate	4.18%
Healthcare cost trend rates	4.50% per annum (including inflation of 2.5%)
Salary increases	3%

Mortality rates for police officers and firefighters were based on the PUB2010 Public Safety Retirement Plans Health Mortality Table Projected Generationally with scale MP-2018. Mortality rates for other employees were based on the PUB2010 Public General Retirement Plans Health Mortality Table Projected Generationally with scale MP-2018.

An experience study was not done, as it was not considered necessary to support the actuarial results.

Discount Rate The discount rate used to measure the total OPEB liability at September 30, 2019 was 4.18%. The discount rate used to measure the total OPEB liability at September 30, 2018 was 3.63%. Because the City's OPEB costs are essentially funded on a pay-as-you-go funding structure, a municipal bond rate was used to determine the total pension liability for the Program. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted for this purpose.

Changes in the Total OPEB Liability

	<u>Fiscal Year</u> <u>2019</u>
Total OPEB Liability	
Service Cost	\$ 133,150
Interest	128,821
Difference between expected and actual experience	(1,314,663)
Change of assumptions and other inputs	(23,855)
Benefit payments	(195,792)
Other Changes	-
Net change in total OPEB liability	<u>(1,272,339)</u>
Total OPEB Liability, beginning	3,513,554
Total OPEB Liability, ending	<u>\$ 2,241,215</u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following table presents the total OPEB liability, calculated using the discount rate of 4.18%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower (3.18%) or one percentage-point higher (5.18%) than the current discount rate:

	1% Decrease 3.18%	Current Discount Rate 4.18%	1% Increase 5.18%
Total OPEB liability	\$ 2,460,161	\$ 2,241,215	\$ 2,050,520

Sensitivity of the total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a healthcare cost trend rate that is one percentage-point lower or one percentage-point higher than the current discount rate:

	1% Decrease	Current Trend Rate	1% Increase
Total OPEB liability	\$ 2,006,552	\$ 2,241,215	\$ 2,527,835

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

For the year ended September 30, 2019, the City recognized OPEB expense of \$69,386. At September 30, 2019, the City has 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	\$ -	\$ 1,183,196
Changes in Assumptions	-	732,727
	<u>\$ -</u>	<u>\$ 1,915,923</u>

Deferred inflows of resources shown above will be recognized in OPEB expense in the following years:

<u>Fiscal Year Ending:</u>	<u>Inflows</u>	<u>Outflows</u>
September 30, 2020	\$ 192,585	\$ -
September 30, 2021	192,585	-
September 30, 2022	192,585	-
September 30, 2023	192,585	-
September 30, 2024	192,585	-
Thereafter	952,998	-
	<u>\$ 1,915,923</u>	<u>\$ -</u>

Note 7 - Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Plan amendments have been made so that the plan is in compliance with IRC Section 457, as amended by the 1996 changes to the tax code. The assets are held in various custodial accounts. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are solely the property and rights of the various participants of the plan

Note 8 - Risk Management

Property, Casualty, Liability and Workers' Compensation

The City is exposed to a variety of claims and losses including property damage, liability and workers' compensation for which it participates in an insurance pool with other State of Florida cities. Premiums are determined based on each city's loss ratio for the previous year. The pool, although largely self-insured, purchases excess coverage from commercial carriers.

During the last five years the experience rate as it relates to the loss fund set up by the City's insurance provider is as follows:

<u>Year</u>	<u>Loss Fund</u>	<u>Experience</u>	<u>Percentage Use of Loss Fund</u>
2019	651,560	5,836	0.90%
2018	627,707	130,321	20.76%
2017	604,727	77,540	12.82%
2016	525,941	66,879	12.72%
2015	543,640	33,100	6.09%

The City property and auto coverage has a \$1,000 deductible. An additional 2% deductible is applied to any named windstorm. Property located within a flood zone must maintain

separate coverage. Automatic coverage for increases in property values for the remainder of policy term, up to \$5,000,000 in total insurable values at no additional premium. General liability is set at \$1,800,000 per member with an aggregate of \$5,400,000. Workers' compensation group limits are set at \$350,000 with retention of \$650,000. In addition to all coverage, the city has elected to carry excess liability insurance in the amount of \$3,000,000. Terrorism is excluded for buildings valued in excess of \$50,000,000, which does not affect our city.

Health Insurance

The City provides life and health insurance benefits to all eligible regular full-time employees. The program also provides limited coverage for dental and prescription drugs. Employees pay only for dependent coverage under the health benefit program. Premiums are deducted from the participating employee's biweekly pay.

The insurance plan provides life insurance coverage in the amount of \$20,000 for eligible employees and \$50,000 for division and department heads with an additional amount of coverage for accidental death and dismemberment.

The amount of coverage is reduced to \$10,000 for all employees at retirement. Coverage is further reduced to \$6,500 upon achieving age 65 and \$5,000 at age 70. Accidental death and dismemberment coverage terminates after age 70. The life insurance coverage is funded through the purchase of a group insurance policy by the City.

The City's health insurance plan is purchased through the pool as mentioned above. This change to a group insurance pool became effective October 1, 2003. Retirees and terminated employees are eligible to participate in the health insurance plan at their own expense. In order to control costs, the City has joined a Preferred Provider Organization (PPO).

Employees are encouraged to use participating providers, which are covered 80% under the plan or, they may choose their own provider. Coverage for expenses rendered by nonparticipating providers is limited to 40%, with the employee paying 60% co-pay.

Note 9 - Commitments

The City has outstanding commitments on various contracts for construction and other projects. These commitments as of September 30, 2019, in the respective funds are as follows:

	<u>Total Estimated Cost</u>	<u>Cost Incurred To Date</u>
Governmental Activities:		
Sales Tax Capital Projects Fund	\$ 1,555,650	\$ 86,001
Community Redevelopment Trust Fund	440,400	33,520
Stormwater Utility Fund	<u>760,586</u>	<u>487,118</u>
Total Governmental Activities	<u><u>\$ 2,756,636</u></u>	<u><u>\$ 606,639</u></u>
Business Type Activities:		
Water and Sewer Utility System Fund	<u>\$ 2,235,441</u>	<u>\$ 1,039,633</u>
Total Business Type Activities	<u><u>\$ 2,235,441</u></u>	<u><u>\$ 1,039,633</u></u>

Note 10 - Long-term Debt

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Note Payable - 2018 (Direct Placement)	800,000	-	(160,000)	640,000	160,000
Note Payable - 2016 (Direct Placement)	267,698	-	(87,475)	180,223	89,234
Subtotal	<u>1,067,698</u>	<u>-</u>	<u>(247,475)</u>	<u>820,223</u>	<u>249,234</u>
Other Liabilities:					
Total OPEB Obligation	2,698,897	44,036	(993,279)	1,749,654	-
Net Pension Liability	8,423,630	2,282,146	(1,859,329)	8,846,447	-
Compensated Absences	<u>1,732,438</u>	<u>523,476</u>	<u>(619,546)</u>	<u>1,636,368</u>	<u>261,820</u>
Total Other Liabilities	<u>12,854,965</u>	<u>2,849,658</u>	<u>(3,472,154)</u>	<u>12,232,469</u>	<u>261,820</u>
Total Governmental Activities	<u><u>\$ 13,922,663</u></u>	<u><u>\$ 2,849,658</u></u>	<u><u>\$ (3,719,629)</u></u>	<u><u>\$ 13,052,692</u></u>	<u><u>\$ 511,054</u></u>
Business Type Activities:					
<u>Revenue Bond</u>					
Water & Sewer Revenue					
Bonds, Series 2016	\$ 7,150,000	\$ -	\$ (285,000)	\$ 6,865,000	\$ 295,000
Unamortized Bond Premium	454,222	-	(25,234)	428,988	25,234
	<u>7,604,222</u>	<u>-</u>	<u>(310,234)</u>	<u>7,293,988</u>	<u>320,234</u>
<u>Notes Payable-Direct Borrowings:</u>					
State Revolving Note	927,084	-	(362,865)	564,219	373,439
State Revolving Note	<u>3,892,782</u>	<u>-</u>	<u>(233,612)</u>	<u>3,659,170</u>	<u>239,754</u>
	4,819,866	-	(596,477)	4,223,389	613,193
<u>Notes Payable-Direct Placement:</u>					
Note Payable - 2017	<u>1,444,400</u>	<u>-</u>	<u>(361,100)</u>	<u>1,083,300</u>	<u>361,100</u>
Total Revenue Bonds and Notes	13,868,488	-	(1,267,811)	12,600,677	1,294,527
<u>Other Liabilities</u>					
Total OPEB Obligation	814,657		(323,096)	491,561	-
Net Pension Liability	362,018	10,383	(7,101)	365,300	-
Compensated Absences	<u>388,170</u>	<u>222,034</u>	<u>(197,853)</u>	<u>412,351</u>	<u>\$ 65,976</u>
Total Other Liabilities	<u>1,564,845</u>	<u>232,417</u>	<u>(528,050)</u>	<u>1,269,212</u>	<u>65,976</u>
Total Business Type Activities	<u><u>\$ 15,433,333</u></u>	<u><u>\$ 232,417</u></u>	<u><u>\$ (1,795,861)</u></u>	<u><u>\$ 13,869,889</u></u>	<u><u>\$ 1,360,503</u></u>

In governmental fund financial statements, the amount of compensated absences associated with employee terminations prior to year-end, if any, is recorded as expenditures and represents the amounts that would normally be liquidated with available spendable resources. In the government-wide financial statements, all governmental fund compensated absences are recorded and split between the current and noncurrent portions. The compensated absences payable and other postemployment benefits from the governmental funds are liquidated from the General, Street Improvement and Stormwater Funds.

In proprietary funds, the amount of compensated absences associated with employee vacations and sick leave are recorded as expenses, which represent the amounts accrued during the year. The entire liability for compensated absences of these funds is reflected in the respective financial statements split between the current and noncurrent portions.

The net pension liability will be liquidated through employer contributions by the funds where the employees are paid, primarily the General Fund and Water and Sewer Fund.

The following is a schedule of bonds and notes outstanding at September 30 2019:

Description of Bonds	Purpose of Issue	Issued	Outstanding	Rates
Government Activities:				
Note Payable - 2018 (Direct Placement)	Public Safety	\$ 800,000	\$ 640,000	2.29%
Note Payable - 2016 (Direct Placement)	Public Safety	437,550	180,223	2.01%
Total Governmental Activities		<u>\$ 1,237,550</u>	<u>\$ 820,223</u>	
Business-Type Activities:				
Revenue Bonds, Series 2016	Utility Improv.	\$ 7,680,000	\$ 6,865,000	Variable
Direct Borrowings:				
State Revolving Program	Utility Improv.	5,852,495	564,219	1.24 to 2.65
State Revolving Program	Nitrification	5,264,258	3,659,170	
Direct Placement:				
Note Payable - 2017	Utility Improv.	1,805,500	1,083,300	1.79%
Total Business-Type Activities		<u>\$ 20,602,253</u>	<u>\$ 12,171,689</u>	

Debt Service to maturity on the City's bonded indebtedness and loan agreement are as follows:

Governmental Activities		
Note Payable - Direct Placement		
Fiscal Year	Principal	Interest
2020	160,000	17,617
2021	160,000	10,992
2022	160,000	7,328
2023	160,000	3,664
Total	<u>\$ 640,000</u>	<u>\$ 39,601</u>

Note Payable 2016 - Direct Placement		
Fiscal Year	Principal	Interest
2020	89,234	3,623
2021	90,989	1,830
Total	<u>\$ 180,223</u>	<u>\$ 5,453</u>

Business-Type Activities

State Revolving Loans - Direct Borrowing		
Fiscal Year	Principal	Interest
2020	613,193	107,672
2021	436,838	90,488
2022	252,527	81,258
2023	259,167	74,618
2024	265,981	67,804
2025-2029	1,438,557	230,368
2030-2032	957,126	44,228
Total	\$ 4,223,389	\$ 696,436

Revenue Bonds, Series 2016		
Fiscal Year	Principal	Interest
2020	295,000	257,106
2021	305,000	248,256
2022	315,000	236,056
2023	330,000	223,456
2024	340,000	210,256
2025-2029	1,905,000	850,681
2030-2034	2,320,000	441,431
2035-2037	1,055,000	53,013
Total	\$ 6,865,000	\$ 2,520,255

Note Payable 2017 - Direct Placement		
Fiscal Year	Principal	Interest
2020	361,100	19,391
2021	361,100	12,927
2022	361,100	6,465
Total	\$ 1,083,300	\$ 38,783

Governmental Activity Liabilities

A summary of all governmental long-term debt of the City as of September 30, 2019, follows:

- Note Payable 2018 – Direct Placement**
 The City contracted with United Southern Bank to provide financing in the amount of \$800,000 over a five-year period. The purpose of the financing is to acquire a Pierce Fire Ladder Truck. The five-year financing agreement is at a fixed interest rate of 2.29% with

the value of the equipment to be used as the collateral to support the loan. Principal and interest are paid annually, commencing April 2019. Principal and interest for the current year are \$178,320.

Events of default include non-payment of amounts due (principal and interest), failure to perform bond covenants without remedy within a 30-day period and bankruptcy or receivership for longer than 90 days. Upon an event of default, the holder of the note may appoint a trustee or receiver to pursue limited legal action to compel payment of all amounts then due. In addition, the interest on the note increases to the default rate of 6%. Acceleration of the payments due on the note shall not be a remedy unless other debt secured by Non-Ad Valorem revenues is accelerated.

▪ **Note Payable 2016 – Direct Placement**

The City awarded a contract to U.S. BankCorp Government Leasing and Finance, Inc. for the financing of a Pumper Fire Truck. The five-year financing agreement in the amount of \$437,550 is at a fixed interest rate of 2.01% with the value of the truck will be used as collateral to support the loan. Principal and interest are paid annually, commencing January 2017. Principal and interest for the current year are \$92,857.

Events of default include non-payment of amounts due (principal and interest), failure to perform bond covenants without remedy within a 30-day period and bankruptcy. Upon an event of default, the holder of the note may declare all amounts for that fiscal year due and payable including application of the default interest rate of 12%. Other remedies include taking possession of the leased asset for sale with the proceeds utilized to pay off outstanding principal. Additional amounts may still be due from lessee if proceeds are not sufficient to cover principal and applicable fees and costs of disposal.

Business-type Activity Liabilities

The following is a summary of all long-term liabilities of the proprietary funds at September 30, 2019:

▪ **Florida Department of Environmental Protection State Revolving Loan Agreement – Direct Borrowings**

The 2000 loan agreement of \$5,852,495 and 2012 loan agreement of \$5,264,258 are for the wastewater treatment plant and secured by gross revenues derived yearly from operation of the water and sewer system after payment of the operation and maintenance expense and the satisfaction of all senior obligations. Net available revenue of \$4,874,057 less debt payments of \$1,220,632, provided a debt coverage of 3.99.

The 2000 loan agreement's first payment was May 15, 2001, with the final payment due on November 15, 2020. Principal and interest are \$387,080, with semi-annual payments of \$193,540. The 2012 loan agreement's first payment was March 15, 2013, with the final payment due September 15, 2032. Principal and interest are \$333,785, with semi-annual payments of \$166,892.

Provisions of the loan mandates that rates of the water and sewer system will be sufficient to provide a cover of 1.15 time the sum of the semiannual payments, the utility will not provide any free service, all connections are mandatory and consistent with applicable laws, the government shall not allow any competing services within the city limits and the government must use its best efforts to collect all rates, fees and other charges.

The City's direct borrowings with the State Revolving Fund (SRF) contain provisions that in the event of default, notification of such default may be made to the Florida Auditor General and Chief Financial Officer, and the SRF may intercept the unpaid amounts from unobligated funds due to the City under revenue or tax sharing programs. The SRF may impose a penalty interest rate not to exceed 18% annually on the amount due. Additionally, the SRF may accelerate the repayment schedule or increase the financing rate on unpaid principal to as much as 1.667 times the original financing rate.

▪ **Water and Sewer Revenue Bonds, Series 2016**

On November 3, 2016, the City issued \$7,680,000 in Water and Sewer Revenue Bonds to finance the costs of certain improvements to the City combined water and sewer systems. Principal and interest for fiscal year 2019, was \$550,656 which is equal to 11.30% of the current year pledged revenue. The remaining outstanding principal and interest will be \$9,385,256. The bond reflects a fixed interest rate of 3.21% with payments due annually.

Events of default include non-payment of amounts due (principal and interest), failure to perform bond covenants without remedy within a 30-day period and bankruptcy. Upon an event of default, registered owners of not less than 25% of aggregate principal outstanding can appoint a trustee to represent them in legal proceedings related to the rights of the bondholders. In no case, however, shall any holder, trustee or receiver have the right to declare the bonds immediately due and payable.

