

Annual Comprehensive Financial Report





City Officials



Michael L. Holland Mayor



Karen
LeHeup-Smith
Commissioner



Vice Mayor



Thomas Carrino
City Manager



Nan Cobb Commissioner



Willie Hawkins.
Commissioner



Derek A. Schroth
City Attorney

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City of Eustis, Florida

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INTRODUCTORY SECTION

ANNUAL COMPREHENSIVE FINANCIAL REPORT





City of Eustis



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

May 3, 2023

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

It is an honor to submit this Annual Comprehensive Financial Report for the City of Eustis (City) for the fiscal year ending September 30, 2022. The report fulfills the requirements set forth by City ordinance and State law, by 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 under auditing standards generally accepted in the United States by a firm of licensed, certified public accountants.

This Annual Comprehensive Financial Report 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, the 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 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 internal controls framework has been designed to provide reasonable rather than an absolute assurance that the financial statements will be free from material misstatement. As management, we assert that this financial report is complete and reliable in all material respects to the best of our knowledge and belief.

According to Chapters 11.45 and 10.550, Florida Statutes require independent certified public accountants to perform an annual financial audit. The audit was completed by Purvis Gray and Company, LLP, a firm of licensed, certified public accountants who meet the additional requirements necessary to audit governmental units.

The goal of the independent audit was to provide reasonable assurance that the City's financial statements for the fiscal year ended September 30, 2022, 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, 2022, are fairly stated in conformity with accounting principles in the United States. This is the most favorable conclusion, 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.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in 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 independent auditors' report.

PROFILE OF THE CITY

The City of Eustis is in Lake County, Florida, approximately 25 miles northwest of Orlando, Florida. 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 most recently amended the charter in 2018. 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 comprises multiple counties, including Orange, Seminole, and Osceola. The inclusion of Lake County in the Orlando MSA indicates that most people live and work, 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 24,115, 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 on December 31, 2024, prior to this date, the City will request a 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*.

INTRODUCTORY SECTION

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 and Vice Mayor from the existing group of Commissioners. Elections are held on the first Tuesday after the first Monday in November, and the winners take a seat during the first meeting in January.

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 the recommendation of the City Manager. A Director shall head each department, subject to the discretion of the City Manager.

The annual budget is the City's financial planning and control foundation. All City departments are required to submit requests for appropriations to the City Manager. The City Manager uses these requests to develop the proposed budget. The City Commission must approve all purchases over \$50,000 and any amendments to the budget. The staff prepares a resolution for any increase in expenditures to amend the budget.

The City Manager presents the proposed budget to the City Commission for review no less than forty-five (45) days before the expiration of each fiscal year. The City Commission must hold two (2) public hearings on the proposed budget and adopt a final budget no later than September 30th, the close of the City's fiscal year. The appropriated budget coding is prepared by fund, function, and program. 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 growth-related projects. The plan details the development of revenue projections and capital needs assumptions. The Sales Tax Capital Projects Fund revenue provides many improvements that benefit the community, such as infrastructure, police and fire vehicles, equipment, and parks and recreation enhancements.

Budgeted revenue and operating expenditures are currently very conservative and calculated based on the most recent history for revenue with a modest increase in expenditures. In addition to the general assumptions, each department estimates the workforce and equipment necessary to maintain adequate service levels. The City maintains a healthy unassigned fund balance in the General Fund of \$14.1 million, which is 97.2% of the total fund balance, including an emergency contingency of \$405,873.

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
- Street rehabilitation, including sealing and resurfacing projects
- Library facility maintenance and computer upgrades
- City-wide information technology upgrades
- Water and sewer improvements
- Public Safety vehicle replacement program
- Improvements to buildings



Major equipment upgrades in Public Works

Factors Affecting Financial Condition

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

Local economy – The local economy was impacted by high inflation of 8.2% in September of 2022, marking a multi-decade high. Consumer prices increased and rose above market expectations. Fortunately, revenues have continued to grow For the past several years, the assessed taxable value of the real and personal property has increased. This year's tax value of \$1,347,838,047 compared to the previous year of \$1,224,552,225 represents an increase of 10.1%.

In addition, the unemployment rate for the County fell from 4.3% to 2.7% as of September 2022.

The City's tax base is primarily residential, as evidenced by the number of utility accounts served. With over 13,000 utility accounts, the City also 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 a substantially residential one.

The State of Florida has found the City's Comprehensive Plan, mandated under the state growth management regulations, to comply 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 sets the future direction of the City.

Based on current and future needs outlined in the Comprehensive Plan, the City has identified and established appropriate projects and funding sources to complete the goals. A State Revolving Loan and a Revenue Bond provide funding for immediate water, sewer, and other infrastructure needs. 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, 2017, and 2019. 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 by the City standards.

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LONG-TERM FINANCIAL PLANNING

Major Initiatives

During the fiscal year 2022, several major projects were completed or started to transform the City for the future. Listed below are items of interest.

- The City has a Police Department vehicle replacement program for vehicles over seven years
 old with a cost-benefit analysis of functionality versus service and repairs. This year the City
 acquired five Ford Interceptor Explorers with funds provided by the Sales Tax Capital Project fund.
- For efficiency, in FY 2022, the Fire department purchased one Echo fireboat, a Yamaha boat motor, and an aerial Fire truck, purchased with ARPA federal grant funds.
- Each year, money is set aside to address the constant need to upgrade streets and sidewalks; a five-year total for this project is \$500,000. The City is one of the few entities in Lake County with the equipment and personnel to perform most of the work in-house, thereby providing the highest value for the dollars spent. The remaining projects under general government street sealing and resurfacing totaled \$712,779 for the following five years.
- The City provides economic incentives for constructing multi-family, mixed-use, and non-residential property within the Community Redevelopment Area (CRA) and 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 for constructing housing projects.
- Upgrades of equipment replacement, such as water and sewer line upgrades, storage tanks, and water and sewer system engineering for the wastewater treatment facilities occur annually. The major project is still in development for the expansion of the Main Wastewater Treatment Plant, at an estimated cost of approximately \$13 million dollars; the project is scheduled to be completed by December 2024. An American Rescue Plan Act federal grant provides substantial funding for this project. The rising inflation rates may increase the funding required to complete the project by the grant's deadline.
- 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 Annual Comprehensive Financial Report for the fiscal year ended September 30, 2021. This was the 33rd consecutive year the City had received this prestigious award. The City published an easily readable and efficiently organized annual report to be awarded a Certificate of Achievement. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for one year only. The staff believes the current annual report meets 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 2021-22 budget. This was the eighth year the City had received this prestigious award. To qualify for the Distinguished Budget Presentation Award, the City's budget document was



judged proficient in all categories, including policy documentation, financial planning, organization, and communication medium. We expect to continue to achieve this distinction.

The preparation of this report was only possible with the efficient and dedicated services of the entire staff in Finance. We want 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 managing the City's finances.

Respectfully submitted,

honor Carin br.

Thomas R. Carrino Jr.

City Manager

Mike Sheppard Finance Director

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City of Eustis, Florida List of Elected and City Officials September 30, 2022

Elected Officials City Commission

Title	Name	Seat	Current Term of Seat		
Mayor	Michael L. Holland	2	1/2022 through 12/2024		
Vice Mayor	Emily A. Lee	5	1/2021 through 12/2024		
Commissioner	Karen LeHeup-Smith	1	1/2019 through 12/2022		
Commissioner	Willie Hawkins	3	1/2021 through 12/2024		
Commissioner	Nan Cobb	4	1/2021 through 12/2024		

Appointed and Key Officials

City Manager	Thomas R. Carrino Jr
Legal Counsel and City Attorney	Derek A. Schroth
Director of Finance	Mike Sheppard
City Clerk	Christine Halloran

Executive Team

City Clerk	Christine Halloran
Director of Finance	Mike Sheppard
Police Chief	Craig Capri
Fire Chief	Michael Swanson
Director of Public Works/Public Services	Richard Gierok
Director of Human Resources	William Howe
Director of Development Services	Mike Lane
Director of Economic Development	Albert Latimer
Director of Eustis Memorial Library	Ann S. Ivey
Director of Parks and Recreation	Craig Dolan

Division Heads

Director of Purchasing	Tracy M. Jeanes
Deputy Director PW for Utilities	Greg Dobbins
Street Superintendent	Joseph Jones
Water Superintendent	Brandon Pennington
Wastewater Superintendent	Michael Brundage



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Eustis Florida

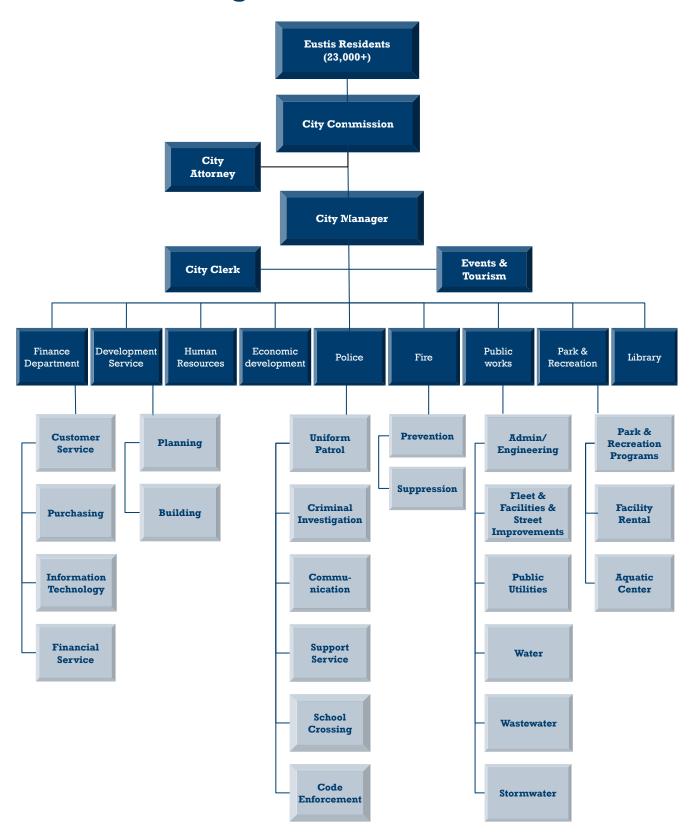
For its Annual Comprehensive Financial Report For the Fiscal Year Ended

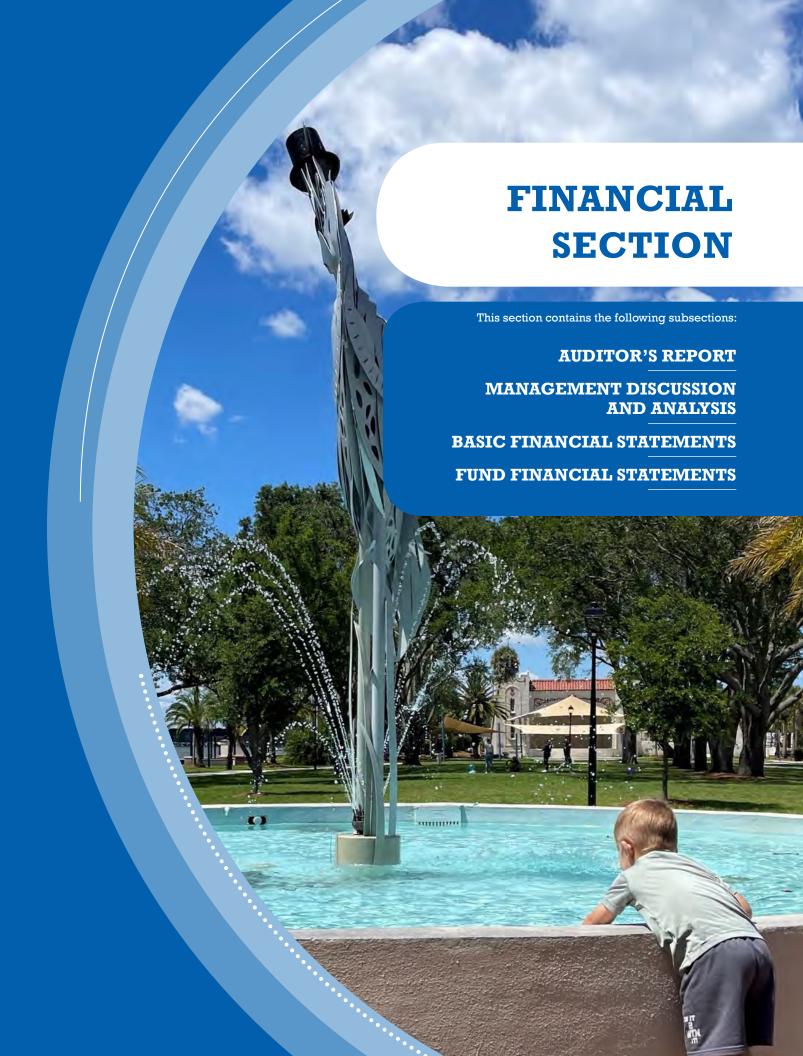
September 30, 2021

Christopher P. Morrill

Executive Director/CEO

Organizational Chart





PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Commissioners City of Eustis Eustis, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Eustis, Florida (the City) as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of a Matter

As described in Note I to the financial statements, in 2022, the City adopted new accounting guidance, Governmental Accounting Standards Board Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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Honorable Mayor and City Commissioners City of Eustis Eustis, Florida

INDEPENDENT AUDITOR'S REPORT

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

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

Honorable Mayor and City Commissioners City of Eustis Eustis, Florida

INDEPENDENT AUDITOR'S REPORT

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, major fund budgetary comparison information, schedule of changes in other postemployment benefit liability and related ratios, the schedules of changes in the employer's net position liability and related ratios, the schedule of employer contributions and schedule of investments returns, and schedule of proportionate share of net pension liability, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual non-major fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the 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, non-major fund budgetary comparison schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

Honorable Mayor and City Commissioners City of Eustis Eustis, Florida

INDEPENDENT AUDITOR'S REPORT

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated May 24, 2023, 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.