▪ **Note Payable 2017 – Direct Placement**

The City contracted with United Southern Bank to provide financing in the amount of \$1,805,500 over a five-year period. The purpose of the financing is to acquire various water and sewer vehicles and equipment. The five-year financing agreement is at a fixed interest rate of 1.79% with the value of the equipment to be used as the collateral to support the loan. Principal and interest for the current year are \$387,150.

Events of default include non-payment of amounts due (principal and interest), failure to perform bond covenants without remedy within a 30-day period and bankruptcy. Upon an event of default, the holder of the note may appoint a trustee or receiver to pursue limited legal action to compel payment of all amounts then due. In addition, the interest on the note increases to the default rate of 12%. In no case, however, shall any holder, trustee or receiver have the right to declare the bonds immediately due and payable.

Note 11 - Interfund Transactions

Interfund transfers at September 30, 2019 consist of the following:

	<u>Transfers In</u>					<u>Total</u>
	<u>General Fund</u>	<u>Building Services</u>	<u>Street Improvement</u>	<u>Community Redevelopment</u>	<u>Law Enforcement Education</u>	
<u>Transfers Out</u>						
General Fund	\$ -	\$ 807,349	\$ 110,000	\$ 313,132	\$ 7,700	\$ 1,238,181
Street Improvement						-
Sales Tax						-
Community Redevelopment	-	-				-
Stormwater			260,000			260,000
Water and Sewer	1,800,000	-				1,800,000
Law Enforcement Education						-
Nonmajor Governmental	15,329	-				15,329
						-
	<u>\$ 1,815,329</u>	<u>\$ 807,349</u>	<u>\$ 370,000</u>	<u>\$ 313,132</u>	<u>\$ 7,700</u>	<u>\$ 3,313,510</u>

Interfund transfers are normally recurring approved by City Commission during the budget process or by separate resolutions. Transfers from the water and sewer system fund to the general fund are in support of general government operations. Other transfers are for debt service requirements and for City grant matches.

Note 12 - COVID-19 Subsequent Event

The COVID-19 pandemic has created economic disruptions throughout the country as of the date of this report causing significant declines in the financial markets and economic activity overall. The City expects to experience losses of various local and state shared revenues, declines in user fees, declines in investment values for both the government and in pension plans which could result in increased pension contributions and declines in financial reserves as a result. Depending upon the length and severity of the economic disruption the City may also not be able to meet all debt covenants. The ultimate effects of these items is expected to be significant but is not quantifiable at this time.

Note 13 - Contingent Liabilities

Under the terms of federal and state grants and loans, periodic audits are required and certain costs are questionable, as not allowable as expenditures under the terms of the grants, which could lead to reimbursement to the grantor agencies. City management believes disallowances, if any, will not be material.

The City is involved in legal actions that, in the opinion of management, will not have a material effect on the financials statements of the City.



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CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Property Taxes	\$ 7,362,700	\$ 7,362,700	\$ 7,270,242	\$ (92,458)
Franchise Fees	1,524,000	1,524,000	1,717,694	193,694
Utility Service Taxes	2,541,000	2,541,000	2,719,237	178,237
State Revenue Sharing	1,778,500	1,778,500	1,973,738	195,238
Other Intergovernmental Revenues	32,470	326,987	325,454	(1,533)
Permits and Fees	469,930	109,730	116,194	6,464
Fines and Forfeitures	34,700	34,700	97,831	63,131
Charges for Services	428,000	428,000	428,134	134
Miscellaneous:				
On-Behalf Payments	-	-	282,193	282,193
Interest	30,000	30,000	173,479	143,479
Other Sources	570,750	640,750	526,350	(114,400)
Total Revenues	14,772,050	14,776,367	15,630,546	854,179
Expenditures				
Current:				
General Government and Administration:				
Legislative	52,172	52,172	46,120	6,052
Executive	1,417,045	1,431,226	1,195,261	235,965
Finance and Administration	1,082,602	1,083,002	1,043,537	39,465
Legal	105,000	125,000	120,423	4,577
Development Services	393,638	326,874	302,818	24,056
General Services	1,923,335	1,898,478	1,815,281	83,197
Total General Government and Administration	4,973,792	4,916,752	4,523,440	393,312
Public Safety:				
Law Enforcement	5,618,042	5,606,469	5,226,899	379,570
Fire Control	2,998,841	3,001,708	2,993,863	7,845
On-Behalf Payments	-	-	282,193	(282,193)
Protective Inspections	337,487	-	-	-
Total Public Safety	8,954,370	8,608,177	8,502,955	105,222
Transportation	144,477	151,477	145,758	5,719
Culture and Recreation:				
Library	929,353	935,468	873,875	61,593
Recreation	956,202	957,357	905,860	51,497
Total Culture and Recreation	1,885,555	1,892,825	1,779,735	113,090
Nondepartmental	30,000	30,000	30,000	-
Capital Outlay	29,700	395,848	301,353	94,495
(Total Expenditures)	(16,017,894)	(15,995,079)	(15,283,241)	711,838
(Deficiency) Excess of Revenues Over Expenditures	(1,245,844)	(1,218,712)	347,305	1,566,017
Other Financing Sources (Uses)				
Operating Transfers from Other Funds	1,810,450	1,810,450	1,815,329	4,879
Operating Transfers to Other Funds	(437,306)	(1,244,655)	(1,238,184)	6,471
Total Other Financing Sources (Uses)	1,373,144	565,795	577,145	11,350
Net Change in Fund Balances	127,300	(652,917)	924,450	1,577,367
Fund Balance, Beginning of Year	8,138,435	8,138,435	8,138,435	-
Fund Balance, End of Year	\$ 8,265,735	\$ 7,485,518	\$ 9,062,885	\$ 1,577,367

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
STREET IMPROVEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental Revenues:				
Local Option Gas Tax	\$ 411,000	\$ 411,000	\$ 407,282	\$ (3,718)
Eight-cent Gas Tax	168,000	168,000	186,609	18,609
Municipal Fuel Tax Refund	16,000	16,000	12,907	(3,093)
Grants	-	135,000	-	(135,000)
Additional One-cent	150,000	150,000	159,332	9,332
Total Intergovernmental Revenues	<u>745,000</u>	<u>880,000</u>	<u>766,130</u>	<u>(113,870)</u>
Miscellaneous Revenues:				
Interest	1,000	1,000	847	(153)
Restricted Contributions	2,400	2,400	1,188	(1,212)
Reimburse for Services	265,000	265,000	111,976	(153,024)
Other	45,000	45,000	48,189	3,189
Total Miscellaneous Revenues	<u>313,400</u>	<u>313,400</u>	<u>162,200</u>	<u>(151,200)</u>
Total Revenues	<u>1,058,400</u>	<u>1,193,400</u>	<u>928,330</u>	<u>(265,070)</u>
Expenditures				
Current:				
Transportation:				
Personnel	903,943	883,318	829,224	54,094
Operating	754,077	773,202	674,931	98,271
Capital Outlay	15,680	17,180	14,685	2,495
(Total Expenditures)	<u>(1,673,700)</u>	<u>(1,673,700)</u>	<u>(1,518,840)</u>	<u>154,860</u>
(Deficiency) Excess of Revenues Over Expenditures	<u>(615,300)</u>	<u>(480,300)</u>	<u>(590,510)</u>	<u>(110,210)</u>
Other Financing Sources (Uses)				
Operating Transfers from Other Funds	370,000	370,000	370,000	-
Total Other Financing Sources (Uses)	<u>370,000</u>	<u>370,000</u>	<u>370,000</u>	<u>-</u>
Net Change in Fund Balances	(245,300)	(110,300)	(220,510)	(110,210)
Fund Balance, Beginning of Year	244,827	244,827	244,827	-
Fund Balance, End of Year	<u>\$ (473)</u>	<u>\$ 134,527</u>	<u>\$ 24,317</u>	<u>\$ (110,210)</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
COMMUNITY REDEVELOPMENT TRUST FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Intergovernmental:				
Incremental Tax Transfers	\$ 236,452	\$ 236,452	\$ 245,006	\$ 8,554
Miscellaneous:				
Grants	-	696,483	692,483	(4,000)
Interest	7,142	7,142	14,584	7,442
Other Sources	-	-	750	750
Total Revenues	<u>243,594</u>	<u>940,077</u>	<u>952,823</u>	<u>12,746</u>
Expenditures				
Current:				
Personnel Cost	26,446	26,846	26,790	56
Operating	177,185	185,779	100,249	85,530
Capital Outlay	466,469	1,625,930	1,148,415	477,515
(Total Expenditures)	<u>(670,100)</u>	<u>(1,838,555)</u>	<u>(1,275,454)</u>	<u>563,101</u>
(Deficiency) Excess of Revenues Over Expenditures	<u>(426,506)</u>	<u>(898,478)</u>	<u>(322,631)</u>	<u>575,847</u>
Other Financing Sources (Uses)				
Operating Transfer to Other Funds	314,606	314,606	313,132	(1,474)
Total Other Financing Sources (Uses)	<u>314,606</u>	<u>314,606</u>	<u>313,132</u>	<u>(1,474)</u>
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	(111,900)	(583,872)	(9,499)	574,373
Fund Balance, Beginning of Year	<u>1,399,557</u>	<u>1,399,557</u>	<u>1,399,557</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 1,287,657</u>	<u>\$ 815,685</u>	<u>\$ 1,390,058</u>	<u>\$ 574,373</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
BUILDING SERVICES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budgeted Amounts		Actual	Variance With Final Budget
	Original	Final		
Revenues				
Permits & Fees	\$ -	\$ 360,200	\$ 465,022	\$ 104,822
Miscellaneous:				
Grants	-	-	-	-
Interest	-	-	5,913	5,913
Total Revenues	-	360,200	470,935	110,735
Expenditures				
Current:				
Public Safety				
Personnel Cost	-	121,856	99,772	22,084
Operating	-	325,755	248,723	77,032
Capital Outlay	-	40,000	-	40,000
(Total Expenditures)	-	(487,611)	(348,495)	139,116
(Deficiency) Excess of Revenues Over Expenditures	-	(127,411)	122,440	249,851
Other Financing Sources (Uses)				
Operating Transfer to Other Funds	-	-	-	-
Operating Transfers from Other Funds	-	807,349	807,349	-
Total Other Financing Sources (Uses)	-	807,349	807,349	-
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	-	679,938	929,789	249,851
Fund Balance, Beginning of Year	-	-	-	-
Fund Balance, End of Year	\$ -	\$ 679,938	\$ 929,789	\$ 249,851

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
STORMWATER UTILITY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Charges for Services:				
Stormwater Utility Fees	\$ 815,000	\$ 815,000	\$ 824,450	\$ 9,450
Total	<u>815,000</u>	<u>815,000</u>	<u>824,450</u>	<u>9,450</u>
Miscellaneous:				
Interest	4,350	4,350	13,917	9,567
Other	-	-	-	-
Total Miscellaneous	<u>4,350</u>	<u>4,350</u>	<u>13,917</u>	<u>9,567</u>
Total Revenues	<u>819,350</u>	<u>819,350</u>	<u>838,367</u>	<u>19,017</u>
Expenditures				
Current:				
Physical Environment:				
Personnel	264,880	245,693	232,686	13,007
Operating	149,470	168,657	118,175	50,482
Capital Outlay	305,000	1,147,637	577,315	570,322
(Total Expenditures)	<u>(719,350)</u>	<u>(1,561,987)</u>	<u>(928,176)</u>	<u>633,811</u>
(Deficiency) Excess of Revenues Over Expenditures	<u>100,000</u>	<u>(742,637)</u>	<u>(89,809)</u>	<u>652,828</u>
Other Financing Sources (Uses)				
Operating Transfers to Other Funds	(260,000)	(260,000)	(260,000)	-
Total Other Financing Sources (Uses)	<u>(260,000)</u>	<u>(260,000)</u>	<u>(260,000)</u>	<u>-</u>
(Deficiency) of Revenues and Other Financing Sources (Under) Expenditures and Other Financing Uses	<u>(160,000)</u>	<u>(1,002,637)</u>	<u>(349,809)</u>	<u>652,828</u>
Fund Balance, Beginning of Year	<u>1,177,389</u>	<u>1,177,389</u>	<u>1,177,389</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 1,017,389</u>	<u>\$ 174,752</u>	<u>\$ 827,580</u>	<u>\$ 562,206</u>



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CITY OF EUSTIS, FLORIDA
REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
Last 10 Fiscal Years**

Police Officers	<u>9/30/2019</u>	<u>9/30/2018</u>
Total pension liability		
Service Cost	\$ 584,843	\$ 658,839
Interest	1,993,320	1,911,199
Changes of benefit terms	-	-
Differences between Expected and Actual Experience	(629,787)	(493,609)
Changes of assumptions	197,285	-
Benefit Payments, including Refunds of Employee Contributions	(982,262)	(873,929)
Other (Change in Share Plan Reserve)	28,945	20,606
Net Change in Total Pension Liability	<u>\$ 1,192,344</u>	<u>\$ 1,223,106</u>
Total Pension Liability – Beginning	<u>26,483,885</u>	<u>25,260,779</u>
Total Pension Liability – Ending (a)	<u><u>\$ 27,676,229</u></u>	<u><u>\$ 26,483,885</u></u>
 Plan Fiduciary Net Position		
Contributions – Employer	\$ 1,008,189	\$ 996,150
Contributions – State	166,730	150,052
Contributions – Employee	86,428	84,401
Net investment income	726,613	1,216,791
Benefit Payments, including Refunds of Employee Contributions	(982,262)	(873,929)
Administrative Expense	(59,318)	(66,034)
Net Change in Fiduciary Net Position	<u>\$ 946,380</u>	<u>\$ 1,507,431</u>
Plan Fiduciary Net Position – Beginning	<u>\$ 20,733,875</u>	<u>\$ 19,226,444</u>
Plan Fiduciary Net Position – Ending (b)	<u><u>\$ 21,680,255</u></u>	<u><u>\$ 20,733,875</u></u>
 Net Pension Liability - Ending (a) - (b)	<u><u>\$ 5,995,974</u></u>	<u><u>\$ 5,750,010</u></u>
 Plan Fiduciary Net Position as a percentage of the Total Pension Liability	78.34%	78.29%
 Covered Payroll*	\$ 2,160,700	\$ 2,110,025
Net Pension Liability as a percentage of Covered Payroll	277.50%	272.51%

*For the 2014 Fiscal year, the Covered Payroll figure was based on Pensionable Salary.

** GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for which information is available.

<u>9/30/2017</u>	<u>9/30/2016</u>	<u>9/30/2015</u>	<u>9/30/2014</u>
\$ 638,591	\$ 600,310	\$ 516,884	\$ 520,211
1,771,204	1,673,595	1,510,598	1,407,248
9,127	-	-	-
209,780	196,762	438,421	407,076
20,577	(150,513)	573,884	-
(755,303)	(778,158)	(662,611)	(501,247)
15,057	-	-	-
<u>\$ 1,909,033</u>	<u>\$ 1,541,996</u>	<u>\$ 2,377,176</u>	<u>\$ 1,833,288</u>
<u>23,351,746</u>	<u>21,809,750</u>	<u>19,432,574</u>	<u>18,006,362</u>
<u>\$25,260,779</u>	<u>\$23,351,746</u>	<u>\$21,809,750</u>	<u>\$19,839,650</u>
\$ 997,323	\$ 977,758	\$ 802,667	\$ 579,790
138,955	127,094	117,867	112,409
85,846	85,492	81,598	82,768
1,757,433	1,286,053	(178,588)	1,452,818
(755,303)	(778,158)	(662,611)	(501,247)
(81,037)	(54,726)	(43,013)	(32,231)
<u>\$ 2,143,217</u>	<u>\$ 1,643,513</u>	<u>\$ 117,920</u>	<u>\$ 1,694,307</u>
<u>\$17,083,227</u>	<u>\$15,439,714</u>	<u>\$15,321,794</u>	<u>\$13,627,487</u>
<u>\$19,226,444</u>	<u>\$17,083,227</u>	<u>\$15,439,714</u>	<u>\$15,321,794</u>
<u>\$ 6,034,335</u>	<u>\$ 6,268,519</u>	<u>\$ 6,370,036</u>	<u>\$ 4,517,856</u>
76.11%	73.16%	70.79%	77.23%
\$ 2,146,150	\$ 2,137,300	\$ 2,160,350	\$ 2,285,272
281.17%	293.29%	312.26%	197.69%

CITY OF EUSTIS, FLORIDA
REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
Last 10 Fiscal Years*

Firefighters

	<u>9/30/2019</u>	<u>9/30/2018</u>
Total pension liability		
Service Cost	\$ 257,123	\$ 260,034
Interest	947,278	903,263
Change in Excess State Money	-	-
Share Plan Allocation	10,717	7,697
Changes of benefit terms	(6,344)	-
Differences between Expected and Actual Experience	72,910	125,862
Changes of assumptions	125,476	-
Benefit Payments, including Refunds of Employee Contributions	<u>(941,866)</u>	<u>(519,047)</u>
Net Change in Total Pension Liability	\$ 465,294	\$ 777,809
Total Pension Liability – Beginning	<u>12,211,012</u>	<u>10,584,730</u>
Total Pension Liability – Ending (a)	<u>\$ 12,676,306</u>	<u>\$ 11,362,539</u>
 Plan Fiduciary Net Position		
Contributions – Employer	\$ 563,329	\$ 691,470
Contributions – State	115,463	109,424
Contributions – Employee	57,100	56,255
Net investment income	534,775	672,963
Benefit Payments, including Refunds of Employee Contributions	(941,866)	(519,047)
Administrative Expense	<u>(37,764)</u>	<u>(39,082)</u>
Net Change in Fiduciary Net Position	\$ 291,037	\$ 971,983
Plan Fiduciary Net Position – Beginning	<u>\$ 9,979,983</u>	<u>\$ 9,008,000</u>
Plan Fiduciary Net Position – Ending (b)	<u>\$ 10,271,020</u>	<u>\$ 9,979,983</u>
 Net Pension Liability - Ending (a) - (b)	<u>\$ 2,405,286</u>	<u>\$ 2,231,029</u>
 Plan Fiduciary Net Position as a percentage of the Total Pension Liability	82.00%	81.73%
 Covered Payroll*	\$ 1,427,511	\$ 1,406,377
Net Pension Liability as a percentage of Covered Payroll	168.50%	158.64%

*For the 2014 Fiscal year, the Covered Payroll figure was based on Pensionable Salary.

** GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for which information is available.

<u>9/30/2017</u>	<u>9/30/2016</u>	<u>9/30/2015</u>	<u>9/30/2014</u>
\$ 253,518	\$ 232,480	\$ 214,156	\$ 224,459
846,338	749,472	739,529	700,345
-	(11,144)	-	-
7,266	16,556	-	-
-	-	-	-
99,332	507,014	(379,106)	-
160,056	196,022	-	-
<u>(518,037)</u>	<u>(505,459)</u>	<u>(431,789)</u>	<u>(417,602)</u>
\$ 848,473	\$ 1,184,941	\$ 142,790	\$ 507,202
<u>10,584,730</u>	<u>9,399,789</u>	<u>9,256,999</u>	<u>8,749,797</u>
<u>\$ 11,433,203</u>	<u>\$ 10,584,730</u>	<u>\$ 9,399,789</u>	<u>\$ 9,256,999</u>
\$ 662,590	\$ 573,724	\$ 470,563	\$ 319,298
108,561	115,997	101,739	90,690
53,436	52,516	48,705	46,422
827,904	558,655	(29,631)	578,075
(518,037)	(505,459)	(431,789)	(417,602)
<u>(28,513)</u>	<u>(27,441)</u>	<u>(33,661)</u>	<u>(13,700)</u>
\$ 1,105,941	\$ 767,992	\$ 125,926	\$ 603,183
<u>\$ 7,902,059</u>	<u>\$ 7,134,067</u>	<u>\$ 7,008,141</u>	<u>\$ 6,404,958</u>
<u>\$ 9,008,000</u>	<u>\$ 7,902,059</u>	<u>\$ 7,134,067</u>	<u>\$ 7,008,141</u>
<u>\$ 2,425,203</u>	<u>\$ 2,682,671</u>	<u>\$ 2,265,722</u>	<u>\$ 2,248,858</u>
78.79%	74.66%	75.34%	75.71%
\$ 1,335,896	\$ 1,312,898	\$ 1,340,415	\$ 1,160,547
181.54%	204.33%	169.03%	193.78%

**CITY OF EUSTIS, FLORIDA
REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
Last 10 Fiscal Years ****

Florida Retirement System (FRS)

<u>Fiscal Year</u>	<u>City's Proportion of the Net Pension Liability (Asset)</u>	<u>City's Proportionate Share of Net Pension Liability (Asset)</u>	<u>City's Covered Payroll</u>	<u>City's Proportionate Share of Net Pension Liability (Asset) as % of Covered Payroll</u>	<u>Plan Fiduciary Net Position as % of the Total Pension Liability (Note 2)</u>
2019	0.00178250%	\$ 613,895	\$ 599,605	102.30%	82.61%
2018	0.00197640%	595,298	652,859	91.10%	84.26%
2017	0.00211688%	626,159	692,994	90.36%	83.89%
2016	0.00206766%	522,086	730,772	71.44%	84.88%
2015	0.00263074%	339,795	828,356	41.02%	92.00%
2014	0.00379868%	231,775	1,034,136	22.41%	96.09%

Health Insurance Subsidy (HIS)

<u>Fiscal Year</u>	<u>City's Proportion of the Net Pension Liability (Asset)</u>	<u>City's Proportionate Share of Net Pension Liability (Asset)</u>	<u>City's Covered Payroll</u>	<u>City's Proportionate Share of Net Pension Liability (Asset) as % of Covered Payroll</u>	<u>Plan Fiduciary Net Position as % of the Total Pension Liability (Note 2)</u>
2019	0.00175701%	\$ 196,592	\$ 599,605	32.79%	2.63%
2018	0.00197760%	209,311	652,859	32.06%	2.15%
2017	0.00217412%	232,466	692,994	33.55%	1.64%
2016	0.00228232%	265,995	730,772	36.40%	0.97%
2015	0.00267966%	273,283	828,356	32.99%	0.50%
2014	0.32788050%	306,576	1,034,136	29.65%	0.99%

Note 1 - GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for which information is available.

Note 2 - The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 4 of the Plan's Comprehensive Annual Financial Report.

**CITY OF EUSTIS, FLORIDA
REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF CONTRIBUTIONS
Last 10 Fiscal Years ****

Police Officers' Pension Plan

<u>Fiscal Year</u>	<u>Actuarially Determined Contribution</u>	<u>Contribution in relation to the Actuarially Determined Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Payroll</u>	<u>Contribution as a percentage of Covered Payroll</u>
2019	\$ 1,120,323	\$ (1,145,974)	\$ (25,651)	\$ 2,160,700	53.04%
2018	1,111,772	(1,125,596)	(13,824)	2,110,025	53.35%
2017	1,109,345	(1,121,221)	(11,876)	2,146,150	52.24%
2016	1,078,482	(1,104,852)	(26,370)	2,137,300	51.69%
2015	914,102	(920,534)	(6,432)	2,160,350	42.61%
2014	681,594	(692,199)	(10,605)	2,285,272	30.29%

Firefighters' Pension Plan

<u>Fiscal Year</u>	<u>Actuarially Determined Contribution</u>	<u>Contribution in relation to the Actuarially Determined Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Payroll</u>	<u>Contribution as a percentage of Covered Payroll</u>
2019	\$ 668,075	\$ (668,075)	\$ -	\$ 1,427,511	46.80%
2018	793,197	(793,197)	-	1,406,377	56.40%
2017	730,735	(763,885)	(33,150)	1,335,896	57.18%
2016	636,756	(678,737)	(41,981)	1,312,898	51.70%
2015	540,620	(572,303)	(31,683)	1,340,415	42.70%
2014	417,796	(417,796)	-	1,160,547	36.00%

Note 1 - GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for which information is available.

Note 2 - For the 2014 fiscal year, the Covered Employee Payroll figure was based on Pensionable Salary.

**CITY OF EUSTIS, FLORIDA
REQUIRED SUPPLEMENTAL INFORMATION
SCHEDULE OF CONTRIBUTIONS
Last 10 Fiscal Years ****

Florida Retirement System (FRS)

<u>Fiscal Year</u>	<u>Actuarially Determined Contribution</u>	<u>Contribution in relation to the Actuarially Determined Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Payroll</u>	<u>Contribution as a percentage of Covered Payroll</u>
2019	\$ 57,019	\$ (57,019)	\$ -	\$ 600,001	9.50%
2018	54,291	(54,291)	-	626,783	8.66%
2017	57,570	(57,570)	-	696,943	8.26%
2016	50,484	(50,484)	-	729,732	6.92%
2015	62,130	(62,130)	-	833,613	7.45%
2014	83,278	(83,278)	-	955,278	8.72%

Health Insurance Subsidy (HIS)

<u>Fiscal Year</u>	<u>Actuarially Determined Contribution</u>	<u>Contribution in relation to the Actuarially Determined Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Payroll</u>	<u>Contribution as a percentage of Covered Payroll</u>
2019	\$ 9,911	\$ (9,911)	\$ -	\$ 600,001	1.65%
2018	10,144	(10,144)	-	626,783	1.62%
2017	11,572	(11,572)	-	696,943	1.66%
2016	11,748	(11,748)	-	729,732	1.61%
2015	10,764	(10,764)	-	833,613	1.29%
2014	11,186	(11,186)	-	955,278	1.17%

Note 1 - GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for which information is available.

**CITY OF EUSTIS, FLORIDA
 REQUIRED SUPPLEMENTAL INFORMATION
 SCHEDULE OF INVESTMENT RETURNS
 Last Ten Fiscal Years**

	Police Officers' Pension Plan	Firefighters' Pension Plan
	Annual Money-Weighted Rate of Return Net of Investment	Annual Money-Weighted Rate of Return Net of Investment
<u>Fiscal Year</u>	<u>Expenses</u>	<u>Expenses</u>
2019	7.50%	5.37%
2018	6.28%	7.47%
2017	10.17%	10.48%
2016	8.20%	7.83%
2015	-1.20%	-0.42%
2014	10.60%	9.07%
2013	15.30%	14.38%

Note 1 - GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for which information is available.

City of Eustis
Schedule of Changes in Total OPEB Liability and Related Ratios
Last 10 Measurement Years*

	2019	2018
Total OPEB Liability		
Service cost	\$ 133,150	\$ 199,474
Interest	128,821	124,166
Difference between expected and actual experience	(1,314,663)	-
Change of assumptions and other inputs	(23,855)	(828,724)
Benefit payments	(195,792)	(78,140)
Net change in total OPEB liability	(1,272,339)	(583,224)
Total OPEB liability - beginning	3,513,554	4,096,778
Total OPEB liability - ending	\$ 2,241,215	\$ 3,513,554
Covered payroll	\$ 10,452,935	\$ 10,296,568
Total OPEB liability as a percentage of covered payroll	21.44%	34.12%

Fiscal year 2019 presents information on the Plan's measurement year ended September 30, 2018.

Notes to the Schedule:

Note 1: GASB 75 requires information for 10 years. However, until a full 10-year trend is compiled, the District is presenting information for only those years for which information is available.

Note 2: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75.



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**CITY OF EUSTIS, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL SPECIAL REVENUE FUNDS
SEPTEMBER 30, 2019**

	Law Enforcement Trust Fund	Law Enforcement Education Fund	Economic Development Fund	Library Contribution Fund
Assets				
Cash and Cash Equivalents	\$ 21,661	\$ 81,187	\$ 178,513	\$ 103,888
Receivables, Net:				
Accounts	-	3,288	2,391	-
Interest	17	64	139	82
Total Assets	21,678	84,539	181,043	103,970
Liabilities and Fund Balances				
Liabilities				
Accounts Payable and Accrued Liabilities	-	-	3,220	1,947
Total Liabilities	-	-	3,220	1,947
Fund Balances				
Nonspendable:				
Library Trust Donations	-	-	-	29,726
Restricted for:				
Public Safety Impact Fees	-	-	-	-
Culture and Recreation Impact Fees	-	-	-	-
Ordinance - Community Development	-	-	177,823	-
Specific Contributions	-	-	-	32,493
Police Fines and Forfeitures	21,678	84,539	-	-
Cemetery - Chapter 22 of Code	-	-	-	-
Committed to:				
Library	-	-	-	39,804
Unassigned:				
Total Fund Balance	21,678	84,539	177,823	102,023
Total Liabilities and Fund Balances	\$ 21,678	\$ 84,539	\$ 181,043	\$ 103,970

Impact Fee Fund	Greenwood Cemetery Fund	Total
\$ 446,092	\$ 262,661	\$ 1,094,002
-	-	5,679
356	208	866
<u>446,448</u>	<u>262,869</u>	<u>1,100,547</u>
484	-	5,651
<u>484</u>	<u>-</u>	<u>5,651</u>
-	-	29,726
401,308	-	401,308
44,656	-	44,656
-	-	177,823
-	-	32,493
-	-	106,217
-	262,869	262,869
-	-	39,804
<u>445,964</u>	<u>262,869</u>	<u>1,094,896</u>
<u>\$ 446,448</u>	<u>\$ 262,869</u>	<u>\$ 1,100,547</u>

CITY OF EUSTIS, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL SPECIAL REVENUE FUNDS FOR
THE YEAR ENDED SEPTEMBER 30, 2019

	Law Enforcement Trust Fund	Law Enforcement Education Fund	Economic Development Fund	Library Contribution Fund
Revenues				
Fines and Forfeitures	\$ 14,731	\$ 30,870	\$ -	\$ 13,052
Miscellaneous	150	684	44,112	9,709
Total Revenues	<u>14,881</u>	<u>31,554</u>	<u>44,112</u>	<u>22,761</u>
Expenditures				
Current:				
General Government and Administration	-	-	51,540	-
Public Safety	11,225	12,133	-	-
Culture and Recreation	-	-	-	19,188
Capital Outlay	-	-	9,275	-
(Total Expenditures)	<u>(11,225)</u>	<u>(12,133)</u>	<u>(60,815)</u>	<u>(19,188)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>3,656</u>	<u>19,421</u>	<u>(16,703)</u>	<u>3,573</u>
Other Financing Sources (Uses)				
Operating Transfers from Other Funds	-	7,700	-	-
Operating Transfers to Other Funds	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>7,700</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	3,656	27,121	(16,703)	3,573
Fund Balances, Beginning of Year	<u>18,022</u>	<u>57,418</u>	<u>194,526</u>	<u>98,450</u>
Fund Balances, End of Year	<u>\$ 21,678</u>	<u>\$ 84,539</u>	<u>\$ 177,823</u>	<u>\$ 102,023</u>