May 24, 2023

Purvis Gray

Ocala, Florida







MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Eustis Management Discussion and Analysis (MD&A) section is designed to serve as an introduction to the City's basic financial statements prepared in compliance with the pronouncements of the Governmental Accounting Standards Board. The City's basic financial statements are composed of three separate components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains required and other supplementary information in addition to the basic financial statements.

MD&A also provides an objective and accessible read overview of the City's financial activities focusing on significant financial achievements and issues, as well as identifying material deviations from the adopted budget, changes in the City's financial position (its ability to address the current and subsequent year challenges), and individual fund issues or concerns.

The Management's Discussion and Analysis focuses on the current year's activities, resulting in changes and currently known facts. The information contained within the MD&A should be considered only as a part of the City's Annual Financial Report.

As management of the City of Eustis, we offer readers of the City's financial statement this narrative overview and analysis of the City's financial activities for the fiscal year ended September 30, 2022. We encourage readers to consider the information presented 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 for the year ended September 30, 2022 by \$130,911,259 (net position). Of this amount, \$6,676,224 (unrestricted net position) may be used to meet the government's ongoing obligation to citizens and creditors.

The City's net position increase is \$9,153,996, of which governmental activities net position increase is \$7,224,845, and proprietary funds net position increase is \$1,929,151.

On September 30, 2022, the City's governmental funds reported a combined ending fund balance of \$23,498,676, an increase from the total fund balance of \$5,141,155 from the prior year. Contributing to the increase in fund balance was the growth of revenue due to Property Tax collections increase of \$559,082, Utility Service Taxes collection increase of \$318,418; State Revenue Sharing increase of \$213,566, Charges for Services increase of \$217,825 with a total increase of \$2,741,155 in the General Fund operating expenditures. The increase in net revenues is in Community Redevelopment, Building Services, Stormwater Utilities, Sales Tax Capital Projects, Law Enforcement Trust, and Impact Fee funds; the decrease in current year operating expenditures are in the Street Improvement fund, Law Enforcement Education, Economic Development, and Library Contribution funds.

Compared with the previous fiscal year, the City's capital assets increased by \$3,209,984, with business-type activities contributing to an increase in capital assets of \$986,572. Governmental activities are responsible for a \$2,223,412 rise in capital assets. Most of the increase in governmental-type activities is due to furniture and equipment purchase, building, park and other improvements. \$936,571 of governmental equipment, vehicle and improvements have been purchased over the fiscal year 2022, such as Commission Chamber renovation completion, Women's Club fence, Eustis Mobility Plan additions, various building improvements, Aquatic center improvements, CRA street rehabilitations, and tree planting, and Lake Eustis seawall improvements, new aerial Fire Truck \$1,358,316 was purchased during the year. \$1,891,282 of business-type improvements and infrastructure additions have been made: Lake Lincoln water, sewer, and reclaimed water lines improvements, Main



WWTP extensions, Umatilla interconnection additions, Woodward sewer system, and Sprayfield pumps transfers, sludge handling upgrades. In addition, business-type activities include purchasing of water meter replacements, chemical feed systems, and water pump service equipment for the Water and Wastewater departments.

The City's total long-term debt decreased by \$1,228,307. Government long-term debt decreased by \$278,980, and business-type activities' long-term debt decreased by \$949,327. The decrease in governmental and business-type activities is due to regularly scheduled debt service payments.

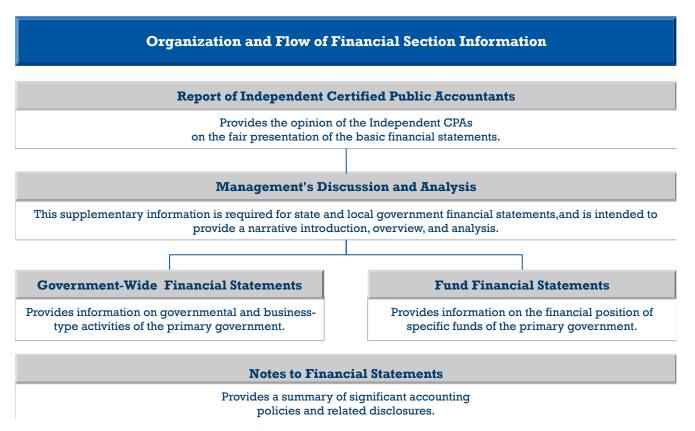
Overview of the Financial Statements

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 primary financial statement presents 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.

Table 1: Organization and Flow of Financial Section Information





Government-wide financial statements - The government-wide financial statements are designed to provide readers with a broad overview of the City's finances like a private sector business. The government-wide statements provide short and long-term information about the City's financial status.

The <u>Statement of Net Position</u> presents information on all the City's assets, liabilities, and deferred outflows and inflows with the difference between the two reported as net position. Over time, an increase or decrease in net position may indicate whether the City's financial position is improving or deteriorating.

The <u>Statement of Activities</u> shows 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 government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (government activities) from other operations intended to recover all or a significant portion of their costs through user charges in business-type activities. The governmental activities of the City include:

- 1. General Government
- 2. Public Safety
- 3. Physical Environment
- 4. Transportation (Streets & Highways)
- 5. 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 and the City of Eustis Community Redevelopment Trust Fund, also known as the Community Redevelopment Area (CRA), including Downtown and East Eustis.

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 used to maintain control over resources that have been segregated for specific activities or objectives. Like other state and local governments, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

All funds of the City can be divided into three categories:

- 1. Governmental Funds
- 2. Proprietary Funds
- 3. Fiduciary Funds

Governmental Funds – Governmental funds account for those functions reported as governmental activities in the government-wide financial statements. Most of the City's essential 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 and the balance of spendable resources available at the end of the fiscal year. Such information may help evaluate 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 helpful 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. 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 the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, four special revenue funds, and one capital projects fund, considered major funds. Data from the other six funds are combined into a single, aggregated presentation. Individual fund data for each non-major governmental fund is provided by combining statements elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund, special revenue funds, and capital projects fund. The Annual report has provided a budgetary comparison statement to demonstrate compliance with this budget.

Proprietary Funds – The City maintains only one type of proprietary fund. Enterprise funds 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 information as the government-wide financial statements, only more detailed. The proprietary fund financial statements provide information for the Water and Sewer System, which is considered a major fund of the City.

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 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 essential to a complete understanding of the data provided in the government-wide and fund financial statements.

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

The combined statements with non-major governmental funds are presented following the required supplementary information on pensions and OPEB.

Official statistical information that provides quantitative or qualitative information on all major areas of the City of Eustis community, such as economic and social development, living conditions, water and wastewater usage and rates, taxes, education, and the environment, can be found at the end of this report.



Government-Wide Financial Analysis Statement of Net Position

As noted earlier, net position may serve as a valuable indicator of a government's financial position. In the fiscal year, ending September 30, 2022, assets exceed liabilities by \$73,035,956 at the close of the year. It increased by \$1,035,239 and less than in the previous fiscal year's change. The table on page 27 reflects the condensed government- wide Statement of Net Position.

Table 2: Statement of Net Position

The most significant portion of the City's net position reflects its investment in capital assets (e.g., land, buildings, infrastructure, and improvements other than buildings, vehicles, and equipment), less any related debt used to acquire such assets. Net investment in capital assets is \$100,249,745 it represents 76.92% of the total net position. The City uses these capital assets to provide various 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.

A restricted net position of \$23,985,290 reflects the net position that an outside third party restricts as to its use. The most significant restrictions for governmental activities include net 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 unrestricted net position of \$6,676,224 is available to be used to meet the City's ongoing obligation to citizens and creditors.



Table 2

City of Eustis, Florida Statement of Net Position September 30, 2022

	Government	tal Activities	Business-ty	pe Activities	Total				
	2022 2021		2022	2021	2022	2021			
Assets									
Current and Other Assets	\$ 28,630,753	\$ 20,808,511	\$ 31,666,384	\$ 22,406,696	\$ 60,297,137	\$ 43,215,207			
Capital Assets (Net)	67,812,793	65,589,381	44,631,134	43,644,562	112,443,927	109,233,943			
Total Assets	96,443,546	86,397,892	76,297,518	66,051,258	172,741,064	152,449,150			
Deferred Outflows of Resources	7,864,067	1,324,072	131,030	169,341	7,995,097	1,493,413			
Liabilities									
Current and Other Liabilities	2,987,210	2,387,341	11,409,564	2,303,028	14,396,774	4,690,369			
Long-Term Liabilities	20,420,380	12,009,834	9,569,698	10,098,367	29,990,078	22,108,201			
Total Liabilities	23,407,590	14,397,175	20,979,262	12,401,395	44,386,852	26,798,570			
Deferred Inflows of Resources	4,983,948	4,633,559	454,102	753,171	5,438,050	5,386,730			
Net Position:									
Net Investment in									
Capital Assets	64,880,447	62,378,055	35,369,298	33,433,399	100,249,745	95,811,454			
Restricted	8,188,396	5,881,201	15,796,894	5,850,564	23,985,290	11,731,765			
Unrestricted	2,847,232	431,974	3,828,992	13,782,070	6,676,224	14,214,044			
Total Net Position	\$ 75,916,075	\$ 68,691,230	\$ 54,995,184	\$ 53,066,033	\$ 130,911,259	\$ 121,757,263			

Table 3: Statement of Activities

The critical elements of the changes in the City's net position for the fiscal year ended September 30, 2022, and September 30, 2021, are as follows:

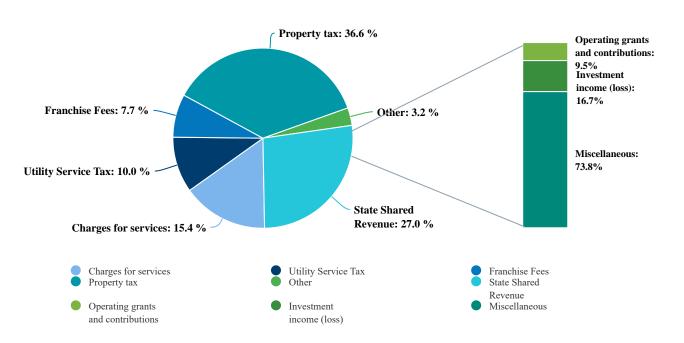
City of Eustis, Florida Changes in Net Position September 30, 2022

	Governmental Activities		Business-ty	pe Activities	Total			
	2022	2021	2022	2021	2022	2021		
REVENUES								
Program Revenues:								
Charges for Services	\$ 3,770,897	\$ 2,836,534	\$11,906,610	\$ 11,433,974	\$ 15,677,507	\$ 14,270,508		
Operating Grants and Contributions	73,240	374,943	-	-	73,240	374,943		
Capital Grants and Contributions	-	-	3,053,344	1,345,913	3,053,344	1,345,913		
General Revenues:								
Property Taxes	8,951,790	8,392,708	-	-	8,951,790	8,392,708		
Utility Taxes	2,452,932	2,314,592	-	-	2,452,932	2,314,592		
Franchise Fees	1,893,319	1,762,758	-	-	1,893,319	1,762,758		
State and Other Shared Revenues	6,600,476	5,819,828	-	-	6,600,476	5,819,828		
Investment Income	128,458	26,966	97,841	32,194	226,299	59,160		
Miscellaneous	569,079	578,943	208,244	190,960	777,323	769,903		
Total Revenues	24,440,191	22,107,272	15,266,039	13,003,041	39,706,230	35,110,313		
EXPENSES						-		
General Government	4,398,141	4,373,261	_	_	4,398,141	4,373,261		
Public Safety	10,039,911	8,213,309	_	_	10,039,911	8,213,309		
Physical Environment	559,712	433,940	_	_	559,712	433,940		
Transportation	2,214,450	2,406,809	_	_	2,214,450	2,406,809		
Culture/Recreation	2,303,909	2,271,431	_	_	2,303,909	2,271,431		
Debt Service - Interest	85,333	96,454	_	_	85,333	96,454		
Non-Departmental	1,290,132	1,680,388	_	_	1,290,132	1,680,388		
Interest and Fees on Long-term Debt	1,200,102	1,000,000			1,200,102	1,000,000		
Water and Sewer Operations	-	-	9,660,645	8,960,855	9,660,645	8,960,855		
Total Expenses	20,891,589	19,475,592	9,660,645	8,960,855	30,552,233	28,436,447		
Excess (Deficiency) Before Transfers	3,548,602	2,631,680	5,605,394	4,042,186	9,153,998	6,673,866		
Transfers	3,676,243	1,806,701	(3,676,243)	(1,806,701)	-	-		
Change in Net Position	7,224,845	4,438,381	1,929,151	2,235,485	9,153,998	6,673,866		
Net Position - Beginning of Year	68,691,230	64,252,848	53,066,033	50,830,548	121,757,263	115,083,396		
Net Position - End of Year	\$ 75,916,075	\$ 68,691,230	\$54,995,184	\$53,066,033	\$130,911,259	\$121,757,263		

Figure 1: Revenues by Source

The most significant revenue source for governmental activities continues to be property taxes which represent 36.6% of total governmental activity revenue. Tax revenues for the year increased primarily due to increased property taxes revenue, which grew as a result of increase in the taxable property values by 10.1%, driven by increased local real estate market values and new residential construction development. State shared revenues as a second considerable revenue source compile 27.0%. State shared revenues include sales tax revenue, state intergovernmental revenue, and grants. Charges for services are the third significant City revenue source, 15.4% of the exact total. Other revenue sources are highlighted in the chart below.

Revenues by Source - Governmental Activities (does not include transfers)



Governmental activities increased the City's net position by \$7,224,845. The elements of change in net position are as follows:

Property taxes increased by \$559,082, mainly due to an increase in taxable assessed values.

Utility tax and Franchise fees increased by \$268,901 as well as an investment income increased by \$101,492.

During the fiscal year, due to various City events and projects, miscellaneous income decreased by \$9,864. The City did not receive any governmental Capital Grants in the fiscal year 2022. Operating Grants and Contributions decreased by \$301,703 from the prior year. Contrary to grants, Unrestricted Intergovernmental Shared Revenues increased by \$780,648.

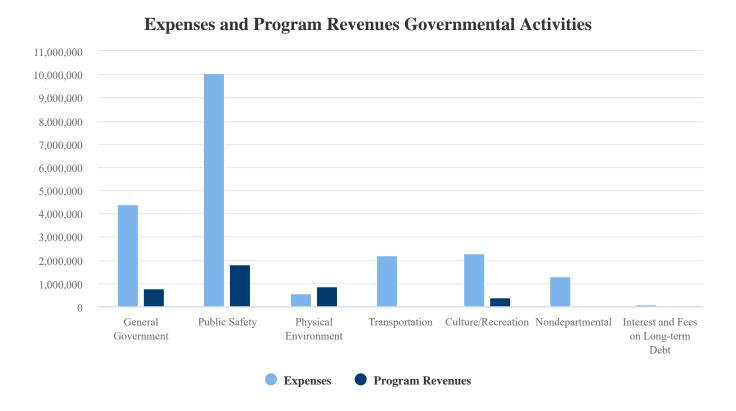
Table 4: Revenue by Source - Governmental Activities

Description	2022	% of Total		2021	% Change
Program Revenues	 				
Charges for Services	\$ 3,770,897	13.41%	\$	2,836,534	32.94%
Operating Grants and Contributions	73,240	0.26%		374,943	(80.47%)
Capital Grants and Contributions	-	-%		-	-%
General Revenues					
Property Tax	8,951,790	31.84%		8,392,708	6.66%
Utility Service Tax	2,452,932	8.72%		2,314,592	5.98%
Franchise Fees	1,893,319	6.73%		1,762,758	7.41%
State Shared Revenue	6,600,476	23.48%		5,819,828	13.41%
Investment Income (loss)	128,458	0.46%		26,966	376.37%
Miscellaneous	569,079	2.02%		578,943	(1.70%)
Transfers	3,676,243	13.08%		1,806,701	103.48%
	\$ 28,116,434	100.00%	\$	23,913,973	

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Figure 2: Expenses and Program Revenues

Expenses for governmental activities include General Government, Public Safety, Physical Environment, Transportation, Culture and Recreation, and Non-Departmental expenses. Public Safety is the most significant governmental expense. This provides law enforcement and fire control. As presented in the chart below, program revenues do not cover the cost of providing governmental activity services.



Total City governmental expenditures reflect a total increase of \$1,415,997 or 7.27% over the prior year's expenses, see Table 5.

The General Government demonstrates an increase of \$24,880 - 0.57%, Public Safety of \$1,826,602 - 22.24%, and Transportation shows a reduction of \$192,359 - 7.99%. The decrease in Transportation expenditures is due to a decrease in new street projects during 2022. CRA street rehabilitation is a part of the transportation project that has been completed by 100%. The Culture and Recreation Department reflects an increase of \$32,478 - 1.43% due to increased capital projects. The Physical Environment expenses increased by \$125,772 or 28.98%. Non-Departmental expenses decreased by \$390,256 or by 23.22% due to fewer terminations and insurance claims.

Table 5 : Governmental Activities (Expenses)

		Expenses						Net Cost of Services					
		2022	% of Total		2021	% Change		2022		2021	% Change		
Functions/Programs													
General Government	\$	4,398,141	21.05%	\$	4,373,261	0.57%	\$	(3,616,619)	\$	(3,783,808)	(4.42%)		
Public Safety		10,039,911	48.06%		8,213,309	22.24%		(8,210,926)		(6,642,307)	23.62%		
Physical Environment		559,712	2.68%		433,940	28.98%		300,884		416,866	(27.82%)		
Transportation		2,214,450	10.60%		2,406,809	(7.99%)		(2,214,450)		(2,406,809)	(7.99%)		
Culture/Recreation		2,303,909	11.03%		2,271,431	1.43%		(1,930,875)		(2,071,215)	(6.78%)		
Non-Departmental		1,290,132	6.18%		1,680,388	(23.22%)		(1,290,132)		(1,680,388)	(23.22%)		
Interest and Fees on Long-Term Debt	_	85,333	0.41%	_	96,454	(11.53%)	_	(85,333)		(96,454)	(11.53%)		
Total	\$	20,891,589	100.00%	\$	19,475,592		\$	(17,047,450)	\$	(16,264,114)			

	 Change	% of Change
Change from Prior Year:		
General Government	\$ 24,880	0.57%
Public Safety	1,826,602	22.24%
Physical Environment	125,772	28.98%
Transportation	(192,359)	(7.99%)
Culture/Recreation	32,478	1.43%
Non-Departmental	(390,256)	(23.22%)
Interest and Fees on Long-Term Debt	(11,121)	(11.53%)
Total	\$ 1,415,996	7.27%

Table 6: Governmental Activities (Net Position)

Total Governmental Activities' unrestricted position in the fiscal year 2022 increased by \$2,415,258; City may use these assets for general expenses or any legitimate expenditures.

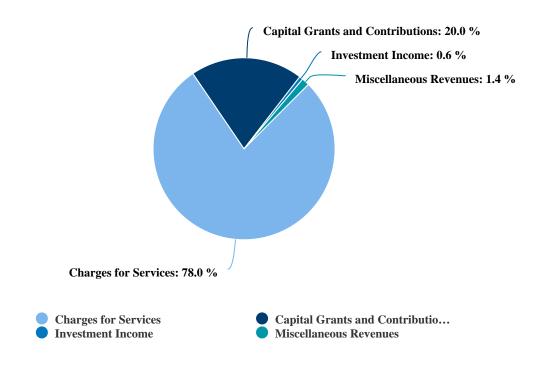
		Unrestricted Net Position									
Governmental		2022		2021	Change						
Activities	\$	2,847,232	\$	431,974	\$	2,415,258					

Business-Type Activities

Business-type activities increased the City's net position in 2022 by \$1,929,151. The difference in net position results from an increase in charges for services of \$472,636, and contributions increase. An increase related to Capital Grants and Contributions of \$1,772,290 results from the new subdivision developer's contributions and received American Rescue Plan Act (ARPA) funds. Capital Grants and Contributions include \$790,217 of developer's contributions, \$1,730,419 of expended ARPA funds, and \$597,567 of impact fees. Miscellaneous revenues increased by \$17,284, as well as positive changes of \$65,647 increase or 203.91% in investment income. The business-type expense also increased by \$699,790 compared to the fiscal year 2021, see Tables 7 and 8.

Figure 3: Revenue – Business -Type Activities





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 cover the cost of operations. The City implemented a rate increase effective June 1, 2021, resulting in an annual 2.5% increase to cover operations following five years. A Water utility rates study needs to be performed every five years as a part of a five-year economic review of City development. Tables 7, 8, and 9 show a change in business-type activities compared to the previous fiscal year.

Table 7: Revenue by Source - Business - Type Activities

	 2022	% of Total	2021	% of Total
Charges for services	\$ 11,906,610	77.99%	\$ 11,433,974	87.93%
Operating grants and contributions	-	0.00%	-	0.00%
Capital grants and contributions	3,053,344	20.00%	1,345,913	10.35%
Investment income (loss)	97,841	0.64%	32,194	0.25%
Miscellaneous revenues	 208,244	1.36%	 190,960	1.47%
Total	\$ 15,266,039	100.00%	\$ 13,003,041	100.00%
	 Change	% of Change		
Change from Prior Year:				
change in charges for service	\$ 472,636	4.13%		
change in capital grants & contr.	1,707,431	126.86%		
change in invest income	65,647	203.91%		
change in miscellaneous revenues	 17,284	9.05%		
Total	\$ 2,262,998	17.40%		

Table 8: Business - Type Activities (Expenses)

		Expenses				Net Increase (Decrease)In Net Position				
	2022		2021	% Change		2022		2021	% Change	
Functions/Programs										
Water /Sewer	\$ 9,660,646	\$	8,960,855	7.81%	\$	5,299,309	\$	3,819,032	38.76%	

Table 9: Business - Type Activities (Net Position)

		2022	2021	Change		
Business Activities	\$	3,828,993	\$ 13,782,070	\$	(9,953,077)	



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 helps assess 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 2022, the total fund balance equaled \$14,589,959. Of this amount, 14,139,349 or 96.91% is unassigned and can be used to meet the government's obligations.

The General Fund has restricted the assigned fund balance for Emergency Contingency to \$405,873. The current year, the total fund balance has increased by \$2,860,825. This increase is attributable to property tax revenue as taxable assessed values have increased along with state sharing revenues.

The City has five other major governmental funds: Street Improvement, Sales Tax Capital Projects, Community Redevelopment, Building Services, and Stormwater Utility Fund. The fund balance increased for the Street Improvement Fund by \$523,382. Building Services' fund balance increased by \$259,399, offset by a Stormwater Utility decrease of \$20,192. Sales Tax Capital Projects fund balance increased by \$1,092,555. The fund balance increased in the General Fund by \$2,860,825. The Community Redevelopment fund balance increased by \$282,947, which is on the approximate increase level as the prior year. Other Non-Major governmental funds increased by \$142,240 because of the impact fee funds revenue increase. The net result was a cumulative increase of \$5,141,155 for major and nonmajor funds.

The Street Improvement Fund was established to account for gas tax revenues brought in from the state and county to make repairs and maintain streets and roads owned by the City. The most significant expenditures are grounds, street maintenance, and street lighting. Transportation expenditures of \$1,482,471 exceeded gas tax revenues of \$893,182 and transfers of \$1,055,000 increasing fund balance to \$851,891.

The Community Redevelopment Fund was established to revitalize downtown and east town improvements. The funding source is an incremental increase in property values in these areas. Tax revenue increased by \$34,670 over revenue reported for the year ended September 30, 2022. The most significant expenditure related to Downtown development and sidewalk rehabilitation is the land purchased in the fiscal year 2021, three blocks right in the heart of the City of Eustis Downtown. The City has a five-year balloon loan with annual principal and interest payments. In FY 2022, the debt service amount was \$198,148.

The Building Services Fund was established during 2019 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 \$1,017,115; Expenditures of \$757,716 primarily consist of personal and contractual services procured to provide plan review and building inspection services; the total fund balance increased by \$259,399 because of the total increase in City's construction activities.

The Stormwater Utility Fund accounts for the recurring billing of utility customers within the City. Total expenditures of \$625,673 included stormwater drainage improvements. The fund's most significant non-capital expenditures were street sweeping and drainage maintenance. The fund balance decreased by \$20,192, reflecting a current fund balance of \$720,321.

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 2022 included: Ferran Park Improvements, Ardice ground storage tank assembling, Ardice tower hydro tank installation,

FINANCIAL SECTION

Umatilla interconnection additions, Haselton generator replacement, and Eleven Oaks new subdivision water lines development and installation, as well as Eustis Mobility Plan execution along street resurfacing. Overall, the fund balance increased by \$1,092,555, with expenditures decreasing by \$124,313 compared to the prior year providing an ending fund balance of \$2,519,617. The decrease in the fund expenditures depends on annual capital project funding. In 2022 capital projects execution was affected by high 8.3% inflation; this event resulted in postponing of several projects, and moving them to the next fiscal year.

Other Non-Major Governmental Funds accounts include nine funds: Law Enforcement Trust and Education Fund, Economic Development Fund, Library Contributions Trust Fund, Impact Fee Fund, and Greenwood Cemetery Fund. In 2022 fund balance is increased by \$142,240, with expenditures greater than the prior year by \$24,780, resulting in a current balance of \$1,360,790.

Proprietary Funds

The City's proprietary fund provides the same information found in the government-wide financial statements but in more detail. The City's Water and Wastewater fund had a net position of \$54,995,184 on September 30, 2022, increasing \$1,929,151 from the prior year. This increase in net position results from an increase in Charges for Services of \$472,636, and contributions increase. An increase related to Capital Grants and Contributions of \$1,707,431 results from the new subdivision developer's contributions and received American Rescue Plan Act (ARPA) funds. Capital Grants and Contributions include \$790,217 of developer's contributions and \$1,730,419 of expended ARPA funds and \$597,567 of impact fees. An increase in miscellaneous revenues of \$17,284 followed by an investment income increase of \$65,647. Additionally, one influencing factor was an increase in expenses of \$699,790, compared to the fiscal year 2021, see Tables 7 and 8.

The most significant portion of the net position is the net investment in capital assets, \$35,369,298. The restricted net position of \$15,796,894 represents impact fees and repair and replacement projects; it also includes ARPA funds of \$8,939,266 for the designated Bay St. WWTP Expansion project. At the end of the year, the unrestricted net position was \$3,828,992, and funds are available to be expended by legislative appropriation for functions authorized in the provisions of law that established the fund.

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General Fund Budgetary Highlights

The adopted and final budgets are the same in the fiscal year 2022. The table below identifies the changes from the original budget to the final budget.

Table 10: Budgetary Analysis

	 Original Budget	Fi	inal Budget	 Variance
General Government	\$ 4,831,224	\$	4,941,949	\$ 110,725
Public Safety	9,641,766		9,481,640	(160,126)
Transportation	-		-	-
Culture/Recreation	2,022,130		2,277,289	255,159
Non-Departmental	1,917,488		1,284,100	(633,388)
Capital Outlay / Other	309,210		133,670	(175,540)
Total	\$ 18,721,818	\$	18,118,648	\$ (603,170)

	Actual Expenditures		Fi	inal Budget	Variance		
General Government	\$	4,425,535	\$	4,941,949	\$	(516,414)	
Public Safety		8,806,613		9,481,640		(675,027)	
Transportation		-		-		-	
Culture/Recreation		1,858,166		2,277,289		(419,123)	
Non-Departmental		1,198,192		1,284,100		(85,908)	
Capital Outlay / Other		1,445,837		133,670		1,312,167	
Total	\$	17,734,343	\$	18,118,648	\$	(384,305)	

On-behalf payments are not budgeted and are offset by a corresponding increase in revenue. All funds reflect expenditures less than budget. The overall decrease between the final budget and actual expenditures of \$384,306 reflects a reduction of the expenses due to Police and Fire pension funds rate slight decrease in 2022 and several position vacancies and difficulties in hiring in Public Safety departments; 2021-22 capital projects carryovers, and various repair and maintenance in Public Works. Non-departmental expenditures decreased by \$85,908 due to increased insurance and risk management costs.