Impact Fee Fund	Greenwood Cemetery Fund	Total
\$ -	\$ -	\$ 58,653
95,643	5,110	155,408
<u>95,643</u>	<u>5,110</u>	<u>214,061</u>
-	763	52,303
1,090	-	24,448
45,222	-	64,410
159,372	-	168,647
<u>(205,684)</u>	<u>(763)</u>	<u>(309,808)</u>
<u>(110,041)</u>	<u>4,347</u>	<u>(95,747)</u>
-	-	7,700
<u>(2,139)</u>	<u>(2,514)</u>	<u>(4,653)</u>
<u>(2,139)</u>	<u>(2,514)</u>	<u>3,047</u>
(112,180)	1,833	(92,700)
<u>558,144</u>	<u>261,036</u>	<u>1,187,596</u>
<u>\$ 445,964</u>	<u>\$ 262,869</u>	<u>\$ 1,094,896</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
LAW ENFORCEMENT TRUST FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Actual</u>	<u>Final Budget</u>	<u>Variance With Final Budget</u>
Revenues			
Fines and Forfeitures	\$ 14,731	\$ 4,000	\$ 10,731
Miscellaneous:			
Interest	150	100	50
Total Revenues	<u>14,881</u>	<u>4,100</u>	<u>10,781</u>
Expenditures			
Current:			
Public Safety:			
Administration	11,225	14,985	3,760
Capital Outlay	-	-	-
(Total Expenditures)	<u>(11,225)</u>	<u>(14,985)</u>	<u>3,760</u>
(Deficiency) Excess of Revenues Over Expenditures	<u>3,656</u>	<u>(10,885)</u>	<u>14,541</u>
Net Change in Fund Balance	3,656	(10,885)	14,541
Fund Balances, Beginning of Year	<u>18,022</u>	<u>18,022</u>	<u>-</u>
Fund Balances, End of Year	<u>\$ 21,678</u>	<u>\$ 7,137</u>	<u>\$ 14,541</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
LAW ENFORCEMENT EDUCATION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Actual</u>	<u>Final Budget</u>	<u>Variance With Final Budget</u>
Revenues			
Fines and Forfeitures	\$ 30,870	\$ 17,000	\$ 13,870
Total Fines and Forfeitures	<u>30,870</u>	<u>17,000</u>	<u>13,870</u>
Miscellaneous:			
Interest	684	200	484
Total Miscellaneous	<u>684</u>	<u>200</u>	<u>484</u>
Total Revenues	<u>31,554</u>	<u>17,200</u>	<u>14,354</u>
Expenditures			
Current:			
Public Safety:			
Administration	300	300	-
Police Training	11,833	12,301	468
Capital Outlay	-	-	-
(Total Expenditures)	<u>(12,133)</u>	<u>(12,601)</u>	<u>468</u>
(Deficiency) Excess of Revenues			
(Under) Expenditures	<u>19,421</u>	<u>4,599</u>	<u>14,822</u>
Other Financing Sources (Uses)			
Operating Transfers from Other Funds	<u>7,700</u>	<u>7,700</u>	<u>-</u>
Net Change in Fund Balance	27,121	12,299	14,822
Fund Balance, Beginning of Year	<u>57,418</u>	<u>57,418</u>	<u>-</u>
Fund Balance, End of year	<u>\$ 84,539</u>	<u>\$ 69,717</u>	<u>\$ 14,822</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
ECONOMIC DEVELOPMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Actual</u>	<u>Final Budget</u>	<u>Variance With Final Budget</u>
Revenues			
Miscellaneous:			
Program Income	\$ 42,390	\$ 57,500	\$ (15,110)
Interest	1,722	850	872
Total Revenues	<u>44,112</u>	<u>58,350</u>	<u>(14,238)</u>
Expenditures			
Current:			
General Government:			
Administration	51,540	103,950	52,410
Capital Outlay	9,275	9,275	-
(Total Expenditures)	<u>(60,815)</u>	<u>(113,225)</u>	<u>52,410</u>
(Deficiency) Excess of Revenues Over Expenditures	<u>(16,703)</u>	<u>(54,875)</u>	<u>38,172</u>
Net Change in Fund Balance	(16,703)	(54,875)	38,172
Fund Balance, Beginning of Year	<u>194,526</u>	<u>194,526</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 177,823</u>	<u>\$ 139,651</u>	<u>\$ 38,172</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
LIBRARY CONTRIBUTION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Actual</u>	<u>Final Budget</u>	<u>Variance With Final Budget</u>
Revenues			
Fines and Forfeitures:			
Library Fines	\$ 13,052	\$ 10,000	\$ 3,052
Miscellaneous:			
Interest	990	550	440
Book Sales	3,552	2,500	1,052
Donations	1,608	1,000	608
Other	3,559	5,000	(1,441)
Total Miscellaneous Revenues	<u>9,709</u>	<u>9,050</u>	<u>659</u>
Total Revenues	<u>22,761</u>	<u>19,050</u>	<u>3,711</u>
Expenditures			
Current:			
Culture and Recreation:			
Administration	19,188	32,600	13,412
(Total Expenditures)	<u>(19,188)</u>	<u>(32,600)</u>	<u>13,412</u>
(Deficiency) Excess of Revenues Over Expenditures	3,573	(13,550)	17,123
Fund Balance, Beginning of Year	<u>98,450</u>	<u>98,450</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 102,023</u>	<u>\$ 84,900</u>	<u>\$ 17,123</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
IMPACT FEE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Actual</u>	<u>Final Budget</u>	<u>Variance With Final Budget</u>
Revenues			
Miscellaneous:			
Permits and Fees	\$ 71,351	\$ 50,000	\$ (21,351)
Grants	20,000	20,000	-
Interest	4,292	3,400	(892)
Total Revenues	<u>95,643</u>	<u>73,400</u>	<u>(22,243)</u>
Expenditures			
Current:			
Administration			-
Culture and Recreation	45,222	51,100	5,878
Public Safety	1,090	1,100	10
Capital Outlay	159,372	169,710	10,338
(Total Expenditures)	<u>(205,684)</u>	<u>(221,910)</u>	<u>(16,226)</u>
(Deficiency) Excess of Revenues Over Expenditures	(110,041)	(148,510)	(38,469)
Other Financing Sources (Uses)			
Operating Transfers to Other Funds	(2,139)	(1,500)	
Fund Balance, Beginning of Year	<u>558,144</u>	<u>558,144</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 445,964</u>	<u>\$ 408,134</u>	<u>\$ (38,469)</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
GREENWOOD CEMETERY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Actual</u>	<u>Final Budget</u>	<u>Variance With Final Budget</u>
Revenues			
Miscellaneous:			
Interest	\$ 2,520	\$ 1,200	\$ 1,320
Lot Sales	920	5,000	(4,080)
Donations	1,670	1,400	270
Total Revenues	<u>5,110</u>	<u>7,600</u>	<u>(2,490)</u>
Expenditures			
Current:			
General Government:			
Administration	763	800	37
(Total Expenditures)	<u>(763)</u>	<u>(800)</u>	<u>37</u>
(Deficiency) Excess of Revenues Over Expenditures	<u>4,347</u>	<u>6,800</u>	<u>(2,453)</u>
Other Financing Sources (Uses)			
Operating Transfers to Other Funds	(2,514)	(1,200)	(1,314)
Total Other Financing (Uses)	<u>(2,514)</u>	<u>(1,200)</u>	<u>(1,314)</u>
(Deficiency) of Revenues and Other Financing Sources (Under) Expenditures and Other Financing Uses	1,833	5,600	(3,767)
Fund Balance, Beginning of Year	<u>261,036</u>	<u>261,036</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 262,869</u>	<u>\$ 266,636</u>	<u>\$ (3,767)</u>

CITY OF EUSTIS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
SALES TAX CAPITAL PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budgeted Amounts		Actual Amounts	Variance With Final Budget
	Original	Final		
Revenues				
Intergovernmental Revenues:				
Discretionary Additional Sales Tax	\$ 1,938,000	\$ 1,938,000	\$ 2,015,021	\$ 77,021
Local Grant	-	150,000	79,084	(70,916)
Total Intergovernmental Revenues	<u>1,938,000</u>	<u>2,088,000</u>	<u>2,094,105</u>	<u>6,105</u>
Miscellaneous Revenues:				
Interest	7,650	7,650	17,636	9,986
Total Miscellaneous Revenues	<u>7,650</u>	<u>7,650</u>	<u>17,636</u>	<u>9,986</u>
Total Revenues	<u>1,945,650</u>	<u>2,095,650</u>	<u>2,111,741</u>	<u>16,091</u>
Expenditures				
Current:				
General Government:				
Capital Outlay	219,500	312,649	100,245	212,404
Debt Service:				
Principal Payments	247,559	247,559	247,475	84
Interest and Fees	23,782	23,782	22,999	783
Total General Government	<u>490,841</u>	<u>583,990</u>	<u>370,719</u>	<u>213,271</u>
Public Safety:				
Capital Outlay	274,100	500,898	473,564	27,334
Total Public Safety	<u>274,100</u>	<u>500,898</u>	<u>473,564</u>	<u>27,334</u>
Transportation:				
Capital Outlay	631,959	1,167,200	740,886	426,314
Total Transportation	<u>631,959</u>	<u>1,167,200</u>	<u>740,886</u>	<u>426,314</u>
Culture and Recreation:				
Capital Outlay	1,431,000	1,683,123	229,379	1,453,744
Total Culture and Recreation	<u>1,431,000</u>	<u>1,683,123</u>	<u>229,379</u>	<u>1,453,744</u>
(Total Expenditures)	<u>2,827,900</u>	<u>3,935,211</u>	<u>1,814,548</u>	<u>2,120,663</u>
(Deficiency) Excess of Revenues				
Over Expenditures	<u>(882,250)</u>	<u>(1,839,561)</u>	<u>297,193</u>	<u>2,136,754</u>
Other Financing Sources (Uses)				
Operating Transfers from Other Funds	-	-	-	-
Debt Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(882,250)	(1,839,561)	297,193	2,136,754
Fund Balances, Beginning of Year	1,680,674	1,680,674	1,680,674	-
Fund Balances, End of Year	<u>\$ 798,424</u>	<u>\$ (158,887)</u>	<u>\$ 1,977,867</u>	<u>\$ 2,136,754</u>

City of Eustis
Net Position By Component
Last Ten Years

	Fiscal Year Ending									
	9/30/2010	9/30/2011	9/30/2012	9/30/2013	9/30/2014	9/30/2015	9/30/2016	9/30/2017	9/30/2018	9/30/2019
Governmental Activities										
Net Investment in Capital Assets	\$ 52,363,108	\$ 55,235,283	\$ 59,461,444	\$ 60,130,046	\$ 60,587,680	\$ 60,391,695	\$ 60,696,128	\$ 60,131,048	\$ 59,881,913	\$ 59,969,021
Restricted	7,139,672	5,564,314	5,430,951	4,501,756	3,848,338	3,654,895	4,234,071	4,789,207	5,320,003	5,588,178
Unrestricted	8,055,273	9,039,378	7,138,449	6,068,594	6,354,893	(1,127,118)	(1,680,939)	(2,286,421)	(4,222,712)	(1,900,432)
Total governmental activities net assets	\$ 67,558,053	\$ 69,838,975	\$ 72,030,844	\$ 70,700,396	\$ 70,790,911	\$ 62,919,472	\$ 63,249,260	\$ 62,633,834	\$ 60,979,204	\$ 63,656,767
Business-type activities										
Net Investment in Capital Assets	\$ 37,009,831	\$ 35,113,212	\$ 33,870,957	\$ 33,479,575	\$ 32,764,485	\$ 31,730,770	\$ 31,323,252	\$ 28,570,346	\$ 33,980,209	\$ 32,913,630
Restricted	3,981,309	4,346,977	4,299,062	4,272,913	4,951,489	6,695,686	9,179,083	8,174,683	5,402,247	6,975,120
Unrestricted	5,140,150	6,188,179	7,054,263	7,084,182	6,838,507	5,794,887	5,175,131	11,078,405	10,050,181	10,293,906
Total business-type activities net assets	\$ 46,131,290	\$ 45,649,368	\$ 45,224,282	\$ 44,836,670	\$ 44,554,481	\$ 44,221,343	\$ 45,677,466	\$ 47,823,434	\$ 49,432,637	\$ 50,182,656
Primary government										
Net Investment in Capital Assets	\$ 89,372,939	\$ 90,348,495	\$ 93,332,401	\$ 93,609,621	\$ 93,352,165	\$ 92,122,465	\$ 92,019,380	\$ 88,701,394	\$ 93,862,122	\$ 92,882,651
Restricted	11,120,981	9,911,291	9,730,013	8,774,669	8,799,827	10,350,581	13,413,154	12,963,890	10,722,250	12,563,298
Unrestricted	13,195,423	15,228,557	14,192,712	13,152,776	13,193,400	4,667,769	3,494,192	8,791,984	5,827,469	8,393,474
Total Primary government	\$ 113,689,343	\$ 115,488,343	\$ 117,255,126	\$ 115,537,066	\$ 115,345,392	\$ 107,140,815	\$ 108,926,726	\$ 110,457,268	\$ 110,411,841	\$ 113,839,423

City of Eustis
Changes in Net Position
Last Ten Years
(Accrual Basis GASB 34 Beginning 9/30/03)

	9/30/2010	9/30/2011	9/30/2012	9/30/2013
Expenses				
Governmental activities:				
General Government	\$ 4,952,041	\$ 4,477,958	\$ 4,603,864	\$ 4,477,958
Public Safety	7,478,860	6,957,146	2,770,677	8,026,248
Physical Environment	-	-	-	-
Transportation	2,551,531	2,661,709	2,950,086	3,079,555
Culture & Recreation	2,102,629	1,986,339	526,707	2,127,106
Non-Departmental	-	-	-	-
Debt Service	76,103	97,728	73,155	70,559
Total Governmental activities	17,161,164	16,180,880	10,924,489	17,781,426
Business-type activities:				
Water and Sewer Activities	7,059,884	6,903,553	2,067,492	7,171,734
Total primary government expenses	\$ 24,221,048	\$ 23,084,433	\$ 12,991,981	\$ 24,953,160
Program Revenues				
Governmental activities:				
Charges for services:				
General government	1,254,528	966,669	1,043,320	1,149,734
Public Safety	12,665	73,240	373,945	166,210
Physical Environment	-	-	-	-
Transportation	1,524,401	1,498,398	754,054	756,847
Culture & Recreation	189,873	232,055	201,188	234,618
Non-Departmental	-	-	-	-
Operating grants and contributions	378,242	346,018	265,487	63,665
Capital grants and contributions	260,814	1,798,455	2,720,679	12,287
Total governmental activities program revenues	3,620,523	4,914,835	5,358,673	2,383,361
Business-type activities:				
Charges for services:				
Water	3,719,765	4,054,643	4,017,015	4,188,825
Wastewater	3,142,733	3,323,610	3,381,212	3,571,329
Non-Departmental	-	-	-	-
Capital grants and contributions	549,522	106,823	120,251	381,036
Total business-type activities program revenues	7,412,020	7,485,076	7,518,478	8,141,190
Total primary government program revenues	\$ 11,032,543	\$ 12,399,911	\$ 12,877,151	\$ 10,524,551
Net (Expenditures)/Revenues				
Governmental activities	\$ (13,540,641)	\$ (11,266,045)	\$ (5,565,816)	\$ (15,656,112)
Business-type activities	352,136	581,523	5,450,986	969,456
Total primary government net (expenses)/revenue	\$ (13,188,505)	\$ (10,684,522)	\$ (114,830)	\$ (14,686,656)
General Revenues and Other Changes in Net Assets				
Governmental activities:				
Taxes				
Property taxes	4,716,776	4,690,753	4,686,897	4,726,990
Utility taxes	1,746,381	1,676,315	1,399,934	1,301,618
Franchise fees	1,580,452	1,454,930	1,561,919	1,603,425
State shared revenues	3,279,153	3,952,591	4,351,654	4,500,589
Investment earnings	223,756	118,918	96,060	7,377
Miscellaneous income	641,093	393,462	828,315	636,149
Transfers in	1,553,854	1,260,000	1,260,000	1,549,516
Total governmental activities	13,741,465	13,546,969	14,184,779	14,325,664
Business-type activities:				
Investment earnings	132,249	41,323	38,372	40,984
Gain on disposal of assets	-	-	-	-
Miscellaneous income	163,422	155,232	209,257	151,464
Transfers	(1,553,854)	(1,260,000)	(1,260,000)	(1,549,516)
Total business-type activities	(1,258,183)	(1,063,445)	(1,012,371)	(1,357,068)
Total primary government	\$ 12,483,282	\$ 12,483,524	\$ 13,172,408	\$ 12,968,596
Change in Net Position				
Governmental Activities	\$ 200,824	\$ 2,280,924	\$ 2,134,367	\$ (1,330,448)
Business-type activities	(906,047)	(481,922)	(425,086)	(387,612)
Total primary government	\$ (705,223)	\$ 1,799,002	\$ 1,709,281	\$ (1,718,060)

Fiscal Year Ending						
9/30/2014	9/30/2015	9/30/2016	9/30/2017	9/30/2018	9/30/2019	
\$ 5,072,134	\$ 5,112,758	\$ 4,752,283	\$ 4,524,135	\$ 4,536,101	\$ 4,983,675	
7,626,013	8,005,426	8,828,550	9,824,650	9,175,828	9,794,225	
276,630	267,089	297,444	315,758	351,219	412,759	
2,867,866	3,229,271	2,762,752	2,998,938	3,283,299	3,097,073	
1,900,795	2,141,378	2,200,203	2,224,674	2,569,564	2,244,335	
-	-	-	-	-	-	
40,240	42,203	35,211	35,169	15,599	33,648	
<u>17,783,678</u>	<u>18,798,125</u>	<u>18,876,443</u>	<u>19,923,324</u>	<u>19,931,610</u>	<u>20,565,714</u>	
7,779,993	8,524,721	8,102,971	8,414,798	8,710,241	9,044,822	
<u>\$ 25,563,671</u>	<u>\$ 27,322,846</u>	<u>\$ 26,979,414</u>	<u>\$ 28,338,122</u>	<u>\$ 28,641,851</u>	<u>\$ 29,610,536</u>	
1,430,410	704,346	1,006,021	719,984	643,580	159,504	
193,010	178,551	308,083	267,280	261,099	770,560	
711,916	783,307	792,655	827,607	841,781	841,390	
-	-	-	10,000	16,024	-	
269,372	252,810	432,309	289,032	243,125	235,660	
-	-	-	-	-	-	
10,883	23,639	19,845	17,749	1,614	612,925	
-	-	-	-	5,720	791,567	
<u>2,615,591</u>	<u>1,942,653</u>	<u>2,558,913</u>	<u>2,131,652</u>	<u>2,012,943</u>	<u>3,411,606</u>	
4,417,654	5,291,332	5,666,288	5,911,626	5,561,023	6,197,648	
3,795,138	3,853,556	4,091,465	4,530,963	4,853,316	4,808,265	
-	-	-	-	-	-	
669,860	816,756	1,224,995	1,435,914	1,814,665	355,781	
<u>8,882,652</u>	<u>9,961,644</u>	<u>10,982,748</u>	<u>11,878,503</u>	<u>12,229,004</u>	<u>11,361,694</u>	
<u>\$ 11,498,243</u>	<u>\$ 11,904,297</u>	<u>\$ 13,541,661</u>	<u>\$ 14,010,155</u>	<u>\$ 14,241,947</u>	<u>\$ 14,773,300</u>	
\$ (15,168,087)	\$ (16,855,472)	\$ (16,317,530)	\$ (17,791,672)	\$ (17,918,667)	\$ (17,154,108)	
1,102,659	1,436,923	2,879,777	3,463,705	3,518,763	2,316,872	
<u>\$ (14,065,428)</u>	<u>\$ (15,418,549)</u>	<u>\$ (13,437,753)</u>	<u>\$ (14,327,967)</u>	<u>\$ (14,399,904)</u>	<u>\$ (14,837,236)</u>	
5,377,109	5,583,523	5,778,651	6,034,790	6,599,902	7,270,242	
1,472,855	1,437,147	1,453,668	1,484,768	1,621,592	1,717,694	
1,796,581	2,283,573	2,530,415	2,570,953	2,544,608	2,719,237	
4,496,256	4,664,292	4,402,912	4,561,956	4,956,751	4,999,895	
79,345	68,542	54,018	30,931	87,017	236,734	
626,456	738,642	927,654	992,848	998,288	1,077,196	
1,410,000	1,500,000	1,500,000	1,500,000	1,512,587	1,810,673	
<u>15,258,602</u>	<u>16,275,719</u>	<u>16,647,318</u>	<u>17,176,246</u>	<u>18,320,745</u>	<u>19,831,671</u>	
18,648	45,221	44,853	100,933	165,900	233,292	
-	-	-	-	-	-	
6,504	27,482	31,493	81,330	15,008	10,526	
<u>(1,410,000)</u>	<u>(1,500,000)</u>	<u>(1,500,000)</u>	<u>(1,500,000)</u>	<u>(1,512,587)</u>	<u>(1,810,673)</u>	
<u>(1,384,848)</u>	<u>(1,427,297)</u>	<u>(1,423,654)</u>	<u>(1,317,737)</u>	<u>(1,331,679)</u>	<u>(1,566,855)</u>	
<u>\$ 13,873,754</u>	<u>\$ 14,848,422</u>	<u>\$ 15,223,664</u>	<u>\$ 15,858,509</u>	<u>\$ 16,989,066</u>	<u>\$ 18,264,816</u>	
\$ 90,515	\$ (579,753)	\$ 329,788	\$ (615,426)	\$ 402,078	\$ 2,677,563	
(282,189)	9,626	1,456,123	2,145,968	2,187,084	750,017	
<u>\$ (191,674)</u>	<u>\$ (570,127)</u>	<u>\$ 1,785,911</u>	<u>\$ 1,530,542</u>	<u>\$ 2,589,162</u>	<u>\$ 3,427,580</u>	