Leases

The City of Eustis is a lessor for lease of land and buildings. The lessor is the legal owner of the asset or property, and he gives the lessee the right to use or occupy the asset or property for a specific period. During the contract, the lessor retains the right of ownership of the property and is entitled to receive periodic payments from the lessee based on their initial agreement. He must also be compensated for any losses incurred during the contract due to damage or misuse of the asset in question. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City of Eustis initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease

FINANCIAL SECTION

receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term. Key estimates and judgments include how the City of Eustis determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City of Eustis uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The list of the City of Eustis leases:

- PrimeCo Personal Communications Limited Partnership d/b/a Verizon Wireless land lease
- Crown Castle South, LLC d/b/a/ AT&T Wireless land lease
- El Marie's Pizzeria building lease
- Lake Community Action Agency building lease
- Lake Eustis Area of Chamber, Inc. building lease

Table 11: Leases

Lessee Name	Lease Start Date	Lease Term	Lease Expiration Date	R (P In	otal Lease eceivable rincipal & terest), as f October 01, 2021] (1	Inticipated Lease Receivable Principal & Interest) by September 30, 2022	ě	Lease Received (Principal & Interest) as of September 30, 2022	F	otal Lease Receivable Principal & nterest) as September 30,2022
PrimeCo Personal Communications	11/1/2001	50 years	1/31/2051	\$	2,225,546	\$	41,231	\$	41,231	\$	2,184,315
Crown Castle South, LLC	8/30/2011	. 30 years	6/5/41		1,540,582		42,872		42,872		1,497,710
El Marie's Pizzeria	4/2/2020	6 years 4 months	7/31/2026		81,300		14,300		14,300		67,000
Lake Eustis Area of Chamber, Inc.	7/1/2019	5 years	6/30/2024		26,400		9,600		9,600		16,800
Total				\$	3,873,828	\$	108,003	\$	108,003	\$	3,765,825



Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2022, amounts to \$112,443,927 (net of accumulated depreciation). This investment in capital assets includes land, infrastructure, construction work in progress, buildings, equipment, park facilities, and roads. The total net increase in the City's investment in capital assets for the current year was \$3,209,984. This increase is attributable to the Developer's Contributions to Business-type activities and equipment additions in Police, Fire, and Public Works departments, see Note 6.

Table 12: Capital Assets

City of Eustis, Florida Capital Assets September 30, 2022

(Net of Depreciation)

	Governmen	tal Activities	Business-Ty	pe Activities	Total			
	2022	2021	2022	2021	2022	2021		
Land	\$ 7,011,465	\$ 7,011,465	\$ 1,245,453	\$ 1,245,453	\$ 8,256,918	\$ 8,256,918		
Infrastructure - Retention								
Ponds	1,946,578	1,946,578	-	-	1,946,578	1,946,578		
Infrastructure								
- Right-of-Way	24,204,385	23,664,796	-	-	24,204,385	23,664,796		
Construction in Progress	1,889,685	884,666	3,400,983	1,686,277	5,290,668	2,570,943		
Buildings	14,337,272	13,886,546	1,040,681	1,040,681	15,377,953	14,927,227		
Improvements Other than								
Buildings	8,207,827	8,196,851	81,889,748	80,192,752	90,097,575	88,389,603		
Equipment	4,831,477	4,362,974	6,283,449	6,123,188	11,114,926	10,486,162		
Vehicles	6,334,068	6,711,795	-	-	6,334,068	6,711,795		
Intangible Assets	-	-	11,015	-	11,015	-		
Infrastructure - Roads and								
Streets	36,808,429	35,378,849			36,808,429	35,378,849		
	105,571,186	102,044,520	93,871,329	90,288,351	199,442,515	192,332,871		
Less: Accumulated								
Depreciation	(37,758,393)	(36,455,139)	(49,240,195)	(46,643,789)	(86,998,588)	(83,098,928)		
Capital Assets, Net	\$ 67,812,793	\$65,589,381	\$ 44,631,134	\$43,644,562	\$ 112,443,927	<u>\$109,233,943</u>		

Table 12a: Net Change in Capital Assets

City of Eustis, Florida Capital Assets

(Net of depreciation)

	Governmental Activities	Business-Type Activities	Total
Capital Assets, Net FY22	67,812,793	44,631,134	112,443,927
Capital Assets, Net FY21	65,589,381	43,644,562	109,233,943
Change in Capital Assets,	2.223.412	006 570	2 200 094
Net	$\frac{2,223,412}{3.39\%}$	<u>986,572</u> 2.26 %	3,209,984 2,94%



Long-Term Debt

The City's total long-term debt decreased by \$1,228,307. Governmental long-term debt decreased by \$278,980, and business-type activities' long-term debt decreased by \$949,327. Additional information on the City's debt can be found in Note 12 of this report.

Table 13: Long-Term Debt

	City of Eustis' Outstanding Debt										
	G	overnment	Activities	В	Business-Typ	ре	Activities	Total			
		2022		2021		2022		2021	2022		2021
CRA Loan	\$	2,772,346	\$	2,887,812	\$	-	\$	- \$	2,772,346	\$	2,887,812
Note Payable - 2016		-		-		-		-	-		-
Note Payable - 2017		-		-		-		361,100	-		361,100
Note Payable - 2018		160,000		323,514		-		-	160,000		323,514
Water & Sewer Revenue Bonds		-		-		5,950,000		6,265,000	5,950,000		6,265,000
Unamortized Bond Premium		-		-		391,004		411,704	391,004		411,704
State Revolving Loans		-		-		2,920,832		3,173,359	2,920,832		3,173,359

3,211,326 \$

City of Funtial Outstanding Daht

Economic Factors and Next Year's Budgets and Rates

Looking forward to FY 2023, the City anticipates continued improvement in the economic environment. According to the US Federal Reserve, the unemployment rate for Lake County is 2.7%; in comparison with FY 2021 the rate dropped by 1.6%, and the rate is significantly lower than the national rate of 3.4%. Economic factors are vital, with the average median price of homes at \$379.9; it is a 17% increase over the past year.

Building permits are a crucial indicator of construction activity. The issuance of building permits decreased by 6.2%; approximately 1,970 permits were issued in 2022 compared to 2,101 in 2021. Many currently active City development permits were obtained in FY 2021. The new Lake Lincoln subdivision is the major construction plan for the next fiscal year; in FY 2022, the Public Works department was working on the subdivision's future water and sewer lines. Continuous City growth and increased property values have allowed the City to maintain its millage rate while providing high-quality services.

On July 1st, 2022, an annual 2.5% utility rate increase was implemented. However, other City rates for City services have remained the same. Through prudent fiscal management in FY 2022, the City Commission was able to continue the trend of balancing budgeted revenues against expenditures in the General Fund.

The city comprises real property, personal property, and centrally assessed property. The taxable value of such property increased 10.17% compared to the previous year. Compared to Leesburg, Tavares, and Mount Dora, with similar populations, Eustis has fewer dollars to distribute due to a residential market with fewer commercial owners. However, the City has maintained a millage rate of 7.5810 for the past several years while maintaining and providing services to the community.

Total

9,261,836 \$ 10,211,163 \$ 12,194,182 \$ 13,422,489

Table 14: Taxable Value by Capita Comparison

Town	Population 2022	Final Taxable Value 2022	% Change from 2021	Per Capita Taxable Value 2022
Eustis	24,115	1,347,838,047	10.17%	55,892
Leesburg	28,249	2,032,087,341	19.00%	71,935
Mount Dora	16,688	1,549,607,068	11.66%	92,858
Tavares	19,604	1,307,640,660	15.03%	66,703

Compared with major Lake County adjacent towns and steady annual population growth, the City of Eustis keeps the lowest taxable value per capita. This trend is desirable for citizens, and we are expecting a further dynamic population increase that leads to future revenue sources review.

Other factors to be considered in preparing the 2023-24 budgets for the City include:

- A desire to maintain the current millage rates while providing quality services.
- The Consumer Price Index increased by 8.2% in September of 2022.
- 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 interested 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



Basic Financial Statements

The basic financial statements include integrated sets of statements as required by the GASB. The sets of statements include:

Government-Wide Financial Statements Fund Financial Statements:

- Government Funds
- Proprietary (Enterprise) Funds
- Fiduciary Funds

In addition, the notes to the financial statements are included to provide information that is essential to the user's understanding of the basic financial statements.

City of Eustis, Florida Statement of Net Position September 30, 2022

		vernmental Activities		siness Type Activities		Total
Assets			_		_	
Cash and Cash Equivalents	\$	21,459,121	\$	29,331,360	\$	50,790,481
Investments		3,013,412		440,700		3,454,112
Receivables, Net:		1 000 007		1 000 000		0 555 005
Accounts		1,289,037		1,265,998		2,555,035
Interest		16,733		28,257		44,990
Lease Receivable		2,741,294		ECO 140		2,741,294
Inventory Due from Other Governmental Units		61 502		560,142		560,142
		61,593		-		61,593
Prepaid Expense Other Assets		44,737 4,826		39,927		44,737 44,753
Capital Assets:		4,020		39,921		44,100
Capital Assets, Not Being Depreciated		35,052,113		4,646,436		39,698,549
Capital Assets, Not being Depreciated Capital Assets, Being Depreciated		70,519,073		89,224,893		159,743,966
Accumulated Depreciation		(37,758,393)		(49,240,195)		(86,998,588)
Total Assets		96,443,546		76,297,518		172,741,064
		00,110,010		10,201,010	_	112,111,001
Deferred Outflows of Resources Benefit Plan Deferrals:						
Police Officers Pension		4,787,578		-		4,787,578
Firefighters Pension		2,495,952		-		2,495,952
Florida Retirement System		98,599		8,759		107,358
Other Post Employment Benefits		481,938		122,271		604,209
Total Deferred Outflows of Resources		7,864,067		131,030		7,995,097
Liabilities						
Accounts Payable and Accrued Liabilities		2,325,121		1,727,261		4,052,382
Unearned Revenue		99,201		9,004,125		9,103,326
Due Within One Year		562,888		678,178		1,241,066
Long-Term Liabilities:						
Due in More Than One Year		3,820,990		8,931,698		12,752,688
Other Post-Employmentt Benefits		1,886,386		478,589		2,364,975
Net Pension Liability:						
Police Officers Pension		10,557,123		-		10,557,123
Firefighters Pension		3,848,418		-		3,848,418
Florida Retirement System		307,464		159,411		466,875
Total Liabilities		23,407,590		20,979,262		44,386,852
Deferred Inflows of Resources Benefit Plan Deferrals:						
Police Officers Pension		633,249		_		633,249
Firefighters Pension		122,324		_		122,324
Florida Retirement System		189,308		102,641		291,949
Other Post Employment Benefits		1,385,302		351,461		1,736,763
Lease Inflows		2,653,765		_		2,653,765
Total Deferred Inflows of Resources		4,983,948		454,102		5,438,050
Net Position						
Net Investment in Capital Assets		64,880,447		35,369,298		100,249,745
Restricted for:		,,		,,		
Building Permits		1,101,104		_		1,101,104
Library		34,135		_		34,135
Public Safety		646,926		_		646,926
Culture and Recreation		274,064		_		274,064
Capital Projects		2,519,617		3,492,000		6,011,617
Renewal and Replacement		-		12,304,894		12,304,894
Community Development		2,474,840		-		2,474,840
Cemetery Expenses		285,820		_		285,820
Roads and Streets		851,891		-		851,891
Unrestricted	_	2,847,232		3,828,992		6,676,224
Total Net Position	\$	75,916,075	\$	54,995,184	\$	130,911,259





City of Eustis, Florida Statement of Activities For The Year Ended September 30, 2022

		Program Rever						nues		
Functions/Programs		Expenses		Charges for Service		Operating Grants and Contributions		Capital rants and ntributions		
Governmental Activities										
General Government	\$	4,398,141	\$	780,014	\$	1,508	\$	-		
Public Safety		10,039,911		1,757,253		71,732		-		
Physical Environment		559,712		860,596		-		-		
Transportation		2,214,450		-		-		-		
Culture and Recreation		2,303,909		373,034		-		-		
Nondepartmental		1,290,132		-		-		-		
Interest and Fees on Long-Term Debt		85,333		_				_		
Total Governmental Activities		20,891,589	_	3,770,897		73,240				
Business-type Activities										
Water and Sewer		9,660,645	_	11,906,610				3,053,344		

General Revenues

Taxes:

Property Taxes

Utility Service Taxes

Franchise Fees

State Shared Revenues (Unrestricted)

Investment Income (Interest)

Miscellaneous

Transfers

Total General Revenues, Special Items and Transfers

Change in Net Position

Net Position, Beginning of Year

Net Position, End of Year

Net (Expense) Revenue and Change in Net Position

Primary Government										
G	overnmental Activities	Bu	isiness-Type Activities		Total					
\$	(3,616,619)	\$	-	\$	(3,616,619)					
	(8,210,926)		-		(8,210,926)					
	300,884		-		300,884					
	(2,214,450)		-		(2,214,450)					
	(1,930,875)		-		(1,930,875)					
	(1,290,132)		-		(1,290,132)					
	(85,333)		-		(85,333)					
	(17,047,451)		-		(17,047,450)					
	_		5,299,309		5,299,309					
	8,951,790		-		8,951,790					
	2,452,932		-		2,452,932					
	1,893,319		-		1,893,319					
	6,600,476		-		6,600,476					
	128,458		97,841		226,299					
	569,079		208,244		777,323					
	3,676,243		(3,676,243)		-					
	24,272,297		(3,370,158)		20,902,139					
	7,224,845		1,929,151		9,153,996					
	68,691,230		53,066,033		121,757,263					
\$	75,916,075	\$	54,995,184	\$	130,911,259					