Schedule 3

City of Eustis
Fund Balances, Governmental Funds
Last Ten Years
(Modified Accrual basis of Accounting)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Fund										
Reserved	615,873	-	-	-	405,873	405,873	405,872	405,873	405,873	405,873
Unreserved	8,054,338	-	-	-	1,407,448	1,032,738	710,000	360,000	-	-
Non-Spendable	-	-	-	-	-	-	-	-	-	-
Restricted:	-	-	-	-	-	-	-	-	-	-
Building Permits	-	-	-	-	-	-	529,150	669,403	807,349	-
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-	-
Emergency Contingency	-	-	-	405,873	405,873	405,873	405,872	405,873	405,873	405,873
Debt Service	-	-	-	1,407,448	1,437,448	1,032,738	710,000	360,000	-	-
Self Insurance	-	-	-	-	-	-	-	-	-	-
Unassigned	-	8,365,290	7,482,073	4,956,071	5,274,791	5,389,701	5,668,231	5,986,731	6,925,213	8,657,012
Total General Fd.	\$ 8,670,211	\$ 8,365,290	\$ 7,482,073	\$ 6,769,392	\$ 7,118,112	\$ 6,828,312	\$ 7,313,253	\$ 7,422,007	\$ 8,138,435	\$ 9,062,885

Major Funds

Street Improvement Fund:										
Reserved Roads & Streets	\$ 765,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Spendable	-	-	-	-	-	-	-	-	-	-
Restricted	-	616,353	726,904	473,138	374,855	464,428	636,164	461,510	244,827	195,568
Committed	-	188,322	191,651	192,851	192,851	192,851	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-	-
Total Street Improvement Fd.	\$ 765,041	\$ 804,675	\$ 918,555	\$ 665,989	\$ 567,706	\$ 657,279	\$ 636,164	\$ 461,510	\$ 244,827	\$ 24,317

Sales Tax Capital Projects Fund:

Reserved Capital Projects	\$ 378,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Spendable	-	-	-	-	-	-	-	-	-	-
Restricted	-	2,844,521	2,745,902	2,376,456	1,600,733	1,288,680	980,158	1,230,939	1,680,674	1,977,867
Committed	-	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-	-
Total Sales tax Rev. Fd.	\$ 378,638	\$ 2,844,521	\$ 2,745,902	\$ 2,376,456	\$ 1,600,733	\$ 1,288,680	\$ 980,158	\$ 1,230,939	\$ 1,680,674	\$ 1,977,867

Community Redevelopment:

Reserved CRA Expenditure	\$ 915,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Spendable	-	-	-	-	-	-	-	-	-	-
Restricted	-	1,093,052	1,103,878	737,414	893,432	895,237	868,821	1,129,206	1,399,557	1,390,058
Committed	-	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-	-
Total Com. Redevelopment	\$ 915,029	\$ 1,093,052	\$ 1,103,878	\$ 737,414	\$ 893,432	\$ 895,237	\$ 868,821	\$ 1,129,206	\$ 1,399,557	\$ 1,390,058

Note: Fund Balance classifications have been revised due to the implementation of GASB Statement 54 in fiscal year 2011.

City of Eustis
Fund Balances, Governmental Funds
Last Ten Years
(Modified Accrual basis of Accounting)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Fiscal Year Ending September 30										
Stormwater Utility Fund:										
Reserved for Stormwater	\$ 583,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Spendable	-	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-	-
Committed	-	1,168,464	465,872	700,871	733,313	810,469	1,018,942	1,121,598	1,177,389	827,580
Unassigned	-	-	-	-	-	-	-	-	-	-
Total Stormwater Utility	\$ 583,907	\$ 1,168,464	\$ 465,872	\$ 700,871	\$ 733,313	\$ 810,469	\$ 1,018,942	\$ 1,121,598	\$ 1,177,389	\$ 827,580
Building Services Fund:										
Non-Spendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	-	-	-	-	-	-	-	-	-	929,789
Committed	-	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-	-
Total Building Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 929,789

Non-Major Funds

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
All Other Governmental Funds										
Reserved	171,3869	-	-	-	-	-	-	-	-	-
Unreserved	583,907	29,726	29,726	30,172	30,195	30,172	30,156	30,156	40,523	29,726
Non-Spendable	-	980,662	854,267	884,576	695,406	976,378	1,189,622	1,226,111	1,119,239	1,025,366
Restricted	-	255,395	261,690	263,352	260,601	(1,028)	11,697	41,882	27,834	39,804
Committed	-	-	-	-	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-	-	-	-	-
Total All Other Funds	\$ 2,297,776	\$ 1,265,783	\$ 1,145,683	\$ 1,178,100	\$ 986,202	\$ 1,005,522	\$ 1,231,475	\$ 1,298,149	\$ 1,187,596	\$ 1,094,896

Note: Fund Balance classifications have been revised due to the implementation of GASB Statement 54 in fiscal year 2011.

City of Elustis
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified Accrual basis of accounting)

	Fiscal Year Ending September 30									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Revenues:										
Ad Valorem	\$ 4,716,776	\$ 4,690,753	\$ 4,686,897	\$ 4,726,990	\$ 5,377,109	\$ 5,583,523	\$ 5,778,651	\$ 6,034,790	\$ 6,599,902	\$ 7,270,242
Franchise Fees	1,580,452	1,454,930	1,399,934	1,301,618	1,472,855	1,437,147	1,453,668	1,484,768	1,621,592	1,717,694
Utility Service Taxes	1,746,381	1,676,315	1,561,919	1,603,425	1,796,581	2,283,573	2,530,415	2,570,953	2,544,608	2,719,237
State Revenue Sharing	3,279,153	3,409,969	1,884,667	1,970,900	1,887,576	1,546,238	1,641,550	1,727,762	1,897,871	1,973,738
Other Intergovernmental Revenues	1,351,099	3,043,045	5,017,169	2,604,112	2,636,529	3,140,305	2,805,841	2,923,650	3,080,623	4,123,178
Licenses and Permits	219,151	192,146	230,112	326,931	579,565	569,461	882,403	563,371	581,881	581,216
Fines and Forfeitures	83,851	68,717	74,404	52,458	67,367	65,964	72,159	81,285	172,696	156,484
Charges for Services	1,747,833	1,707,840	1,866,105	1,859,896	1,822,143	1,198,000	1,223,849	1,297,910	1,255,037	1,252,584
Interest	223,756	118,918	96,060	7,377	79,345	68,542	54,018	30,931	87,017	236,734
On-Behalf Payments	218,589	198,161	201,886	202,870	203,099	219,605	243,091	247,516	259,476	282,193
Other Sources	641,091	641,010	828,315	502,932	542,025	606,012	1,020,584	844,963	720,398	833,503
Total Revenues	15,808,132	\$ 17,201,804	\$ 17,847,468	\$ 15,159,509	\$ 16,464,194	\$ 16,718,370	\$ 17,706,229	\$ 17,807,899	\$ 18,821,101	\$ 21,146,803
Expenditures:										
General Government and Admin.	4,632,925	4,300,048	4,282,671	4,369,033	4,240,947	4,156,112	3,853,575	3,992,612	4,138,062	4,702,782
Public Safety	6,410,651	6,421,483	6,586,930	7,017,122	6,989,996	7,274,731	7,655,858	8,171,240	8,215,860	8,593,705
On-Behalf Payments	218,589	198,161	201,886	202,870	203,099	219,605	243,091	247,516	259,476	282,193
Physical Environment	-	-	-	-	271,528	260,022	253,457	263,360	264,223	350,861
Transportation	1,944,749	2,028,208	2,176,994	2,168,875	1,726,889	1,589,009	1,545,467	1,775,494	1,767,615	1,664,598
Culture and Recreation	1,812,085	1,676,290	1,801,921	1,658,557	1,645,531	1,734,844	1,682,617	1,733,137	1,793,822	1,844,145
Nondepartmental	-	-	-	37,500	-	-	48,552	51,521	29,605	30,000
Capital Outlay	4,209,171	4,203,044	5,246,982	2,178,048	2,835,938	2,865,843	2,810,086	1,794,154	2,845,253	3,739,804
Debt Service	-	-	-	-	-	-	-	-	-	-
Interest	380,000	395,000	420,000	440,000	465,000	42,203	35,211	35,169	8,951	22,999
Principal	77,827	94,478	69,905	70,761	23,990	490,000	515,000	629,100	645,752	247,475
Total Expenditures	19,685,997	19,316,712	20,787,289	18,142,766	18,402,918	18,632,369	18,642,914	18,693,303	19,968,619	21,478,562
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,877,865)	(2,114,908)	\$ (2,939,821)	\$ (2,983,257)	\$ (1,938,724)	\$ (1,913,999)	\$ (936,685)	\$ (885,404)	\$ (1,147,518)	\$ (331,759)
Other Financing Sources (Uses):										
Transfers In	2,573,087	2,883,842	2,487,663	2,215,833	2,135,374	2,497,986	2,459,686	2,482,672	2,526,774	3,313,510
Transfers Out	(1,019,233)	(1,623,842)	(1,227,663)	(666,317)	(725,374)	(997,986)	(959,686)	(982,672)	(1,014,187)	(1,502,837)
Proceeds from Borrowing	-	-	-	-	-	-	-	-	800,000	-
Total Other Financing Sources (Uses)	1,553,854	1,260,000	1,260,000	1,549,516	1,410,000	1,500,000	1,500,000	1,500,000	2,312,587	1,810,673
Net Change in Fund Balances	\$ (2,324,011)	\$ (854,908)	\$ (1,679,821)	\$ (1,433,741)	\$ (528,724)	\$ (413,999)	\$ 563,315	\$ 614,596	\$ 1,165,069	\$ 1,478,914
Debt Service as a Percentage of Noncapital Expenditures	2.96%	3.24%	3.15%	3.20%	3.14%	3.38%	3.48%	3.93%	3.82%	1.47%

**CITY OF EUSTIS, FLORIDA
TAXABLE AND ESTIMATED ACTUAL VALUE
LAST TEN FISCAL YEARS**

TAXABLE ASSESSED VALUATION							
FISCAL YEAR	REAL PROPERTY	PERSONAL PROPERTY	CENTRAL PROPERTY	TOTAL TAXABLE VALUATION	TOTAL DIRECT RATE	TOTAL (1) ESTIMATED ACTUAL VALUE	ASSESSED VALUE AS A PERCENTAGE OF ACTUAL
2009-10	883,604,313	64,598,712	302,815	948,505,840	5.1266	1,053,895,378	90.00%
2010-11	784,953,679	58,111,626	392,001	843,457,306	5.6849	937,174,784	90.00%
2011-12	715,535,939	56,736,133	302,898	772,574,970	6.2432	858,416,633	90.00%
2012-13	667,136,592	54,972,403	172,256	722,281,251	6.7158	802,534,723	90.00%
2013-14	671,502,989	56,293,873	251,433	728,048,295	6.7158	808,942,550	90.00%
2014-15	695,231,551	63,395,983	253,735	758,881,269	7.5810	843,201,410	90.00%
2015-16	724,388,866	64,707,631	346,273	789,442,770	7.5810	877,158,633	90.00%
2016-17	760,782,191	66,066,152	330,790	827,179,133	7.5810	919,087,926	90.00%
2017-18	827,493,389	73,404,454	386,451	901,284,294	7.5810	1,001,426,993	90.00%
2018-19	885,197,045	105,425,226	402,503	991,024,774	7.5810	1,101,138,638	90.00%

(1) Based on Florida Department of Revenue Certifications of assessed tax rolls at 90% or more of the estimated property actual value. Total assessed value assumed to be at 90%. Prior years were estimates only. Actual was obtained from property appraisers office for 2005-06. Due to the increasing number of exemptions the parentage has been reduced over the years and is expected to continue in the future.

City of Eustis
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(Per One Thousand Dollars of Taxable Value)

Fiscal Year	City Direct Rates				Overlapping Rates								TOTAL
	Basic Rate	Redev-District	Street Improv.	Total City of Eustis	Lake County Gen. Fund	Lake County Commission Debt Serv.	Lake County School Board	Lake County Water Authority	North Lake Hospital District	North Lake Ambulance District	St. Johns Water Mgmt. District		
2009-10	4.6717	0.2721	0.1828	5.1266	4.6511	0.1101	7.5320	0.2130	1.000	0.4651	0.4158	19.5137	
2010-11	5.2210	0.2700	0.1939	5.6849	4.7309	0.1101	7.5230	0.2405	1.000	0.3853	0.4158	20.0905	
2011-12	5.2210	0.2700	0.1939	6.2432	4.7309	0.1101	7.3940	0.2405	1.000	0.3853	0.3313	20.4353	
2012-13	6.2020	0.2865	0.2273	6.7158	4.7309	0.1900	7.3200	0.2554	1.000	0.3853	0.3313	20.9287	
2013-14	7.0672	0.2865	0.2273	7.5810	4.7309	0.1900	7.1700	0.2554	1.000	0.3853	0.3283	21.6409	
2014-15	7.0632	0.3070	0.2108	7.5810	5.3856	0.1600	7.2460	0.2554	1.000	0.4629	0.3164	22.4073	
2015-16	7.0721	0.3062	0.2027	7.5810	5.3051	0.1600	7.1970	0.2554	1.000	0.4629	0.3023	22.2637	
2016-17	7.1406	0.3074	0.1330	7.5810	5.1180	0.1524	6.8750	0.2554	1.000	0.4629	0.2885	21.7332	
2017-18	7.1555	0.3035	0.1220	7.5810	5.1180	0.1524	6.6030	0.2554	1.000	0.4629	0.2724	21.4451	
2018-19	7.1542	0.3159	0.1109	7.5810	5.1180	0.1324	6.3550	0.4900	0.9800	0.4629	0.2562	21.3755	

The direct city rate is set by the commission each year. The city as well as other governments are required to contribute the incremental taxable value in excess of the base year of 1990. The city also supplements the Street Improvement Fund.

The overlapping rate represents agencies which have taxing authority within the area. These rates plus the city rate determine the total millage rate attributed to property within the city.

CITY OF EUSTIS, FLORIDA
PRINCIPAL TAXPAYERS
CURRENT AND NINE YEARS AGO
FISCAL YEARS ENDING SEPTEMBER 30TH
(Source Lake County Property Appraisers Office)

TAXPAYER	2010		PERCENTAGE OF TOTAL ASSESSED VALUATION		2019		PERCENTAGE OF TOTAL ASSESSED VALUATION	
	ASSESSED VALUATION	Rank	ASSESSED VALUATION	ASSESSED VALUATION	Rank	ASSESSED VALUATION	ASSESSED VALUATION	
Duke (Progress) Energy	13,687,443	1	1.44%	19,214,324	3	1.94%		
Bre Tarpon - Eustis Village LLC	11,051,219	2	1.17%					
MHC Southern Palms LLC				10,101,524	5	1.02%		
Florida Food Products	5,111,831	5	0.54%	28,536,139	2	2.88%		
Sprint/Embarq	9,137,759	3	0.96%	29,549,458	1	2.98%		
SUSO 4 North Branch LP				14,493,121	4	1.46%		
HTG Valencia LLC				5,697,862	7	0.57%		
MHC Haselton Village LLC				5,157,319	9	1.02%		
Boukalis Dev of St Pete LLC				6,317,735	6	0.64%		
Core Eustis LLC				5,370,298	8	0.54%		
MSC Eustis LLC				4,883,120	10	0.49%		
DIV Vastgoed	3,816,863	9	0.40%					
Zilis Patrick Trustee	4,178,729	6	0.44%					
Burke Industries	3,269,815	10	0.34%					
	<u>20,403,166</u>		2.00%	<u>129,320,900</u>		13.05%		

SOURCE:

**CITY OF EUSTIS
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

FISCAL YEAR	TOTAL TAX LEVY	CURRENT LEVY COLLECTIONS	PERCENT OF LEVY COLLECTED	DELINQUENT TAX COLLECTIONS	TOTAL TAX COLLECTIONS	PERCENT TOTAL COLLECTIONS TO LEVY
2009-10	4,862,610	4,487,680	92.29%	229,096	4,716,776	97.00%
2010-11	4,831,009	4,425,297	91.60%	265,456	4,690,753	97.10%
2011-12	4,823,340	4,479,623	92.87%	207,274	4,686,897	97.17%
2012-13	4,875,857	4,497,608	92.24%	229,382	4,726,990	96.95%
2013-14	5,548,361	5,148,164	92.79%	228,945	5,377,109	96.91%
2014-15	5,753,079	5,368,442	93.31%	215,081	5,583,523	97.05%
2015-16	5,984,766	5,566,832	93.02%	211,818	5,778,650	96.56%
2016-17	6,270,845	5,821,983	92.84%	212,805	6,034,788	96.24%
2017-18	6,832,636	6,326,214	92.59%	273,686	6,599,900	96.59%
2018-19	7,512,959	7,072,491	94.14%	197,084	7,269,575	96.76%

NOTE: Florida Statute 197.012 allows a discount for early payment of taxes of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes become delinquent on April 1 of each year.

County Tax Collector is responsible for collecting and remitting all property taxes. They do not keep track of amounts which are past due on a regular basis. Once a year they consolidate all past due amounts and have a tax certificate sale. The money obtained from this sale is then distributed to the proper taxing authority.

City of Eustis
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	General Activities				Business-Type Activities				Total Primary Government	Est. Actual Value of Taxable Property	Percentage of Taxable Property	Per Capita
	Sales Sur Tax 1997A	Sales Sur Tax - Water 2004	Sales Sur Tax Sewer 2004	Fire Equip Lease/Purch. 2016&2018	Total	Utility Rev. Bonds	Series 2017 Bank Loan	State Revolving Loan				
2009-10	2,400,000	653,500	776,500	-	3,830,000	-	-	3,483,584	7,313,584	1,053,895,378	0.69%	402
2010-11	2,165,000	581,500	688,500	-	3,435,000	-	-	3,195,207	6,630,207	937,174,784	0.71%	357
2011-12	1,910,000	507,250	597,750	-	3,015,000	-	-	2,898,428	5,913,428	858,416,633	0.69%	320
2012-13	1,640,000	430,750	504,250	-	2,575,000	-	-	7,526,631	10,101,631	802,534,723	1.26%	544
2013-14	1,350,000	352,000	408,000	-	2,110,000	-	-	7,047,571	9,157,571	808,942,550	1.13%	493
2014-15	1,040,000	271,000	309,000	-	1,620,000	-	-	6,513,511	8,133,511	843,201,410	0.96%	418
2015-16	710,000	187,750	207,250	-	1,105,000	-	-	5,964,488	7,069,488	877,158,633	0.81%	354
2016-17	360,000	100,000	100,000	353,450	913,450	7,909,456	1,805,500	5,400,084	16,028,490	919,087,926	1.74%	772
2017-18	-	-	-	1,067,736	1,067,736	7,604,222	1,444,400	4,819,867	14,936,225	1,001,426,993	1.49%	717
2018-19	-	-	-	820,223	820,223	7,293,988	1,083,300	4,223,389	13,420,900	1,101,138,638	1.22%	637

City of Eustis
Direct Governmental Activities Debt
As of September 30, 2019

Governmental Revenue Bonds	Beginning Debt	Increase in Debt	Amount Repaid	Debt Outstanding	Percentage Applicable
<u>Series 1997A Sales-Sur Tax:</u>					
Debt Repaid with Sales Sur-Tax Proceeds	-	-	-	-	0.00%
<u>Series 2004 Sales-Sur Tax:</u>					
Debt Repaid with Water Impact Fees	-	-	-	-	0.00%
Debt Repaid with Sewer Impact Fees	-	-	-	-	0.00%
2016 Lease/Purchase of Fire Pumper Truck	267,736	-	87,476	180,260	21.98%
2018 Note Payable - Fire Ladder Truck	800,000	-	160,000	640,000	78.02%
Total Debt	<u>\$ 1,067,736</u>	<u>\$ -</u>	<u>\$ 247,476</u>	<u>\$ 820,260</u>	<u>100.00%</u>

The 1997A is secured by the franchise revenues from Progress Energy. The payments are paid from the General Fund.

The 2004A is secured by the discretionary sales sur-tax and the franchise revenues from Progress Energy. The actual payment is made from the water impact fee collections and the sewer impact fee collections.

The 2016 Lease/Purchase of the Pumper Truck is repaid with Sales Sur-Tax Proceeds

The 2018 Note Payable is repaid with Sales Sur-Tax Proceeds

The City of Eustis does not have any overlapping debt. All debt is secured through a specific revenue source exclusive to the City of Eustis.

1 of 2
City of Eustis
Pledged-Revenue Coverage
Last Ten Years

Fiscal Year	Water & Sewer Pledged Bonds										Total Debt Payments	Coverage
	(1) Utility Revenues	(2) Less Operating Expenses	Add Back Depreciation Expense	Net Available Revenue	Revenue Bond Series 2016		State Revolving Loan		Principal	Interest		
				Principal	Interest	Principal	Interest					
2009-10	7,575,442	6,956,124	2,137,932	2,757,250	-	-	280,213	106,867	387,080	7.12		
2010-11	7,640,308	6,808,047	2,161,578	2,993,839	-	-	288,378	95,506	383,884	7.80		
2011-12	7,727,735	6,844,183	2,101,875	2,985,427	-	-	296,779	87,010	383,789	7.78		
2012-13	8,292,654	6,892,103	2,202,862	3,603,413	-	-	552,352	182,564	734,916	4.90		
2013-14	8,889,156	7,577,460	2,257,048	3,568,744	-	-	421,704	200,007	621,711	5.74		
2014-15	9,989,126	8,222,159	2,286,458	4,053,425	-	-	534,059	125,199	659,258	6.15		
2015-16	10,937,285	7,901,311	2,249,641	5,285,615	-	-	549,020	113,006	662,026	7.98		
2016-17	10,879,933	7,828,916	2,174,760	5,225,777	-	114,724	564,406	100,466	779,596	6.70		
2017-18	10,848,912	8,272,870	2,208,575	4,784,617	250,000	276,556	580,218	90,360	1,197,135	4.00		
2018-19	11,016,439	8,653,590	2,511,208	4,874,057	280,000	269,856	596,476	74,300	1,220,632	3.99		

1) For purposes of debt coverage the following is a list of revenues to be considered: All water and sewer revenues, water and sewer impact fees, and stormwater fees. The interest in the renewal and replacement and expansion funds are not include as part of the debt coverage. The State Revolving Loan only allows for Gross Operating Revenues.
2) Direct operating expenses excludes depreciation expenses.

General Government												
Sales Sur-Tax 1997A Series						Sales Sur-Tax 2004A Series						
Fiscal Year	Progress Energy Franchise Fees			Disc. Sales Tax & Prog. Energy		Total	Coverage	Fran. Fees	Principal	Interest	Total	Coverage
	Fiscal Year	Principal	Interest	Total	Coverage							
2009-10	802,942	225,000	48,695	273,695	2.93	1,905,965	2.93	155,000	29,132	184,132	10.35	
2010-11	732,021	235,000	59,915	294,915	2.48	1,902,724	2.48	160,000	34,563	194,563	9.78	
2011-12	706,875	255,000	7,557	262,557	2.69	1,902,515	2.69	165,000	6,090	171,090	11.12	
2012-13	654,725	270,000	36,259	306,259	2.14	1,906,409	2.14	170,000	23,462	193,462	9.85	
2013-14	758,301	290,000	15,840	305,840	2.48	2,026,606	2.48	175,000	10,249	185,249	10.94	
2014-15	740,306	310,000	25,623	335,623	2.21	2,236,435	2.21	180,000	16,580	196,580	11.38	
2015-16	757,316	330,000	21,377	351,377	2.16	2,273,145	2.16	185,000	13,832	198,832	11.43	
2016-17	757,164	350,000	14,165	364,165	2.08	2,353,779	2.08	195,000	9,165	204,165	11.53	
2017-18	822,564	360,000	1,029	361,029	2.28	2,497,696	2.28	200,000	667	200,667	12.45	
2018-19	-	-	-	-	N/A	-	N/A	-	-	-	N/A	

Fiscal Year	Total Progress Energy Franchise Fees	1997A Issue		2004 A Issue		Total 2004A Issue
		61% Allocated to 1997A Series	39% Allocated to 2004A Series	Sales Tax Revenue Receipts	Sales Tax Revenue Receipts	
2009-10	1,316,299	802,942	513,357	1,392,608	1,905,965	1,905,965
2010-11	1,200,034	732,021	468,013	1,434,711	1,902,724	1,902,724
2011-12	1,158,812	706,875	451,937	1,450,578	1,902,515	1,902,515
2012-13	1,073,320	654,725	418,595	1,487,814	1,906,409	1,906,409
2013-14	1,243,117	758,301	484,816	1,541,790	2,026,606	2,026,606
2014-15	1,213,617	740,306	473,311	1,763,124	2,236,435	2,236,435
2015-16	1,241,501	757,316	484,185	1,788,960	2,273,145	2,273,145
2016-17	1,241,252	757,164	484,088	1,869,691	2,353,779	2,353,779
2017-18	1,348,465	822,564	525,901	1,971,795	2,497,696	2,497,696
2018-19	1,458,200	889,502	568,698	2,015,022	2,583,720	2,583,720

1) Sales Surtax 1997A and 2004A Series retired in 2017-18.

Schedule 12-1

City of Eustis
Demographic and Economic Statistics
Last Ten Years

Year	Population (5)		% increase Consumer Price Index (3)	Median Age	School Enrollment	Eustis School Information Enrollment (4) and Grading (6)			
	Eustis	County				% of Cty.	Eustis Heights Elementary	Eustis Elementary	Eustis Middle
2009-10	18,210	297,432	6.12%	45.1	4,332	B	A	A	B
2010-11	18,558	297,052	6.25%	45.1	5,083	B	C	B	B
2011-12	18,483	298,265	6.20%	45.1	4,702	C	A	B	C
2012-13	18,573	298,707	6.22%	45.1	4,682	D	B	C	B
2013-14	19,214	308,034	6.24%	46.0	5,539	F	B	B	C
2014-15	19,455	315,690	6.16%	42.0	4,725	C	C	B	B
2015-16	19,986	325,875	6.13%	41.8	4,663	C	C	C	C
2016-17	20,768	335,396	6.19%	40.8	4,645	C	B	C	C
2017-18	20,827	346,017	6.02%	40.4	4,413	C	B	C	C
2018-19	21,368	357,247	5.98%	43.2	4,851	C	C	C	C

<http://edr.state.fl.us/Content/area-profiles/county/volusia.pdf>

- (1) Source: Florida Research Economic Database (FREIDA), Florida Office of Econ & Dem Research, US Census Quick Facts
- (2) Source U of F BEBR: <https://floridapolytechnic.org>
- (3) Source www.usinflationcalculator.com
- (4) Source Lake County School Board, Tavares, Florida (www.lake.k12.fl.us - Dept of Growth Planning- Incl Lake Tech)
- (5) Source US Census Bureau and Office of Economic & Demographic Research
- (6) Source Florida Dept of Education
- (7) Source US Bureau of Labor Statistics (www.bls.gov/lau/data.htm)

Schedule 12-2

City of Eustis
Demographic and Economic Statistics
Last Ten Years

Year	Per Capita Income (1)					Median Household Income (1)								
	Florida	Lake	Orange	Seminole	Sumter	Marion	Volusia	Florida	Lake	Orange	Seminole	Sumter	Marion	Volusia
2009-10	39,064	31,520	36,639	43,439	27,504	31,225	32,098	44,857	45,517	50,674	58,175	48,106	40,266	45,831
2010-11	38,965	30,785	36,400	42,340	30,259	31,097	32,255	44,390	42,343	45,105	57,381	45,165	37,162	41,368
2011-12	39,636	33,846	35,990	40,914	27,824	32,709	33,436	44,250	44,965	44,635	54,449	44,595	36,425	38,477
2012-13	41,012	34,442	37,013	42,191	35,032	35,570	34,445	45,006	41,579	45,565	54,901	47,017	37,287	40,114
2013-14	41,497	34,782	37,844	42,986	37,206	34,437	34,530	47,886	44,244	46,675	55,195	52,670	38,783	40,908
2014-15	42,645	35,786	38,007	41,806	37,558	32,571	36,052	46,956	45,035	47,581	58,175	48,493	39,453	42,457
2015-16	44,429	37,698	39,591	42,851	39,012	33,800	37,802	47,212	45,465	47,556	57,875	49,874	39,339	41,714
2016-17	45,953	38,266	41,515	44,703	39,534	34,765	38,807	48,900	47,141	49,391	58,538	52,594	40,295	42,240
2017-18	47,864	40,541	42,541	46,231	43,464	35,864	40,658	50,883	49,734	51,586	60,739	54,771	41,964	43,838
2018-19	50,070	42,190	44,647	46,049	46,100	36,997	42,374	53,267	51,884	54,335	63,760	55,228	43,361	46,760

(1) Source: Florida Research Economic Database (FREIDA), Florida Office of Econ & Dem Research, US Census Quick Facts

(2) Source U of F BEBR: <https://floridapolytechnic.org>

(3) Source www.usinflationcalculator.com

(4) Source Lake County School Board, Tavares, Florida

(5) Source US Census Bureau and Office of Economic & Demographic Research

(6) Source Florida Dept of Education (<http://schoolgrades.fldoe.org>)

(7) Source US Bureau of Labor Statistics (www.bls.gov/lau/data.htm)

Schedule 12-3

City of Eustis
Demographic and Economic Statistics
Last Ten Years

Year	Cost of Living Index Lake and Surrounding Counties (2)					Unemployment Lake and Surrounding Counties (1)				
	Lake	Orange	Seminole	Sumter	Volusia	Lake	Orange	Seminole	Sumter	Volusia
2009-10	97.49	100.98	99.64	96.34	96.13	12.3	11.8	10.9	9.8	12.5
2010-11	96.95	100.42	99.35	95.49	95.83	10.6	10.2	9.5	8.1	10.8
2011-12	96.43	99.88	99.33	95.65	95.51	8.9	8.4	7.7	6.9	8.8
2012-13	96.43	99.88	99.33	95.65	95.51	9.0	8.3	7.8	7.4	8.8
2013-14	97.20	100.49	99.17	95.45	94.97	5.4	4.9	4.5	4.7	5.3
2014-15	96.33	99.78	98.72	94.19	93.43	5.1	4.7	4.6	6.8	5.5
2015-16	96.99	100.46	99.03	94.83	94.41	4.8	4.3	4.3	6.9	5.1
2016-17	97.23	100.71	99.28	95.07	93.29	3.4	3.1	3.0	4.8	3.7
2017-18	97.38	100.87	99.44	96.03	93.88	3.4	2.6	2.6	4.3	3.2
2018-19	97.52	97.52	99.3	99.3	93.59	2.9	2.7	2.7	4.1	3.2

(1) Source: Florida Research Economic Database (FREIDA), Florida Office of Econ & Dem Research, US Census Quick Facts

(2) Source U of F BEBR: <https://floridapolitechnic.org>

(3) Source www.usinflationcalculator.com

(4) Source Lake County School Board, Tavares, Florida

(5) Source US Census Bureau and Office of Economic & Demographic Research

(6) Source Florida Dept of Education

(7) Source US Bureau of Labor Statistics (www.bls.gov/lau/data.htm)