City of Eustis, Florida Balance Sheet All Governmental Funds September 30, 2022

	G	eneral Fund]	Street Improvement Fund	Community Redevelopment Trust Fund	Building Services Fund
Assets						
Cash and Cash Equivalents	\$	12,676,450	\$	960,079	\$ 2,354,010	\$ 1,045,592
Investments		3,013,413		-	-	-
Receivables, Net:						
Accounts		786,356		18,484	-	-
Lease		2,660,984		-	-	-
Interest		8,310		895	2,416	1,080
Due from Other Governments		61,593		-	-	· -
Due from Other Funds		-		-	-	89,277
Prepaid Expenses		44,737		-	-	-
Other Assets		_		3,812	326	295
Total Assets		19,251,843		983,270	2,356,752	1,136,244
Liabilities and Fund Balances						
Liabilities						
Accounts Payable and						
Accrued Liabilities		1,401,497		131,379	1,758	35,140
Deposits		438,125		-	-	-
Unearned Revenue		96,010		-	-	-
Due to Other Funds		89,277				
Total Liabilities		2,024,909		131,379	1,758	35,140
Deferred Inflows of Resources						
Deferred FEMA Revenue		61,593		_	_	_
Deferred Lease Inflows		2,575,382		_	_	_
Total Deferred Inflow of Resources	-	2,636,975				
Fund Balances						
Non-spendable:						
Prepaid Expenses		44,737		_	_	_
Library Trust Donations		44,101		_	_	_
Restricted for:		_		_	_	_
Capital Projects per One Cent Sales Tax		_		_	_	_
Enforcement of Florida Bldg. Code		_		_	_	1,101,104
Public Safety Impact Fees		_		_	_	1,101,104
Culture and Recreation Impact Fees		_		_	_	_
Ordinance - Community Development		_		_	_	_
Specific Contributions - Library		_		_	_	_
Redevelopment District		_		_	2,354,994	_
Police Fines and Forfeitures		_		_	2,001,001	_
Cemetery - Chapter 22 of Code		_		_	_	_
Roads and Streets		_		851,891	_	_
Committed to:				001,001		
Library Contribution Fund		_		_	_	_
Ordinance - Stormwater Management		_		_	_	_
Assigned to:						
Emergency Contingency		405,873		_	_	_
Unassigned:		14,139,349		_	_	_
Total Fund Balance		14,589,959	_	851,891	2,354,994	1,101,104
Total Liabilities,			_	301,001		
Deferred Inflows and Fund Balances	\$	19,251,843	\$	983,270	<u>\$ 2,356,752</u>	\$ 1,136,244



City of Eustis, Florida Balance Sheet All Governmental Funds September 30, 2022

	Stormwater Utility Fund	Sales Tax Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
\$	623,825 -	\$ 2,440,928	\$ 1,358,237 -	\$ 21,459,121 3,013,413
	152,063	325,356	6,778	1,289,037
	-	-	80,310	2,741,294
	132	2,505	1,394	16,732
	-	-	-	61,593 89,277
	-	-	-	44,737
	393	_	_	4,826
	776,413	2,768,789	1,446,719	28,720,030
	56,092	249,172	4,355	1,879,393
	-	240,112	1 ,000	438,125
	-	-	3,191	99,201
				89,277
_	56,092	249,172	7,546	2,505,996
	-	-	-	61,593
			78,383 78,383	2,653,765 2,715,358
	-		-	44,737
	-	-	19,724	19,724
	_	2,519,617	_	2,519,617
	-	_,010,011	_	1,101,104
	-	-	552,178	552,178
	-	-	274,064	274,064
	-	-	119,846	119,846
	_	_	9,788	9,788 2,354,994
	-	_	94,747	94,747
	-	_	285,820	285,820
	-	-	-	851,891
	720,321	-	4,623	4,623 720,321
	-	-	-	405,873
				14,139,349
_	720,321	2,519,617	1,360,790	23,498,676
\$	776,413	\$ 2,768,789	\$ 1,446,719	\$ 28,720,030



City of Eustis, Florida Reconciliation of the Balance Sheet of Governmental Funds to Statement of Net Position September 30, 2022

Total Fund Balances of Governmental Funds

\$ 23,498,676

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 \$ 105,571,186

Less accumulated depreciation (37,758,393)

Net governmental capital assets 67,812,793

Deferred Inflows for unavailable revenues at the fund level

61,593

Deferred Outflows/Inflows of resources reported in the statement of net position:

Net deferred outflows - OPEB481,938Net deferred inflows - OPEB(1,385,302)Net deferred outflows - Pensions7,382,129Net deferred inflows - Pensions(944,881)

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 (14,713,005)
OPEB liability (1,886,386)
Revenue bonds and notes payable (2,932,346)
Accrued Interest (7,602)
Compensated Absences (1,451,532)

Total Net Position of Governmental Activities

75,916,075



City of Eustis, Florida Statement of Revenues, Expenditures, and Changes in Fund Balance All Governmental Funds For The Fisical Year Ended September 30, 2022

		General Fund	Ir	Street mprovement Fund	Community Redevelopment Trust Fund		Building Services Fund
Revenues							
Ad Valorem	\$	8,951,790	\$	-	\$ -	\$	-
Franchise Fees		1,893,319		-	-		-
Utility Service Taxes		2,452,932		-	-		-
State Revenue Sharing		892,585		-	-		_
Other Intergovernmental Revenues		2,371,019		893,182	369,013		_
Permits & Fees		75,406		-	-		1,013,602
Fines and Forfeitures		51,458		-	-		-
Charges for Services		618,966		-	-		-
Miscellaneous:							
Interest		103,046		2,662	8,594		3,513
On Behalf Prem. Ins. Tax Payments Police							
& Fire Pensions		314,004		-	-		_
Lease		111,238		-	-		_
Other Sources		364,094		81,147	-		_
Total Revenues		18,199,857		976,991	377,607		1,017,115
Expenditures							
Current:							
General Government and Administration		4,425,535		-	277,283		_
Public Safety		8,492,608		-	-		757,716
On Behalf Prem. Ins. Tax Payments Police							
& Fire Pensions		314,004		-	-		-
Physical Environment		-		-	-		-
Transportation		-		1,482,471	-		-
Culture and Recreation		1,858,166		-	-		-
Nondepartmental		1,198,192		-	91,940		-
Capital Outlay		1,445,837		26,138	12,881		_
Debt Service:							
Principal Payments		-		-	115,466		-
Interest and Fees		-		-	83,508		-
Total Expenditures	(17,734,342)		(1,508,609)	(581,078)	,	(757,716)
Excess (Deficiency) of Revenues							
Over (Under) Expenditures	_	465,515		(531,618)	(203,471)	,	259,399
Other Financing Sources (Uses)							
Transfers In		3,683,610		1,055,000	486,418		-
Transfers Out		(1,288,300)		-	-		-
Total Other Financing Sources (Uses)		2,395,310		1,055,000	486,418		_
Net Change in Fund Balances		2,860,825		523,382	282,947	_	259,399
Fund Balances, Beginning of Year		11,729,134		328,509	2,072,047		841,705
Fund Balances, End of Year	\$	14,589,959	\$	851,891	\$ 2,354,994	\$	1,101,104
The notes to the financial statements are an integral part of this	statom	ont					



City of Eustis, Florida Statement of Revenues, Expenditures, and Changes in Fund Balance All Governmental Funds For The Fisical Year Ended September 30, 2022

Stormwater Utility Fund	Sales Tax Capital Projects Fund	Other Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ -	\$ 8,951,790
_	-	_	1,893,319
_	_	_	2,452,932
_	_	_	892,585
_	2,659,195	_	6,292,409
_	_,,,	212,130	1,301,138
_	_	70,252	121,710
860,596	-	-	1,479,562
2,375	8,268	-	128,458
-	-	-	314,004
-	-	23,842	135,080
2,510		41,301	489,052
865,481	2,667,463	347,525	24,452,039
-	42,746 64,954	98,224 75,155	4,843,788 9,390,433
-	-	-	314,004
427,306	-	-	427,306
-	468,371	-	1,950,842
-	-	25,237	1,883,403
-	-	-	1,290,132
198,367	831,308	6,185	2,520,716
-	163,514	-	278,980
	4,015		87,523
(625,673)	(1,574,908)	(204,801)	(22,987,127)
239,808	1,092,555	142,725	1,464,913
_	_	6,882	5,231,910
(260,000)	-	(7,367)	(1,555,667)
(260,000)		(485)	3,676,243
(20,192)	1,092,555	142,240	5,141,156
740,513	1,427,062	1,218,550	18,357,520
\$ 720,321	\$ 2,519,617	\$ 1,360,790	\$ 23,498,676



City of Eustis, Florida Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance of the Governmental Funds to the Statement of Activities For The Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds			\$ 5,141,156
Amounts reported for Governmental Activities in the Statement of Activities are D	iffere	nt Because:	
Governmental funds report capital purchases as expenditures. However, in the sactivities, the cost of those assets is depreciated over their estimated useful live as depreciation expense. This is the amount by which capital outlays exceeded expense in the current period.	es and	l reported	
Governmental funds report capital purchases as expenditures. However, in the Statement of Activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense.	\$	2,520,716	
Developers' Contributions		1,840,770	
In the statement of Activities, only the loss on the sale/disposal of capital assets is reported. The net position change differs from the fund balance change by the cost of the capital assets sold/disposed.		6,398	
Less current year depreciation		(2,144,472)	
Net governmental capital assets			2,223,412
Some revenues are not available and thus reported as deferred inflows at the function reflected as earned in the Statement of Activities and thus taken into revenue of Activities. Bond proceeds provide current financial resources to governmental funds, while the principal consumes financial resources of governmental funds.	n the S	Statement of	 (11,848)
Governmental funds report the debt issuance.			
Principal Payments - Bonds and Leases Accrued Interest			278,980 2,190
Change in the net pension liability and related deferred amounts.			(877,680)
Some expenses reported in the statement of activities do not require the use of curesources and are not reported as expenditures in governmental funds:	rrent	financial	
Change in net OPEB obligation and related deferred amounts			152,431
Change in compensated absences			316,204
Change in compensation appointed			 010,201
Change in Net Position of Governmental Activities			\$ 7,224,845





City of Eustis, Florida Statement of Net Position Proprietary Funds September 30, 2022

	Business-Type Activities Water and Sewer Utility System Fund	
Assets		
Current Assets		
Cash and Cash Equivalents	\$ 13,055,990	
Investments	440,700	
Accounts Receivable, Net	1,179,713	
Notes Receivable	86,285	
Accrued Interest Receivable	28,257	
Other Assets Prepaid	39,927	
Inventory	560,142	
Total Current Assets	15,391,014	
Noncurrent Assets		
Restricted Assets:		
Renewal and Replacement Account	12,304,894	
Customer Deposits	478,476	
Water Impact Fees	3,054,916	
Sewer Impact Fees	437,084	
Total Restricted Assets	16,275,370	
Property, Plant and Equipment:		
Land	1,245,453	
Improvements Other Than Buildings	53,092,178	
Buildings	1,040,681	
Equipment	6,283,446	
Construction in Progress	3,400,983	
Infrastructure	28,797,573	
Other Fixed Assets	11,015	
(Accumulated Depreciation)	(49,240,195)	
Total Property, Plant and Equipment -		
Cost Less Depreciation	44,631,134	
Total Noncurrent Assets	60,906,504	
Total Assets	76,297,518	
Deferred Outflows of Resources		
Benefit Plan Deferrals:		
Florida Retirement System	8,759	
OPEB	122,271	
Total Deferred Outflows of Resources	\$ 131,030	



Dusiness True

City of Eustis, Florida Statement of Net Position Proprietary Funds September 30, 2022

	Business-Type Activities Water and Sewer Utility System Fund
Liabilities	
Current Liabilities Payable from Current Assets	
Accounts Payable	\$ 1,247,044
Loan Payables - Current	259,167
Revenue Bonds Payable - Current	330,000
Unamortized Bond Premium	21,686
Compensated Absences	67,325
Unearned Revenue	9,004,125
Total Current Liabilities Payable from Current Assets	10,929,347
Current Liabilities Payable from Restricted Assets	
Deposits	478,476
Accrued Interest Payable	1,741
Total Current Liabilities Payable from Restricted Assets	480,217
Total Current Liabilities	11,409,564
Long-term Liabilities	
State Revolving Loan Payable	2,661,665
Revenue Bonds Payable net of Amortization	5,989,318
Other Post Employment Benefits	478,589
Compensated Absences	280,715
Net Pension Liability	159,411
Total Long-term Liabilities	9,569,698
Total Liabilities	20,979,262
Deferred Inflows of Resources	
Pension Plan Deferrals:	
Florida Retirement System	102,641
OPEB	351,461
Total Deferred Outflows of Resources	454,102
Net Position	
Net Investment in Capital Assets	35,369,298
Impact Fees	3,492,000
Renewal and Replacement	12,304,894
Unrestricted Net Position	3,828,992
Total Net Position	\$ 54,995,184
The sector to the firm and attended one or internal court of this statement	

City of Eustis, Florida Statement of Revenues, Expenses, and Changes in Fund Net Assets Proprietary Funds For The Year Ended September 30, 2022

	Business-Type Activities Water and Sewer Utility System Fund	
Operating Revenues		
Charges for Services	\$ 11,906,610	
Permits and Fees	195,826	
Other Miscellaneous Revenues	12,418	
Total Operating Revenues	12,114,854	
Operating Expenses		
Personal Services	2,997,513	
Operating Expenses	2,184,345	
Professional Services	200,773	
New Water Services	192,430	
Depreciation and Amortization	2,596,407	
Other Uses	553,553	
Insurance	632,800	
Total Operating Expenses	(9,357,821)	
Operating Income (Loss)	2,757,033	
Non-operating Revenues (Expenses)		
Investment Earnings	97,841	
Debt Service (Interest Expense)	(302,824)	
Total Non-Operating Revenues	(204,983)	
Income (Loss) Before Transfers	2,552,050	
Transfers and Capital Contributions		
Capital Grants and Contributions	3,053,344	
Transfers to Other Funds	(3,676,243)	
Total Transfers and Capital Contributions	(622,899)	
Change in Net Position	1,929,151	
Net Position, Beginning of Year, Previously Reported	53,066,033	
Net Position, End of Year	\$ 54,995,184	