Schedule 13

City of Eustis
 Full-Time Equivalent City Government Employees by Function/Program
 Last Ten Years
 (Source Budget for City of Eustis and Human Resources)

Function/Program	Full-Time Equivalent Employees as of September 30th									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
City Manager	6	6	6	5	4	3	3	3	3	4
City Clerk	1	1	1	1	1	1	1	1	1	1
Finance	9	9	9	9	9	19	19	19	20	20
Development Services	5	5	6	5	4	5	5	6	6	7
Purchasing	2	2	2	2	3	3	3	3	3	3
Human Resources	3	3	3	3	3	3	3	3	3	3
Maintenance Garage	2	2	2	2	2	2	2	2	2	2
Building Maintenance	5	5	5	5	5	3	3	2	2	3
Park Maintenance	3	3	3	3	3	3	3	3	4	5
Cemetery	2	2	2	2	2	2	2	2	2	2
Total General Government	<u>38</u>	<u>38</u>	<u>39</u>	<u>37</u>	<u>36</u>	<u>44</u>	<u>44</u>	<u>44</u>	<u>46</u>	<u>50</u>
Police Sworn Officers	41	41	41	41	42	44	45	45	45	43
Reserve Officers	0	0	0	0	0	0	0	0	0	0
Civilians	13	13	13	13	12	15	14	14	14	14
Total Police	<u>54</u>	<u>54</u>	<u>54</u>	<u>54</u>	<u>54</u>	<u>59</u>	<u>59</u>	<u>59</u>	<u>59</u>	<u>57</u>
Fire Fighters Sworn	22	22	22	22	22	20	21	21	21	21
Fire Fighters Vol. FTE			0	0	0	0	1	1	1	1
Civilians	4	4	4	3	2	3	2	2	2	2
Total Fire	<u>26</u>	<u>26</u>	<u>26</u>	<u>25</u>	<u>24</u>	<u>23</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>24</u>
Building Inspections	4	4	4	4	3	3	3	3	3	3
Total Public Safety	<u>84</u>	<u>84</u>	<u>84</u>	<u>83</u>	<u>81</u>	<u>85</u>	<u>86</u>	<u>86</u>	<u>86</u>	<u>84</u>
Library	11	11	11	11	11	13	13	12	12	14
Recreation	11	11	11	11	11	13	13	15	15	18
Total Culture & Recreation	<u>22</u>	<u>22</u>	<u>22</u>	<u>22</u>	<u>22</u>	<u>26</u>	<u>26</u>	<u>27</u>	<u>27</u>	<u>32</u>
Public Services	16	16	16	16	16	4	4	5	4	6
Water Distribution	22	22	22	22	20	21	21	20	21	21
Wastewater	18	18	18	18	18	16	16	16	17	17
Total Water and Sewer	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>54</u>	<u>41</u>	<u>41</u>	<u>41</u>	<u>42</u>	<u>44</u>
Public Works	18	18	18	16	15	19	19	20	20	20
Stormwater	4	4	4	4	4	4	4	4	4	4
Total Streets and Stormwater	<u>22</u>	<u>22</u>	<u>22</u>	<u>20</u>	<u>19</u>	<u>23</u>	<u>23</u>	<u>24</u>	<u>24</u>	<u>24</u>
Total Government Employees	<u>222</u>	<u>222</u>	<u>223</u>	<u>218</u>	<u>212</u>	<u>219</u>	<u>220</u>	<u>222</u>	<u>225</u>	<u>234</u>

City of Eustis
 Various Indicators By Function/Program
 Last Ten Years

Function/Program	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General										
Last Charter Amendment										
Number of Commissioners										
Form of Government										
Municipal Boundaries	11.40	11.40	11.40	11.40	11.40	11.40	11.40	11.40	11.40	11.40
Number of Vehicles	10	10	10	10	10	10	10	11	11	11
Number of Buildings	2	2	2	2	2	2	2	2	2	2
Per Capita Taxable Value	47,006	43,275	39,830	39,500	39,007	39,527	38,091	39,091	41,897	46,660
Per Capita Taxes Levied	356	328	302	299	296	289	263	263	262	265
Police										
Number of Stations	1	1	1	1	1	1	1	1	1	1
Protection Per 1,000		507.98	506.54	487.46	463.21	436.68	422.11	410.73	412.40	423.49
Number of Sworn Officers	40	41	41	41	42	44	45	45	45	43
Number of Arrests	633	765	758	758	758	1,036	642	974	1,056	915
Fire										
Number of Stations	2	1	1	1	1	1	1	1	1	1
Number of Volunteers	-	-	-	-	-	-	6	6	10	8
Protection Per 1,000		947	944	908	811	835	844	840	884	867.14
Number of Firefighters	21	22	22	22	24	20	22	22	21	21
Number of Calls	4,284	4,321	4,260	4,059	3,921	4,011	3,708	3,792	3,756	3,775
Building										
Building Permits Issued	1694	2262	1,733	1,766	1,452	1,554	1,047	933	931	1,005
New Commercial Construction	11	4	1	11	5	3	5	9	6	3
New Residential Construction	23	28	74	144	84	101	53	23	25	17
Valuation of Improvements	32,689,083	35,502,497	35,730,909	81,133,576	42,643,712	38,208,925	23,618,336	15,871,612	18,522,045	17,271,507
Number of Vehicles	3	3	3	3	3	3	2	2	2	2
Recreation										
Number of Parks	12	12	12	12	12	12	12	12	12	12
Acres Maintained	64	64	64	64	64	64	64	64	64	64
Number of Vehicles	8	7	7	7	7	7	7	7	7	7
Number of Buildings	13	13	13	13	16	16	12	12	10	6
Number of Citizens Served	25,440	21,850	22,560	21,330	19,220	18,896	13,348	13,778	13,568	14,734
Library										
Number of Libraries	1	1	1	1	1	1	1	1	1	1
Volume in Collection	127,289	126,105	132,289	129,217	125,371	123,625	125,075	121,335	118,331	115,614
Number of Items Circulated	75,415	76,455	71,487	71,700	72,843	84,941	91,437	92,266	99,503	107,061
Collection Per Citizen	6.06	6.05	6.37	6.47	6.45	6.43	6.73	6.56	6	5.86
Number of Patrons	11,343	10,397	7,645	13,820	13,511	13,855	13,391	9,783	10,272	10,788
Collection Per Patrons	11.22	12.13	17.30	9.35	9.28	8.92	9.34	12.40	12	10.72
Public Works										
Miles of Streets	101.65	101.65	120.00	120.00	120.00	120.00	101.17	101.17	100.00	100.00
Number of Street Lights	1265	1265	1,265	928	928	928	1,317	1,317	1,317	1,317
Number of Traffic Signals	17	17	17	17	17	17	13	13	13	13
Number of School Signals	12	12	12	12	12	12	12	12	12	12
Number of Vehicles	169	153	153	153	153	147	86	91	89	87
Number of Buildings	4	4	4	4	4	4	5	5	5	5
Water										
Number of Units Served	11,721	10,741	10,946	10,888	10,872	10,701	11,340	12,168	12,134	12,093
Average Daily Flow	3.19 Million Gal	2.91 Million Gal.	3.47 Million Gal.	3.37 Million Gal.	3.01 Million Gal.	3.21 Million Gal.	3.791 Million Gal.	3.157 Million Gal.	2.91 Million Gal.	3.00 Million Gal.
Miles of Water Main	183	182	182	182	182	182	182	182	182	182
Number of Plants	6	6	6	6	6	6	6	6	6	6
Number of Vehicles	21	21	21	21	20	19	23	23	23	23
Number of Buildings	9	9	9	9	9	9	3	3	3	3
Wastewater										
Miles of Sanitary Sewers	121	120	120	120	120	120	120	120	120	119.53
Number of Vehicles	14	13	13	13	13	17	15	15	15	15
Number of Buildings	11	12	11	11	11	15	5	5	5	5
Number of Plants	2	2	2	2	2	2	2	2	2	2

Page 1 of 2
City of Eustis
Sewer Sold by Type of Customer
And Associated Rates Last Ten Years
(In Millions of Gallons)

Type of Customer	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential										
Inside	386	394.66	378.77	344.59	341.64	309.75	361.40	370.73	351.17	363.60
Outside	53	57.54	59.73	57.68	63.14	56.83	74.28	72.79	69.34	77.35
Industrial										
Inside	-	-	-	-	-	-	-	11.28	-	
Outside	-	-	-	-	-	-	-	-	-	
Commercial										
Inside	76	71.3	66.47	63.68	67.32	64.88	80.50	71.10	80.22	83.06
Outside	2	1.65	2.66	2.15	5.16	0.91	4.62	3.06	6.30	7.44
Other										
Inside	15	14.98	15.06	15.69	24.63	14.14	18.66	25.42	12.34	12.94
Outside	2	1.78	2.21	2.94	6.35	1.84	2.21	1.83	0.00	0.00
Total	<u>533.76</u>	<u>541.91</u>	<u>524.90</u>	<u>486.73</u>	<u>508.24</u>	<u>448.35</u>	<u>541.68</u>	<u>556.21</u>	<u>519.35</u>	<u>544.39</u>
	Sewer Rates (Per 1,000 Consumed)									
Effective Date	6/1/10	6/1/11	6/1/12	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19
<u>Residential Inside</u>										
Availability Charge	23.43	23.43	23.43	23.43	23.43	23.43	25.23	25.66	26.10	26.54
Min. Inc. 1st 3,000 Rate per 1,000										
Capped at 10,000 Gal	1.92	1.92	2.57	2.93	2.93	2.93	3.16	3.21	3.26	3.32
<u>Residential Outside</u>										
Availability Charge	29.28	29.28	29.29	29.29	29.29	29.29	31.55	32.08	32.63	33.18
Min. Inc. 1st 3,000 Rate per 1,000										
Capped at 10,000 Gal	2.40	2.40	3.21	3.66	3.66	3.66	3.94	4.01	4.08	4.15
<u>Commercial Inside</u>										
Availability Charge	32.80	32.80	32.80	32.80	32.8	32.8	35.33	35.93	36.54	37.79
Min. Inc. 1st 6,000 Rate per 1,000										
No Cap on Usage	3.38	3.38	3.47	3.52	3.52	3.52	3.79	3.86	3.92	3.99
<u>Commercial Outside</u>										
Availability Charge	41.00	41.00	41.00	41.00	41	41	44.16	44.91	45.67	46.45
Min. Inc. 1st 6,000 Rate per 1,000										
No Cap on Usage	4.21	4.21	4.34	4.40	4.4	4.4	4.74	4.82	4.90	4.98
<u>Industrial Inside</u>										
Availability	56.23	56.23	56.23	56.23	56.23	56.23	60.56	61.59	62.64	63.70
Min. Inc. 1st 20,000 Rate per 1,000										
No Cap on Usage Over 500,000	2.61	2.61	3.21	3.52	3.52	3.52	3.79	3.86	3.92	3.99

Page 2 of 2
City of Eustis
Associated Rates Last Ten Years
(Continued)

Effective Date	Sewer Rates (Per 1,000 Consumed)									
	6/1/10	6/1/11	6/1/12	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19
Industrial Outside										
Availability	70.29	70.29	70.29	70.29	70.29	70.29	75.7	76.99	78.30	79.63
Min. Inc. 1st 20,000 Rate per 1,000										
No Cap on Usage Over 500,000	3.26	3.26	4.01	4.40	4.4	4.4	4.74	4.82	4.90	4.98
RV Parks Inside										
Availability	7.81	7.81	7.81	7.81	7.81	7.81	8.41	8.55	8.70	8.85
Min. Inc. 1st 1,000 Rate per 1,000										
Over Min.	1.92	1.92	2.57	2.93	2.93	2.93	3.16	3.21	3.26	3.32
RV Parks Outside										
Availability	9.76	9.76	9.76	9.76	9.76	9.76	10.51	10.69	10.87	11.06
Min. Inc. 1st 1,000 Rate per 1,000										
Over Min.	2.40	2.40	3.21	3.66	3.66	3.66	3.94	4.01	4.08	4.15
Percentage Increase	1.67%	1.67%	1.34%	1.34%	0.00%	0.00%	7.70%	1.70%	1.70%	1.70%

City of Eustis
Water Sold by Type of Customer
And Associated Rates Last Ten Years
(In Millions of Gallons)

Type of Customer	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential										
Inside	637.18	666.42	631.37	587.57	574.45	533.81	635.57	654.78	503.91	534.48
Outside	175.55	192.98	187.39	175.31	180.88	158.76	220.22	215.50	157.62	173.92
Industrial										
Inside	3.30	2.28	1.84	3.78	3.57	6.94	1.85	1.58	2.19	0.14
Outside										
Commercial										
Inside	138.86	141.89	135.93	130.39	137.05	74.52	127.40	141.50	96.89	102.42
Outside	8.38	6.33	8.88	8.35	11.00	4.65	9.32	9.34	9.47	9.99
Other										
Inside	36.08	36.87	40.99	45.29	42.05	27.06	47.47	52.85	12.34	12.94
Outside	7.19	1.12	2.51	3.41	6.85	3.11	2.87	3.23	0.00	
Total	<u>1,006.54</u>	<u>1,047.89</u>	<u>1,008.91</u>	<u>954.10</u>	<u>955.84</u>	<u>808.85</u>	<u>1,044.70</u>	<u>1,078.78</u>	<u>782.42</u>	<u>833.89</u>

Effective Date	Water Rates (Per 1,000 Consumed)									
	6/1/10	6/1/11	6/1/12	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19
Residential Inside										
Availability Charge	8.53	8.87	9.22	9.58	9.96	9.96	10.73	10.91	11.09	11.28
Min. Inc. 1st 3,000 4,000 to 20,000										
0 to 8,000	1.78	1.85	1.92	2.00	2.08	2.08	2.24	2.28	2.32	2.36
8,001 to 20,000	2.22	2.31	2.40	2.49	2.59	2.59	2.79	2.84	2.89	2.93
20,001 to 30,000	3.13	4.37	3.38	3.51	3.65	3.65	3.93	4.00	4.07	4.13
20,001, to 50,000										
Over 30,000	7.11	7.39	7.68	7.98	8.30	8.30	8.94	9.09	9.25	9.40
Over 50,000										
Irrigation										
0 to 12,000	2.22	2.31	2.40	2.49	2.59	2.59	2.79	2.84	2.89	2.93
0 to 30,000										
12,001 to 20,000	3.13	3.25	3.38	3.51	3.65	3.65	3.93	4.00	4.07	4.13
Over 20,000	7.11	7.39	7.68	7.98	8.30	8.30	8.94	9.09	9.25	9.40
30,001 to 100,000										
Over 100,000										
Residential Outside										
Availability Charge	10.67	11.09	11.53	11.98	12.45	12.45	13.41	13.64	13.87	14.10
Min. Inc. 1st 3,000 4,000 to 20,000										
0 to 8,000	2.22	2.31	2.40	2.50	2.60	2.60	2.80	2.85	2.90	2.95
8,001 to 20,000	2.79	2.90	3.00	3.11	3.24	3.24	3.49	3.55	3.61	3.67
20,001 to 30,000	3.91	4.06	4.23	4.39	4.56	4.56	4.91	4.99	5.08	5.17
20,001, to 50,000										
Over 30,000	8.89	9.24	9.60	9.98	10.38	10.38	11.18	11.37	11.56	11.76
Over 50,000										
Irrigation										
0 to 12,000	2.79	2.90	3.00	3.11	3.24	3.24	3.49	3.55	3.61	3.67
0 to 30,000										
12,001 to 20,000	3.91	4.06	4.23	4.39	4.56	4.56	4.91	4.99	5.08	5.17
Over 20,000	8.89	9.24	9.60	9.98	10.38	10.38	11.18	11.37	11.56	11.76
30,001 to 100,000										
Over 100,000										

City of Eustis
Associated Rates Last Ten Years

(Continued)

Water Rates (Per 1,000 Consumed)

Effective Date	6/1/10	6/1/11	6/1/12	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19
Commercial Inside										
Availability Charge	17.07	17.74	18.44	19.17	19.93	19.93	21.46	21.83	22.20	22.58
Min. Inc. 1st 6,000										
7,000 to 30,000										
0 to 30,000	1.78	1.85	1.92	2.00	2.08	2.08	2.24	2.28	2.32	2.36
Over 30,000	2.22	2.31	2.40	2.49	2.59	2.59	2.79	2.84	2.89	2.93
31,000 to 100,000										
Over 100,000										
Irrigation										
0 to 50,000	2.22	2.31	2.40	2.49	2.59	2.59				
50,001 to 100,000	3.13	3.25	3.38	3.51	3.65	3.65				
0 to 100,000	-	-	-	-			2.79	2.84	2.89	2.93
Over 100,000	4.01	4.17	4.33	4.50	4.68	4.68	5.04	5.13	5.21	5.30
Commercial Outside										
Availability Charge	21.34	22.18	23.05	23.96	24.91	24.91	26.83	27.28	27.75	28.22
Min. Inc. 1st 6,000										
7,000 to 30,000	2.22	2.31	2.40	2.50	2.60	2.60	2.80	2.85	2.90	2.95
Over 30,000	2.79	2.90	3.00	3.11	3.24	3.24	3.49	3.55	3.61	3.67
31,000 to 100,000										
Over 100,000										
Irrigation										
0 to 50,000	2.79	2.90	3.00	3.11	3.24	3.24				
50,001 to 100,000	3.91	4.06	4.23	4.39	4.56	4.56				
0 to 100,000	-	-	-	-			3.49	3.55	3.61	3.67
Over 100,000	5.02	5.22	5.41	5.63	5.85	5.85	6.30	6.41	6.52	6.63
Industrial Inside										
Availability	37.55	39.03	40.57	42.17	43.84	43.84	47.22	48.02	48.83	49.66
Min. Inc. 1st 20,000										
21,000 to 350,000										
0 to 350,000	1.78	1.85	1.92	2.00	2.08	2.08	2.24	2.28	2.32	2.36
Over 350,000	2.22	2.31	2.40	2.49	2.59	2.59	2.79	2.84	2.89	2.93
351,000 to 500,000										
Over 500,000										
Industrial Outside										
Availability	46.93	48.78	50.71	52.71	54.80	54.80	59.02	60.02	61.04	62.08
Min. Inc. 1st 20,000										
21,000 to 350,000										
0 to 350,000	2.22	2.31	2.40	2.50	2.60	2.60	2.80	2.85	2.90	2.95
Over 350,000	2.79	2.90	3.00	3.11	3.24	3.24	3.49	3.55	3.61	3.67
351,000 to 500,000										
Over 500,000										
RV Parks Inside										
Availability	2.84	2.95	3.07	3.19	3.32	3.32	3.58	3.64	3.70	3.76
Min. Inc. 1st 1,000										
Per 1,000 Gallons	1.78	1.85	1.92	2.00	2.08	2.08	2.24	2.28	2.32	2.36
RV Parks Outside										
Availability	3.54	3.68	3.84	3.99	4.15	4.15	4.47	4.55	4.62	4.70
Per 1,000 Gallons	2.22	2.31	2.40	2.50	2.60	2.60	2.80	2.85	2.90	2.95
Percentage Increase	6.81%	6.81%	3.95%	3.95%	3.95%	0.00%	7.70%	1.70%	1.70%	1.70%

Table 16

Golden Triangle Ad Valorem Tax Profile Last Ten Years September 30

Years	Population Estimates	Municipal Assessed and Taxable Values			Municipal Government Levies		Estimates of Unrealized Tax Revenues				
		Assessed Value	Per Capita Assessed Value	Taxable Value	Per Capita Taxable Value	Operating Millage	Total Taxes Levied	Total Taxes Levied @ 10 Mills	Total Unrealized Tax Revenues	Per Capita Unrealized Tax Revenues	
Eustis											
2018	21,083	1,345,184,940	63,804	991,024,774	47,006	7.5810	7,512,959	356	9,910,248	2,397,289	114
2017	20,827	1,233,559,079	59,229	901,284,294	43,275	7.5810	6,832,636	328	9,012,843	2,180,207	105
2016	20,768	1,143,712,632	55,071	827,179,133	39,830	7.5810	6,270,845	302	8,271,791	2,000,946	96
2015	19,986	1,104,344,556	55,256	789,442,770	39,500	7.5810	5,984,766	299	7,894,428	1,909,662	96
2014	19,455	1,064,435,060	54,713	759,474,327	39,037	7.5810	5,757,575	296	7,594,743	1,837,168	94
2013	19,214	1,032,711,614	53,748	731,877,188	38,091	7.5810	5,548,361	289	7,318,772	1,770,411	92
2012	18,573	1,042,894,874	56,152	726,027,791	39,091	6.7158	4,875,857	263	7,260,278	2,384,421	129
2011	18,483	1,109,326,219	60,019	774,381,491	41,897	6.2432	4,834,619	262	7,743,815	2,909,196	157
2010	18,210	1,225,470,432	67,297	849,796,649	46,660	5.6849	4,831,009	265	8,497,966	3,666,957	201
2009	18,275	1,375,471,107	75,265	948,505,840	51,902	5.1266	4,870,248	266	9,499,958	4,629,710	253
Tavares											
2018	17,472	1,443,879,862	82,640	888,176,068	50,834	7.1119	6,316,619	362	8,881,761	2,565,141	147
2017	16,865	1,334,152,546	79,108	805,835,637	47,782	7.0000	5,640,849	334	8,058,356	2,417,507	143
2016	15,922	1,248,326,072	78,403	732,019,797	45,975	7.1000	5,197,341	326	7,320,198	2,122,857	133
2015	15,430	1,183,767,406	76,719	674,603,678	43,720	6.6166	4,463,583	289	6,746,037	2,282,454	148
2014	14,930	1,133,286,067	75,907	635,693,342	42,578	6.7283	4,277,136	286	6,356,933	2,079,798	139
2013	14,411	1,062,464,247	73,726	602,559,312	41,812	6.4531	3,888,375	270	6,025,593	2,137,218	148
2012	14,056	1,055,879,616	75,119	592,010,315	42,118	6.4462	4,309,780	307	5,920,103	1,610,323	115
2011	14,015	1,101,381,095	78,586	625,512,364	44,632	6.8900	4,309,780	308	6,255,124	1,945,344	139
2010	13,333	1,172,251,270	87,921	676,263,560	50,721	6.9500	4,700,032	353	6,762,636	2,062,604	155
2009	13,329	1,324,432,399	99,365	810,116,659	60,779	6.2500	5,063,229	380	8,101,167	3,037,938	228
Mount Dora											
2018	14,216	1,373,645,036	96,627	1,087,446,847	76,495	6.3000	6,850,915	482	10,874,468	4,023,553	283
2017	13,916	1,271,644,334	91,380	1,007,521,506	72,400	6.3000	6,347,385	456	10,075,215	3,727,830	268
2016	13,818	1,196,064,987	86,558	940,285,927	68,048	5.9970	5,638,895	408	9,402,859	3,763,965	272
2015	13,519	1,155,838,167	85,497	906,012,014	67,018	5.9970	5,433,354	402	9,060,120	3,626,766	268
2014	13,182	1,111,101,442	84,289	872,835,967	66,214	5.9970	5,234,397	397	8,728,360	3,493,962	265
2013	12,895	1,079,326,453	83,701	846,434,428	65,641	5.6667	4,796,490	372	8,464,344	3,667,854	284
2012	12,693	1,088,473,061	85,754	833,882,478	65,696	5.6667	4,725,362	373	8,694,051	4,008,740	316
2011	12,557	1,135,964,767	90,465	869,405,079	69,237	5.6667	4,685,311	373	8,694,051	4,008,740	319
2010	11,687	1,204,229,554	103,040	919,851,972	78,707	5.0190	4,616,737	395	9,198,520	4,581,783	392
2009	11,100	1,323,059,750	119,195	994,673,443	89,610	5.0190	4,992,299	450	9,946,734	4,954,435	446

Source: Lake County Property Appraiser, FL Department of Revenue, and www.census.gov

**CITY OF EUSTIS, FLORIDA
PRINCIPAL EMPLOYERS
CURRENT YEAR**

EMPLOYER	2015-16		2016-17		2017-18		2018-19	
	# EMPLOYEES	RANK	# EMPLOYEES	RANK	# EMPLOYEES	RANK	# EMPLOYEES	RANK
Publix	280	1	273	1	287	1	375	1
City of Eustis	225	2	223	2	222	2	215	2
Ruleme Center	193	3	191	3	178	3	178	3
Bayview Center	165	4	165	4	156	4	156	4
Lake Eustis Care Center	122	5	132	5	128	10	82	9
Eustis High School	126	6	125	6	128	6	113	6
Winn Dixie	120	7	120	7	86	7	90	7
Eustis Middle School	100	8	99	9	100	8	90	7
Eustis Heights Elementary	96	9	103	8	117	9	86	8
Eustis Elementary					63	12	52	11
Burke Industries (Mercer Products)	75	11	74	11	66	11	73	10
Florida Food Products	86	10	86	10	118	5	130	5
	<u>1,588</u>		<u>1,591</u>		<u>1,649</u>		<u>1,640</u>	

**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**

Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

We have audited, 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, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Eustis (the City) as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated April 29, 2020.

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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the 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 timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

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Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

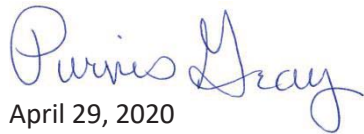
**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



April 29, 2020
Ocala, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

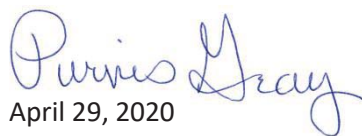
We have examined the City of Eustis, Florida's (the City) compliance with requirements of Section 218.415, Florida Statutes, as of and for the year ended September 30, 2019, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the City's compliance with 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 the attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specific requirements. The nature, timing, and extent of procedures selected depend on our judgement, including an assessment of the risk of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City's compliance with specific requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Honorable Mayor, City Commissioners, and applicable management, and is not intended to be, and should not be, used by anyone other than those specified parties.


April 29, 2020
Ocala, Florida

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MANAGEMENT LETTER

Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Eustis, Florida (the City), as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated April 29, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, 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), and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*, and Independent Accountant's Report on an examination conducted in accordance with the American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated April 29, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no such findings in the preceding financial audit report.

Official Title and Legal Authority

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

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Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

MANAGEMENT LETTER

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the 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 for the City. 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 review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

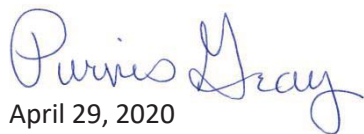
Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, see 2019-1 in our accompanying Management Letter Comments report.

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, State granting agencies, the Honorable Mayor, City Commissioners, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

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



April 29, 2020
Ocala, Florida

MANAGEMENT LETTER COMMENTS

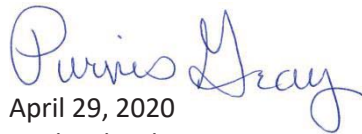
Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

During the course of our audit, the following items came to our attention. These items involve primarily operational matters, which if improved, will result in more efficient and effective operations:

Current Year Comments

2019-1 Firefighter Pension Accounting and Administration

During our audit we noted that accounting and the administration of the fire fighters pension plan has been outsourced and is no longer being completed by the City. The scope of the services being provided for this plan does not allow for plan management to receive monthly or quarterly financial reports. It was also difficult to obtain this information to complete the audit. We recommend that the Fire Fighter Pension Board consider extending the scope of services provided for accounting to include monthly or quarterly financial reporting.



April 29, 2020
Ocala, Florida

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City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

April 29, 2020

City Commissioners
City of Eustis
Eustis, Florida 32726

This report contains the City's written response to the auditor's Management Letter Comments, as required by Chapter 10.558(1) of the Rules of the Auditor General of the State of Florida, relating to the last audit of the City of Eustis, Florida, for the year ended September 30, 2019.

Current Year Comments:

2019-1 Firefighter Pension Accounting and Administration

During the audit, it was noted that accounting and administration of the fire fighters pension plan has been outsourced and is no longer being completed by the City. The scope of the services being provided for this plan does not allow for plan management to receive monthly or quarterly financial reports. It was also difficult to obtain this information to complete the audit. We recommend that the Fire Fighter Pension Board consider extending the scope of services provided for accounting to include monthly or quarterly financial reporting.

City's Response:

The Firefighter Pension administrator is amenable to expanding the scope of services by providing financial reporting and bank reconciliations. The Fire Pension Board will be presented with the issue and they will determine extent of involvement. The City will receive the data and prepare the appropriate journal entries to post in the leader if the administrator is not directed to handle this part of the accounting functions.

The City has already taken corrective action in regard to the audit comment.

Respectfully submitted,

Ronald R. Neibert
City Manager

Mike Sheppard
Finance Director

CC: Purvis Gray & Company, City Auditors
Auditor General, State of Florida

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND ON INTERNAL
CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

Report on Compliance for Each Major Federal Program

We have audited the City of Eustis, Florida’s (the City) compliance with the types of compliance requirements described in the 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, 2019. 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.

Management’s Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor’s Responsibility

Our responsibility is to express an opinion on compliance for each of the City’s major federal programs based on our audit of the types of compliance requirements referred to above. 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; the audit requirements of Title 2 U.S. *Code of Federal Regulations*, Part 200, *Uniform Administrative Requirements for Federal Awards* (Uniform Guidance). Those standards, and the Uniform Guidance, require that we plan and perform the audit to obtain reasonable assurance about whether non-compliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination on the City’s compliance.

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Honorable Mayor and City Commissioners
City of Eustis
Eustis, Florida

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

Opinion on Each Major Federal Program

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, 2019.

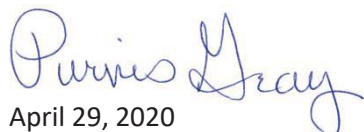
Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program 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 internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's 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, non-compliance 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 non-compliance 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 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.

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

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.



April 29, 2020
Ocala, Florida

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019
EUSTIS, FLORIDA**

Federal Grantor / Pass-Through Grantor / Program Title / Project Title	Federal CFDA Number	Pass-Through Grantor Number	Federal Expenditures Only
<u>U.S. Department of Housing and Urban Development:</u>			
<i>Passed through State of Florida Department of Economic Opportunity</i> Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii	14.228	17DB-OL-06-45-02-N 20	<u>691,483</u>
Total U.S. Department of Housing and Urban Development			<u>691,483</u>
<u>U.S. Department of Justice:</u>			
Bullet Proof Vest Partnership Program	16.607	N/A	2,528
<i>Passed through State of Florida Department of Law Enforcement:</i> Edward Byrne Memorial Justice Assistance Grant Program	16.738	2019-JAGC-LAKE-4-N2-063	<u>7,520</u>
Total U.S. Department of Justice			<u>10,048</u>
<u>U.S. Department of Homeland Security:</u>			
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	Z0259	<u>541,422</u>
Total U.S. Department of Homeland Security			<u>541,422</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS			<u><u>\$ 1,242,953</u></u>

Note to the Schedule of Expenditures of Federal Awards

Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of The City of Eustis and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in, the preparation of the financial statements.

Indirect Cost Rate

The City has elected not to use the 10% de minimus indirect cost rate as allowed under the Uniform Guidance.

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FEDERAL AWARD PROGRAMS
FOR THE YEAR ENDED SEPTEMBER 30, 2019
CITY OF EUSTIS, FLORIDA**

SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of Auditor's Report Issued:	Unmodified
Internal Control over Financial Reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Non-compliance material to financial statements noted?	No

Federal Awards

Internal Control over Major Programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Type of Auditor's Report Issued on Compliance for Major Programs:	Unmodified
Any Audit Findings Disclosed that are Required to be Reported in Accordance with CFR 200.516(A)?	Yes

Identification of Major Programs:

Federal Program or Cluster

U.S. Department of Housing and Urban Development: Community Development Block Grants/State Program and Non-Entitlement Grants in Hawaii	CFDA No. 14.228
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Auditee Qualified as Low-Risk Auditee Pursuant to the Uniform Guidance?	No
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Other Issues

- No summary schedule of prior audit findings is required because there were no prior audit findings related to Federal Programs.
- See Management Letter Comment 2019-1, unrelated to Federal Financial Assistance.



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

IMPACT FEE AFFIDAVIT Of Compliance FS Sec. 163.31801

BEFORE ME, the undersigned authority, personally appeared Mike Sheppard, Finance Director for the City of Eustis, who being duly sworn, deposes and says on oath that

1. I am the Chief Financial Officer of the City of Eustis which is a local governmental entity of the State of Florida;
2. The City of Eustis adopted Ordinances 91-67, 91-68, 91-69 and 91-70, implementing an impact fee for Law Enforcement, Fire Protection, Library and Parks and Recreations Respectively. They were last amended with ordinances 04-43, 04-44, 04-45 and 04-46.
3. The City of Eustis adopted Ordinances 95-16 implementing Water and Sewer Impact Fees. They were last amended with ordinance 18-14.
4. The City of Eustis has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

Mike Sheppard, Finance Director

STATE OF FLORIDA

COUNTY OF LAKE

SWORN TO AND SUBSCRIBED before me this 1st day of May, 2020.

NOTARY PUBLIC

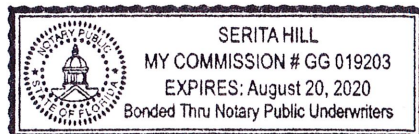
Print Name Serita Hill

Personally known X or produced identification _____

Type of identification produced: in person

My Commission Expires:

Aug 20, 2020





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In Loving Memory of
Chief Rex Winn
1960 – 2019

City of Eustis, Florida
10 North Grove Street
P.O. Drawer 68
Eustis, FL 32727-0068
www.eustis.org