City of Eustis, Florida Statement of Cash Flows Proprietary Funds For The Year Ended September 30, 2022

	Business-Type Activities Water and Sewer Utility System Fund		
Cash Flows from Operating Activities			
Cash Received from Customers	\$	11,842,911	
Cash Payments to Suppliers for Goods and			
Services		(2,796,493)	
Cash Payments for Employee Services		(3,741,414)	
Net Cash Provided by (Used in)			
Operating Activities		5,305,004	
Cash Flows from Noncapital Financing Activities			
Transfers to Other Funds		(3,676,243)	
Interfund Payable		(3,676,243)	
Net Cash Provided by (Used in) Noncapital		·	
Financing Activities		(3,676,243)	
Cash Flows from Capital and Related			
Financing Activities			
Acquisition and Construction of Capital Assets		(3,582,979)	
Capital Contributions		11,459,903	
Principal Payments State Revolving Loan		(252,527)	
Payments Bond Issuance		(335,700)	
Payments Notes Payable		(361,100)	
Interest Paid on Revenue Bonds and State Revolving Loan		(306,093)	
Repayment of due to other funds		597,567	
Net Cash Provided by (Used in) Capital			
and Related Financing Activities		7,219,071	
Cash Flows from Investing Activities			
Proceeds from Sale and Maturity of Investments		798	
Interest		71,058	
Net Cash Provided by (Used in) Investing Activities		71,856	
Net Increase (Decrease) in Cash and Cash			
Equivalents		8,919,688	
Cash and Cash Equivalents, Beginning of Year		20,411,672	
Cash and Cash Equivalents, End of Year	\$	29,331,360	



City of Eustis, Florida Statement of Cash Flows Proprietary Funds For The Year Ended September 30, 2022

	Business-Type Activities Water and Sewer Utility System Fund	
Reconciliation of Cash and Cash Equivalents		
to Balance Sheet		
Total Unrestricted Cash and Investments Per the		
Balance Sheet:		
Cash and Cash Equivalents	\$	13,055,990
Total Restricted Cash and Investments Per the		
Balance Sheet:		
Restricted Assets Available for Current Liabilities		16,275,370
Total Cash and Cash Equivalents		29,331,360
Reconciliation of Operating Income (Loss)		
to Net Cash Provided by (Used in)		
Operating Activities		
Operating Income		2,757,033
Adjustments to Reconcile Operating Income (Loss) to Cash Provided		
by (Used in) Operating Activities:		
Depreciation		2,596,407
Provision for Uncollectible Accounts		50,573
Accounts and Interest Receivable		(362,443)
Prepaid Expenses		39,927
Inventories		(42,073)
Increase (Decrease) in Liabilities:		
Accounts Payable		454,276
Utility Deposits		1,652
Net Pension Liability		139,838
Other Post Employment Benefits		(10,662)
Accrued Expenses		(58,766)
Deferred Inflow of Resources		(299,069)
Deferred Outflow of Resources		38,311
Net Cash Provided by (Used in)		
Operating Activities	\$	5,305,004



City of Eustis, Florida Statement of Fiduciary Net Position Fiduciary Fund September 30, 2022

	Pension Trust Funds	
Assets		
Cash and Cash Equivalents	\$	1,058,748
Receivables		
Contributions		18,574
Interest		63,979
Total Receivables		82,553
Investments, at Fair Value		
Stocks		2,121,868
Fixed Income Securities		8,813,303
Equities and Mutual Funds		20,327,889
Total Investments		31,263,060
Total Assets		32,404,361
Liabilities		
Accounts Payable		6,340
Net Position Restricted for Pension Benefits	\$	32,398,021



City of Eustis, Florida Statement of Changes in Fiduciary Net Position Fiduciary Funds For The Year Ended September 30, 2022

	Pension Trust Funds
Additions	
Contributions:	
Plan Member	\$ 225,779
Insurance Premium Tax	314,004
City	1,632,128
Employee Repayment	846
Total Contributions	2,172,757
Investment Income (Loss):	
Net Appreciation (Depreciation) in	
Fair Value of Investments	(7,309,092)
Interest	585,499
Contribution Buy Back	1,984
Total Income on Investments	(6,721,609)
Less: Investment Management Fees	(138,543)
Net Investment Income	(6,860,152)
Total Additions	(4,687,395)
Deductions	
Pension Payments	(2,056,737)
Administration	(234,506)
Total Deductions	(2,291,243)
Change in Net Position	(6,978,638)
Net Position, Beginning of Year	39,376,659
Net Position, End of Year	\$ 32,398,021







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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 operated under the council-manager form of government under its charter adopted under the "Municipal Home Rule Powers Act" as defined in Florida Statutes, Chapter 166. The original charter was effective on January 1, 1958, and became law without the Governor's approval. The City Charter was adopted by Florida Chapter 57-1314 and amended by ordinances 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 is governed by the City Charter and state and local laws and regulations. The City Commission is responsible for the establishment and adoption of the policy. The execution of such an approach is the responsibility of the Commission-appointed City Manager.

• Police Officer's and Firefighters' Pension Plan

The City contributes to the Police Officers' and Firefighters' Pension Plan (POFPP) on behalf of its police officers and firefighters. The plan is a single-employer defined benefit plan established by the City ordinance and Florida State Law. It is administered by the Plan's Board of Trustees comprised of two commission appointees, two members of the POFPP is elected by the membership, and one member is elected by the other four Members and appointed by the City Commission. The POFPP is included in the accompanying financial statement as a fiduciary component unit reflected as a Pension Trust Fund.

• City of Eustis Community Redevelopment Trust Fund

The accompanying financial statements present the City and its component unit, which is financially accountable. The City has only one composite component unit, the Community Redevelopment Trust Fund (CRA). CRA is a blended component unit; it is legally separated in substance but also it is a part of the City's operations. The City created the Downtown and East Town Redevelopment Agency in December 1990 with a base year value of \$36,752,072. In May of 2018, the area was expanded with an additional base year value of \$343,092. The CRA is an incremental tax district established by 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 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 major special revenue fund but is also the subject of a separate audited financial report. The CRA audited financial report is available from: 10 N Grove Street, Eustis, FL 32726.



Note 1 - Description of Funds and Summary of Significant Accounting Policies (Continued)

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 the non-fiduciary 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 generally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely significantly on fees and charges for support.

The Statement of Activities demonstrates the degree to which program revenues offset the direct expenses costs of a given function or segment. Direct expenses are those that are 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 function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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 funds, 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 in 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 are 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 available when they are collectible within the current period or shortly after the current period's liabilities are paid.

For this purpose, the government considers revenues available if collected within 60 days of the end of the current fiscal period.

Note 1 - Description of Funds and Summary of Significant Accounting Policies (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures and 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 the City receives it.

The City reports the following major governmental funds:

- The General Fund is the City's primary operating fund. It accounts for the City's financial resources except those that are required to be accounted for in other funds.
- The Street Improvement Fund is a special revenue fund to account for the City's share of motor fuel tax revenues 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 fund's establishment 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 to provide stormwater management programs.
- The Sales Tax Capital Projects Fund accounts 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 fees are charged to external users for goods or services.

 The Water and Wastewater Utility System Fund accounts for the financial activities of the City's water and sewer treatment and distribution operations and 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 accumulates pension benefit payments to qualified police and fire employees. They are excluded from the government-wide financial statements, are fiduciary 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 main operating revenues of the City water and sewer utility system fund are charges to customers for sales and services. Operating expenses for enterprise funds include sales and



Note 1 - Description of Funds and Summary of Significant Accounting Policies (Continued)

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, the City's policy is 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, and 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 by GASB 72, Fair Value Measurement and Application. Accordingly, the change in fair value is recognized as an increase or decrease in investment assets and investment income.

Except for the pension fund investments, the City's investments include certificates of deposit and U.S. Treasury notes with maturities at purchase more significant than one year. The certificates of deposit are recorded at cost plus accrued interest. There was no concentration of credit risk on September 30, 2022.

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 State's laws 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 2022 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 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 November, three percent (3%) if paid in December, two percent (2%) if paid in January, and one percent (1%) if paid in February. Taxes paid during 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.



Note 1 - Description of Funds and Summary of Significant Accounting Policies (Continued)

Accounts Receivable

The operating revenues of the Water and Sewer Utility System Fund are generally recognized based on monthly cycle billings. 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 accounts of \$1,441,196 on September 30, 2022.

Listed below is the allowance for doubtful accounts:

FY 2022	2 General F		 iter & Sewer ility System Fund	S	tormwater Fund	Total
Allowance for Doubtful Accounts	\$	135,437	\$ 1,165,471	\$	140,288	\$ 1,441,196

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 that reflect costs applicable to future accounting periods are recorded as prepaid items in 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 are restricted from paying the general obligations of the fund. Assigned assets 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. They 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 equal to or exceeding \$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. Purchased or constructed, capital assets are recorded at historical or estimated historical costs. Donated capital assets are recorded at the acquisition value at the date of donation. The City implemented GASB 89, and complies with the Statement requirements. The interest cost incurred before the end of a capital construction period is recognized as an expense on a basis consistent with governmental fund accounting principles and recognized in the period in which the cost is incurred.

Significant 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.



Note 1 - Description of Funds and Summary of Significant Accounting Policies (Continued)

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:

	Useful Lives
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 used when bonds are issued. Issuance costs are expensed at the time of debt issuance.

Compensated Absences

The City's policy permits 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 accrued during the year would typically be liquidated with expendable, available financial resources. The City accrued compensated absences in the period 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 for the Police Officers' and Firefighters' Retirement Plan Contributions. On-behalf payments to the City total of \$314,004 for the fiscal year ended September 30, 2022. These payments are currently recorded as revenue in the Pension Trust Fund.

Other Postemployment Benefits

The City's policy allows retirees to participate in its employee health and life insurance programs. The City accrues other post-employment benefits 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 currently 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



Note 1 - Description of Funds and Summary of Significant Accounting Policies (Continued)

fiduciary net position. To measure the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension plans, pension expense, information about the net fiduciary position, and additions to/deductions from the net fiduciary position have been determined on the same basis as the plans report them, for this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable by 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 individual financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and 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 the net The position represents 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 after 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 individual financial statement element, deferred inflows of resources, represent an acquisition of net assets that applies to future period(s), and 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 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 ordinary operating expenses not inclusive of debt service, capital outlay, and other financing use. This amount is required to cover short-term cash flow variations, economic downturns, and emergencies. The City Commission will also approve an amount set aside for contingencies such as catastrophic events or unforeseen losses through insurance or litigation as part of the annual budget process.

The City has classified governmental fund balances as follows:

Non-Spendable: 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, it includes



Note 1 - Description of Funds and Summary of Significant Accounting Policies (Continued)

prepaid expenses and inventory. The City has donations to the Library Trust Fund, maintaining the principal. Only the interest earnings may be used.

<u>Restricted:</u> 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 are restricted because State Statute limits their use for police investigative expenditures.

The redevelopment funds are restricted to a City's designated area and are exclusive to that area alone. Infrastructure Projects are restricted by State Statute and County laws and are legally segregated to fund infrastructure improvements. Other funds are restricted to library operations and other specific developer agreements obligating funds to a particular use.

<u>Committed:</u> This classification includes amounts that can be used only for specific purposes under 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) employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been committed explicitly for use in satisfying those contractual requirements.

<u>Assigned:</u> This classification includes amounts constrained by the City's intent to be used for a specific purpose but is neither restricted nor committed. The City Commission can express this intent or delegate this responsibility to the City manager through the budgetary process. This classification also includes monies allocated to future fiscal years to weather the current economic crisis.

<u>Unassigned:</u> This classification includes prepaid expenses, inventory, and the residual fund balance for the General Fund and the amount established for Minimum Funding, representing the portion of the General Fund balance established by Resolution 11-59, as amended throughout the year by resolutions needed.

E. Revenues, Expenditures, Expenses, and Leases

Interest Income

Interest income resulting from cash pooling 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 the restriction of all money collected as impact fees. These fees represent a capacity charge for the proportionate share of the cost of expanding, oversizing, separating, or constructing new additions to the water and sewer system. The City is obligated to expend these funds only to expand the system's capacity.

Deposits received that 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 money is recorded as non-operating revenue in the year the requirements are met. The City has pledged impact fees to meet expansion bond debt service



Note 1 - Description of Funds and Summary of Significant Accounting Policies (Continued)

requirements, and any additional revenue (by bond covenant) is set aside as a restriction of net position to be used for either further 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 adequately applicable to another fund are recorded as expenditures/ expenses in the fund reimbursed. All interfund transactions are reported as transfers (see Note 13).

Leases

Lessor: the City of Eustis is a lessor for several non cancellable leases of buildings and cell towers. The City of Eustis recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City of Eustis initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgements include how the City of Eustis determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City of Eustis uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City of Eustis monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.



Note 2 - Lease Receivable

• El Marie's Pizzeria Lease

Starting April 2nd, 2020, the City of Eustis began leasing the building, located near Ferran Park at 200 N Bay St. to El Marie's Pizzeria as a pizza restaurant. The lease term is for six years, three months and 29 days. The City of Eustis will receive monthly payments of \$1,300. The City of Eustis recognized \$12,776 in lease revenue and \$1,524 in interest revenue during the current fiscal year, related to this lease.

• The Lake of Eustis Area Chamber of Commerce Lease

July 1st, 2019, the City of Eustis began leasing the building, located at 1W Orange Ave. to the Lake Eustis Area Chamber of Commerce Inc. for their office. The lease term is for five years. The City of Eustis will receive monthly payments of \$800. The City of Eustis recognized \$9,140 in lease revenue and \$460 in interest revenue during the current fiscal year, related to this lease.

• Crown Castle, LLC (AT&T Wireless) Lease

Starting August 30th, 2011, the City of Eustis began leasing the land, located at 1101 David Walker Dr. to Crown Castle, LLC (AT&T Wireless), for a cellular phone tower. The lease term is for thirty years. The City of Eustis will receive monthly payments of \$3,573. The City of Eustis recognized \$17,118 in lease revenue and \$25,754 in interest revenue during the current fiscal year, related to this lease.

PrimeCo Personal Communications (Verizon Wireless) Lease

November 1st, 2001, the City of Eustis began leasing the land, located at Bates Ave. to PrimeCo Personal Communications Limited Partnership (Verizon Wireless), for a cellular phone tower. The lease term is for fifty years. The City of Eustis will receive monthly payments of \$3,436. The City of Eustis recognized \$8,517 in lease revenue and \$32,714 in interest revenue during the current fiscal year, related to this lease.

As of September 30, 2022, the City of Eustis receivable for lease payments was \$108,003. Also, the City of Eustis has a deferred inflow of resources associated with this lease that will be recognized as revenue over the lease term. As of September 30, 2022, the balance of deferred inflow of resources was \$2,575,382. Additional information can be found in the Budgetary Highlights section, Table 11, page 40.



Note 3 - Change in Accounting Principle

For the year ended September 30, 2022 the City implemented Governmental Accounting Standards Board (GASB) Statement No. 87, Leases. GASB Statement No. 87 enhances the relevance and consistency of information of the government's leasing activities. It establishes requirements for lease accounting based on the principle that leases are financings of the right to use an underlying asset. A lessee is required to recognize a lease liability and an intangible right to use the lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. These changes were incorporated in the City financial statements and had no effect on the beginning net position.

Note 4 - Stewardship, Compliance, and Accountability

Budgetary Requirements

The following procedures were 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 were held to obtain taxpayer comments.
- 3. Before October 1, a resolution legally enacts the budget.
- 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 consistent with generally accepted accounting principles (GAAP). The budget for the enterprise fund is adopted on a non-GAAP basis to reflect the budget versus actual information related to "operations and maintenance" as defined in bond covenants.
- 6. 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 were approved by 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. Critical components of these management guidelines are as follows:

- 1. The City Commission must approve transfers of budgeted amounts between funds.
- 2. A department director may transfer funds up to \$5,000 within the department's operating capital accounts.
- 3. No expenditure of encumbrance may occur without a sufficient budgetary balance.



Note 4 - Stewardship, Compliance, and Accountability (Continued)

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.

The Stormwater Utilities, Library Contribution, and Greenwood Cemetery Funds expenditures exceeded the budget for 2022, utilizing revenues greater than expected. This timing difference will be corrected in future years.

Note 5 - 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 ensure all cash. Therefore, all deposits of the City are fully insured and collateralized. The amount of deposits (cash and cash equivalents) on September 30, 2022, is \$50,790,481.

Investments

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

- The Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized under 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.



Note 5 - Cash, Cash Equivalents, and Investments (Continued)

Investments	Weighted Average Maturities	Credit Rating	Fair Market Value
USB Trust Accounts:			
Investco Money Market	Less than 1 Year	N/A	\$ 36,782
TD Bank:			
Certificate of Deposits	Less than 1 Year	N/A	3,417,331
Firefighter's Pension Trust:			
Money Market & Cash Equivalents	N/A	AAAm	269,367
Fixed Income - Mutual Funds	2 to 10 Years	AAAm	4,556,812
Equities - Common Stock	N/A	N/A	2,121,868
Equities - Mutual Funds	N/A	N/A	4,247,972
Police Officers' Pension Trust:			
Money Market & Cash Equivalents	N/A	N/A	789,381
Fixed Income Securities, Agency & Corporate Bonds	2 to 10 years	AAA	4,256,491
US Government Agency Obligations	15 to 20 years	AAA	2,439,801
Municipal Bonds	1 to 2 years	AA	509,626
Foreign Equities	N/A	AA	522,847
Other Equities	N/A	N/A	8,046,222
International ADR	N/A	N/A	1,673,661
Equities - Common Stocks	N/A	N/A	2,887,760
Total Investments			35,775,921
Cash Deposits			50,790,481
Total Cash and Investments			\$ 86,566,402
Shown In the accompanying Statements of Net P	osition as follows:		
Entity-wide - Cash			\$ 50,790,481
Entity-wide - Investments			3,454,112
Fiduciary - Cash			1,058,749
Fiduciary - Investments			31,263,060
Total			\$ 86,566,402



Note 5 - Cash, Cash Equivalents, and Investments (Continued)

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 can access.

Any asset with an actively traded daily closing price will be classified as a Level 1 input.

Level 2: Inputs are inputs (other than quoted prices included within Level 1) observable for the asset or liability, either directly or indirectly. Inputs to the valuation of the entire 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, data can be easily obtained to support the valuation, even though it is not as easily obtained as a Level 1 input.

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

As a rule, Level 3 inputs are difficult to obtain on a regular basis and it requires verification from an outside party, such as an accountant 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 classified 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, including price, sector indices, and currency fluctuations.

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.

Note 5 - Cash, Cash Equivalents, and Investments (Continued)

The City had the following fair value measurement as of September 30, 2022

Firefighter's Pension Trust Rated Investments

			Measure	ement U	ir Value		
Investments measured at Fair Market Value		/30/2022	Level 1	Level 2		Level 3	
Short Term Investments							
Mutual Funds - Fixed Income	\$	4,556,812	\$ 4,556,812	\$	- :	\$	-
Total Debt Securities		4,556,812	4,556,812				_
Equity Securities							
Common Stock		2,121,868	2,121,868		-		-
Mutual Fund Equities		4,247,972	4,247,972		-		-
Total Equity Securities	\$	6,369,840	\$ 6,369,840	\$	-	\$	-
Total investments measured at fair value	\$	10,926,652					

Police Officer's Pension Trust Rated Investments

			Measure	easurement Using Fair Value			
Investments measured at Fair Market Value		9/30/2022	Level 1		Level 2		Level 3
Short Term Investments							
U.S. Government Agencies	\$	2,439,801	\$ 2,439,801	\$	-	\$	
Mutual Funds - Fixed Income		4,256,491	4,256,491		-		
Municipal Bonds		509,626	509,626				
Total Debt Securities	\$	7,205,918	\$ 7,205,918	\$	-	\$	
Equity Securities							
Other Equities	\$	8,046,222	\$ 8,046,222	\$	-	\$	
Foreign Equities		522,847	522,847		-		
International ADR		1,673,661	1,673,661				
Equities - Common Stock		2,887,760	2,887,760		-		
Total Equity Securities	\$	13,130,490	\$ 13,130,490	\$	-	\$	
Total investments measured at fair value	\$	20,336,408					



Note 5 - Cash, Cash Equivalents, and Investments (Continued)

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 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 primary 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 own 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 every quarter 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 the 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 enough to allow for any anticipated recovery in the fair value. In analyzing an issuer's financial condition, the City considers whether the federal government or its agencies issue the securities, whether downgrades agencies by bond, rating the results of reviews of the issuer's financial condition. The City has no formal policy concerning interest rate risk.

The Concentration of Credit Risk

The City's non-pension holdings at U.S. Bank Corp. contains approximately 52% of total investments, and a United Southern Bank (USB) Bank contains approximately 48% of total investments and the breakdown comprises securities at 4.57%, money market account at .25%, and government-guaranteed bonds (Gennie Mae) of 4.10%, As the investments mature, the money is deposited into the City master account at TD Bank, which is highly liquid and offers interest rates that range from 1.52% to 2.42%. Certificate of Deposits is 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 6 - Capital Assets

Capital asset activity for the year ended September 30, 2022, was as follows:

	_	Beginning Balance		Increases	I	Decreases		Ending Balance
Governmental Activities								
Capital Assets Not Being Depreciated: Land Infrastructure - Retention Ponds Infrastructure - Right-of-way Construction in Progress	\$	7,011,465 1,946,578 23,664,796 884,666	\$	539,589 1,597,218	\$	(592,199)	\$	7,011,465 1,946,578 24,204,385 1,889,685
Total Capital Assets Not Being Depreciated Capital Assets Being Depreciated:	_	33,507,505	_	2,136,807		(592,199)	_	35,052,113
Buildings		13,886,546		450,726		_		14,337,272
Improvements Other Than Buildings		8,196,851		10,976		_		8,207,827
Equipment		4,362,974		504,785		(36,282)		4,831,477
Vehicles		6,711,795		420,810		(798,537)		6,334,068
Infrastructure (Roads and Streets)		35,378,849		1,429,580		-		36,808,429
Total Capital Assets Being Depreciated Less Accumulated Depreciation:		68,537,015		2,816,877		(834,819)		70,519,073
Buildings		(9,771,862)		(342,574)		_		(10,114,436)
Improvements Other Than Buildings		(2,224,608)		(314,576)		_		(2,539,184)
Equipment		(3,261,329)		(230,008)		36,282		(3,455,055)
Vehicles		(4,116,816)		(452,535)		804,935		(3,764,416)
Infrastructure (Roads and Streets)		(17,080,523)		(804,779)		-		(17,885,302)
Total Accumulated Depreciation		(36,455,139)		(2,144,472)		841,217		(37,758,393)
Total Capital Assets Being Depreciated, Net Governmental Activities Capital Assets, Net	Φ.	32,081,876	Φ	672,405	Φ.	6,398 (585,801)	\$	32,760,680
-	Φ	65,589,381	\$	2,809,212	\$	(383,801)	Φ	67,812,793
Business-type Activities Capital Assets Not Being Depreciated:								
Land	\$	1,245,453	\$	-	\$	-	\$	1,245,453
Construction in Progress	_	1,686,277		3,472,611		(1,757,905)		3,400,983
Total Capital Assets Not Being Depreciated Capital Assets Being Depreciated: Buildings		2,931,730 1,040,681		3,472,611		(1,757,905)	_	4,646,436 1,040,681
Improvements Other Than Buildings		80,192,752		1,696,996		_		81,889,748
Equipment		6,123,188		160,261		-		6,283,449
Intangible Assets	_	- 07.050.001	_	11,015			Φ.	11,015
Total Capital Assets Being Depreciated Less Accumulated Depreciation:	_	87,356,621	_	1,868,272	_	-	\$	89,224,893
Buildings		(921,984)		(17,972)		-		(939,956)
Improvements Other Than Buildings		(41,638,256)		(2,246,002)		-		(43,884,258)
Equipment Intangible Assets		(4,083,548)		(330,728) (1,705)		_		(4,414,276) (1,705)
Total Accumulated Depreciation		(46,643,788)		(2,596,407)		-		(49,240,195)
Total Capital Assets Being Depreciated, Net	_	40,712,833	_	(728,135)	_	-	_	39,984,698
Business-type Activities Capital Assets, Net	\$	43,644,563	\$	2,744,476	\$	(1,757,905)	\$	44,631,134
Depreciation Expense - Governmental Activities General Government and Administration Public Safety Physical Environment Transportation Culture and Recreation Total Depreciation Expense Governmental Activities							\$	177,106 452,463 59,799 983,064 472,040 2,144,472
Depreciation Expense - Business Type Activities								
Water and Sewer System							\$	2,596,407



Note 7 - 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 elected to opt-out of FRS, and enacted an ordinance that established a 401A Defined Contribution Plan. Empower Retirement 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 171 participants in the plan for the fiscal year ended September 30, 2022.
- Benefit Compensation means total compensation paid during the plan year except for bonuses.
 The compensation for the fiscal year ended September 30, 2022, was: Defined Contribution Plan \$6,825,858; FRS \$347,467.
- **Forfeitures** Shall be applied to future employer contributions.
- Employer Contributions 6% of covered payroll is mandatory for general employees. Total contributions for the fiscal year ended September 30, 2022, were: Defined Contribution Plan \$441,943; FRS \$45,276;
- **Employee Contributions** The general employee requires a mandatory contribution of 4%. The contributions are pre-taxed. Contributions for the fiscal year ended September 30, 2022, were: Defined Contribution Plan \$265,753; FRS \$7,723;
- **Normal Retirement** This is the date the participant attains age 62 and shall not exceed the date the participant reaches 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 401A plan. However, the amount is limited to the
 number of the participants' contributions and a minimum of \$1,000. Repayment is limited to five
 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 offers two cost-sharing, multiple-employer defined benefit plans administered by the Florida Department of Management Services, Division



Note 7 - Pension Plans (Continued)

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 based on 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



Note 7 - Pension Plans (Continued)

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 an 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 apply to the City's eligible employees. These two (2) classes, with descriptions and contribution rates in effect during the period ended September 30, 2022, are as follows:

	Regular	DROP
7/1/21 through 6/30/22	10.82%	18.34%
7/1/22 through 9/30/22	11.91%	18.34%

The City's contributions to FRS for the years ended September 30, 2022, 2021, and 2020 were \$45,276, \$57,339, and \$68,375, respectively, and equal the required contributions for each year.

Note 7 - Pension Plans (Continued)

• Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

On September 30, 2022, the City reported an FRS's pension liability of \$360,946 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. The City's proportionate share of the net pension liability was based on the City's 2021-22 fiscal year contributions relative to all participating members' 2020-21 fiscal year contributions. The City's proportionate share was .00000970% and .00001505% on June 30, 2022, and June 30, 2021, respectively.

	FRS	City Total			
Proportionate Share of Net Pension	\$ 360,946	\$	466,875		
City's proportion at June 30, 2022	0.00000970				
City's proportion at June 30, 2021	0.00001505				
Change in proportion during current year	-0.00000535				

For the fiscal year ended September 30, 2022, the City recognized a pension benefit of \$43,494. In addition, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description		FRS Deferred Outflows of Resources	FRS Deferred Inflows of Resources		
Differences between expected and actual experience	\$	17,143	\$ -		
Change of assumptions		46,684	-		
Net difference between projected and actual earnings on Pension Plan investments		23,833	1,496		
Changes in proportion and differences between City Pension Plan contr butions and proportionate share of contributions	i-	477	(190,804)		
City Pension Plan contributions subsequent to the measurement date		10,462	-		
Total	\$	98,599	\$ (189,308)		

The deferred outflows of resources related to the Pension Plan, totaling \$98,599 resulting from City contributions to the Plan after the measurement date, will be recognized as a reduction of the net pension liability on September 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources (\$189,308), related to the Pension Plan will be recognized in pension expenses as follows:

Fiscal Year Ending September 30, 2022:	ferred Outflow / Inflow Amount			
2023	\$ (29,929)			
2024	(40,920)			
2025	(50,147)			
2026	26,199			
2027	 (6,374)			
Total	\$ (101,171)			



Note 7 - Pension Plans (Continued)

 Actuarial Assumptions - The total pension liability on June 30, 2022, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation 2.40 %

Salary increases 3.25 %, average, including inflation 2.40%

Investment rate of return 6.70% net of pension plan investment expense, including

inflation

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2018 tables.

The most recent actuarial assumptions experience study, the FRS Pension Plan, was completed in 2022; valuation was based on the results of an actuarial experience study from 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 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 actual geometric rates of return for each major asset class are summarized in the following table:

Target Allocation *	Annual Arithmetic Return
1.00%	2.60%
19.80%	4.40%
54.00%	8.80%
10.30%	7.40%
11.10%	12.00%
3.80%	6.20%
100.00%	38.60%
	Allocation * 1.00% 19.80% 54.00% 10.30% 11.10% 3.80%

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



Note 7 - Pension Plans (Continued)

- Discount Rate The discount rate used to measure the total pension liability was 6.70%. The
 Pension Plan's fiduciary net position was projected to be available to make all projected future
 benefit payments of currently active and inactive employees. Therefore, the discount rate for
 calculating the total pension liability is equal to the long-term expected rate of return.
- Sensitivity to the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following represents the City's proportionate share of the net pension liability calculated using the total discount rate of 6.70%, 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, 5.70%, or one percentage point higher 7.70% than the current rate:

	1 % Decrease 5.70%		Current Discount Rate 6.70%			1% Increase 7.70%
City's proportionate share of the net pension liability	\$	624,231	\$	360,946	\$	140,808

 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.

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, 2022, 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, including Medicare.
- Contributions The HIS Plan is funded by required contributions from FRS participating employers 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, 2022, the HIS contribution for October 1, 2021, through June 30, 2022, and from July 1,2021, through September 30, 2022, was 0.00101% and 0.00145%, respectively. The City contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contribution is deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. If legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

The City's contributions to the HIS Plan totaled \$6,091 for the fiscal year ended September 30, 2022.



Note 7 - Pension Plans (Continued)

• Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

On September 30, 2022, the City reported a liability of \$106,597 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2022. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation, updated to July 1, 2022. The City's proportionate share of the net pension liability was based on the City's 2021-22 fiscal year contributions relative to all participating members' 2020-21 fiscal year contributions. On June 30, 2022, the City's proportionate share was 0.00101%.

	HIS	City Total
Proportionate Share of Net Pension	\$ 106,597	\$ 466,875
City's proportion at June 30, 2022	0.00001006	
City's proportion at June 30, 2021	0.00001454	
Change on proportion during current year	-0.00000448	

For the fiscal year ended September 30, 2022, the City recognized a pension benefit of \$27,406. In addition, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Out	Deferred fflows of sources	 HIS Deferred Inflows of Resources
Differences between expected and actual experience	\$	3,235	\$ (469)
Change of assumptions		3,879	(16,490)
Net difference between projected and actual earnings on Pension Plan investments		154	-
Changes in proportion and differences between City Pension Plan contributions and proportionate share of contributions		-	(85,682)
City Pension Plan contributions subsequent to the measurement date		1,491	_
Total	\$	8,759	\$ (102,641)

The deferred outflows of resources related to the HIS Plan, totaling \$8,759 resulting from City contributions to the HIS Plan after the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resources (\$102,641), related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30, 2022:	red Outflow / ow Amount
2023	\$ (23,283)
2024	(20,240)
2025	(17,209)
2026	(14,648)
2027	(12,043)
Thereafter	 (7,950)
Total	\$ (95,373)



Note 7 - Pension Plans (Continued)

Actuarial Assumptions – The total pension liability on July 1, 2021, updated to July 1, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation 2.40 %

Salary increases 3.25 %, average, including inflation 2.40%

Municipal bond rate 3.54%

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2018 tables.

The most recent actuarial assumptions experience study, the HIS Pension Plan, was completed in 2022; valuation was based on the results of an actuarial experience study from July 1, 2013, through June 30, 2018.

- Discount Rate The discount rate used to measure the total pension liability was 3.54%. The discount rate for calculating the total pension liability equals the single rate equivalent to discounting at the long-term expected rate of return for benefit payments before the projected depletion date. Because the HIS benefit is funded on a pay-as-you-go basis, the depletion date is considered immediate. The single equivalent discount rate equals 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 Pension 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 3.54%, 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 2.54% or one percentage point higher 4.54% than the current rate:

	19	1% Decrease		Discount Rate		1% Increase
		2.54%		3.54%		4.54%
City's Proportionate Share of the Net Pension Liability	\$	121,956	\$	106,597	\$	93,888

 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.



Note 7 - Pension Plans (Continued)

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, and two of them should be appointed by the City Commission. Two members are full-time Police Officers, elected by most of the members of the Plan, and the fifth member elected by the other four and appointed by Commission. Specific 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, and two of them should be appointed by the City Commission. Two members are full-time Firefighters, elected by most of the members of the Plan, and the fifth member elected by the other four and appointed by Commission. Specific 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 in the City's reporting entity. City ordinance and state law require 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.

	9/30/2022	9/30/2022
Plan Membership:	Police Officers	Firefighters
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	35	21
Inactive Plan Members Entitled to but Not Yet Receiving Benefits	9	14
Active Plan Members	36	22
Total	80	57

- 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 at age 52 and 25 years of credited service. The benefit payable at retirement is 3% of the average final compensation time credited to 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 normal retirement, reduced by 3% per year.
- Termination of Employment (Both Plans) With ten 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 ten years of service results in a refund of contributions made without
 interest.



Note 7 - Pension Plans (Continued)

- **Disability benefits** The Plans provide for disability benefits accrued as of the date of the 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 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 necessary to pay current costs and amortize unfunded past service costs, as provided in Chapter 112, Florida Statutes.

Employer Contribution: Police Pension - \$1,012,936; Fire Pension - \$619,192

Employee Contribution: Police Pension - \$161,726; Fire Pension - \$64,053.

- Benefit Compensation The benefits compensation from Police and Fire Pension Funds for the fiscal year ended September 30, 2022, was: Police Pension Fund \$1,455,339; Fire Pension Fund - \$601,398.
- **Deferred Retirement Option Program (DROP)** Eligibility requires satisfaction with standard retirement requirements.
- Net Pension Liability of the City The measurement date for the Net Pension Asset for the City is September 30, 2022. The measurement period for pension expense and the reporting period is October 1, 2021, to September 30, 2022. The components of the net pension liability of the City on September 30, 2022, were as follows:

Police Officers' Plan	
Total pension liability	\$ 31,743,511
Plan fiduciary net position	(21,186,388)
City's net pension liability	\$ 10,557,123
Plan fiduciary net position as a percentage of the total pension liability	66.74%
Firefighters' Plan	
Total pension liability	\$ 401,451
Plan fiduciary net position	3,446,967
City's net pension liability	\$ 3,848,418
Plan fiduciary net position as a percentage of the total pension liability	858.63%

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



Note 7 - Pension Plans (Continued)

	Increase (Decrease)									
Police Officers		Total Pension Liability (a) Plan Fiduciary Net Position (b)								
Beginning Balance 9/30/2021	\$	30,032,363	\$	25,513,666	\$	4,518,697				
Changes for a Year:										
Service Cost		595,772		-		595,772				
Interest		2,092,954		-		2,092,954				
Differences between Expected and Actual Experience		48,015		-		48,015				
Changes of assumptions		396,188		-		396,188				
Contributions - Employer		-		1,012,936		(1,012,936)				
Contributions - State		-		180,443		(180,443)				
Contributions - Employee		-		161,726		(161,726)				
Net Investment Income		-		(4,168,554)		4,168,554				
Benefit Payments, including Refunds of Employee Contributions		(1,457,582)		(1,457,582)		-				
Other (Change in Share Plan Reserve)		35,801		35,801		35,801		-		35,801
Administrative Expense		-		(56,247)		56,247				
Net Changes		1,711,148		(4,327,278)		6,038,426				
Ending Balance 9/30/2022	\$	31,743,511	31,743,511 \$ 21,186,388 \$		10,557,123					

	Increase (Decrease)					
Firefighters	_	Total Pension Plan Fiduciary Liability (a) Net Position (b)		Net Pension Liability (a)0(b)		
Beginning Balance 9/30/2021	\$	14,264,444	\$ 13,862,992		\$	401,451
Changes for a Year:						
Service Cost		307,177		-		307,177
Interest		1,077,455		-		1,077,455
Share Plan Allocation		28,949		-		28,949
Differences Between Expected and Actual Experience		(18,560)		-		(18,560)
Contributions - Employer		-		619,192		(619,192)
Contributions - State		-		133,562		(133,562)
Contributions - Employee		-		64,053		(64,053)
Contributions Buy Back		1,984		1,984		-
Net Investment Income		-		(2,818,451)		2,818,451
Benefit Payments, including Refunds of Employee Contributions		(601,398)		(601,398)		-
Administrative Expense		-		(50,302)		50,302
Net Changes	795,607 (2,651,360)		3,446,967			
Ending Balance 9/30/2022	\$	15,060,051	\$	11,211,632	\$	3,848,418



Note 7 - Pension Plans (Continued)

For the year ended September 30, 2022, the City will recognize pension expenses of \$1,883,231 and \$954,968 for Police and Firefighters, respectively. On September 30, 2022, the City reported Deferred Outflow of Resources and Deferred Inflow for Police and Fire Department Resources related to pensions from the following sources:

	In	e Deferred flows of esources	C	ice Deferred Outflows of Resources
Differences between Expected and Actual Experience	\$	572,937	\$	37,345
Changes of assumptions		60,312		452,443
Net difference between Projected and Actual Earnings on Pension		-		4,297,790
Plan Investments		-		-
Total	\$	633,249	\$	4,787,578

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, 2022:	
2023	\$ 1,124,606
2024	981,392
2025	814,271
2026	1,234,060
2027	-
Thereafter	-
Total	\$ 4,154,329

	0	e Deferred utflows of esources	Fire Deferred Outflows of Resources
Differences between Expected and Actual Experience	\$	83,990	\$ 27,317
Changes of assumptions		38,334	212,530
Net difference between Projected and Actual Earnings on Pension Plan Investments		-	2,256,105
Total	\$	122,324	\$ 2,495,952

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, 2022:	
2023	\$ 548,409
2024	510,623
2025	540,313
2026	774,283
2027	-
Thereafter	 _
Total	\$ 2,373,628



Note 7 - Pension Plans (Continued)

Significant Actuarial Assumptions

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

	Police	Fire
Funding method	Entry age normal	Entry age normal
Amortization method	Level dollar, closed	New UAAL amortization bases are amortized
Remaining amortization period	17 years	over 15 years (as of 9/30/2022)
Actuarial asset method	4-year smoothed marked	4-year smoothed marked
Inflation	2.5% per year	2.50% per year
Salary increases	6.0% per year	Service based
Investment rate of return	7.0% per year	7.55% per year
Mortality	The same versions of Pub-2010	Pub- S.H - 2010 Mortality Table
	Headcount-Weighted Mortality	for Annuitants, Projected with
	Tables as used by the FRS for	Scale MP-2018
	Special Risk Class members in	
	their July 1, 2020 actuarial valu-	
	ation(with mortality improve-	
	ments projected for healthy	
	to all future years after 2010,	
	using Scale MP-2018).FL Statutes	
	Chapter 1112.63(1)(f) mandates	
	this use of mortality tables from	
	one of the two most recently	
	published FRS actuarial valua-	
	tion reports.	

Investments Held

Investments are reported at Fair Market Value. Securities traded on a national or international exchange are valued at current exchange rates at the last reported sales price. 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 are held, and the return earned is reviewed quarterly by the pension board of the respective plan.

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

For the year ended September 30, 2022, the money-weighted investment rate of return was 6.90% and 20.32% for the Police Officers' and Firefighters' plans respectively, express investment performance, net of investment expense, adjusted for the changing amount invested.

Note 7 - Pension Plans (Continued)

Long-Term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a build-ing-block method. The best estimate ranges of expected future real rates of return (expected returns, net 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 real arithmetic rates of return for each major asset class are included in both the police officers' and firefighters' pension plan's target asset allocation as of September 30, 2022.

	Pol	lice	Fire		
Asset Class	Target Allocation	Long Term Expected Rate of Return	Target Allocation	Long Term Expected Rate of Return	
Domestic Equity	52.80%	6.90%	45.00%	7.50%	
International Equity	9.40%	6.90%	15.00%	8.50%	
Domestic Fixed Income	34.20%	6.90%	25.00%	2.50%	
Short-Term Investments	3.60%	6.90%	0.00%	0.00%	
Private Real Estate	0%	0%	10.00%	4.50%	
GTAA	0%	0%	5.00%	3.50%	
Private Equity	0%	0%	0.00%	0.00%	
Total	100.00%		100.00%		



Note 7 - Pension Plans (Continued)

Discount Rate

The discount rate used to measure the total pension liability was 6.90% and 7.55% for the Police Officers' and the Firefighters' plans, respectively. The projection of cash flows used to determine the discount rate assumed that plan member contributions would be made at the current contribution rate and that sponsor contribution 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:

		Current Single Discount							
		1% Decrease	Rat	te Assumption		1% Increase			
Police Officers' Plan	5.90%		6.90%			7.90%			
Sponsor's Net Pension Liability	\$	15,006,135	\$	10,557,123	\$	6,933,221			
		1% Decrease		Rate		1% Increase			
Firefighters' Plan		6.55%		7.55%		8.55%			
Sponsor's Net Pension Liability	\$	5,832,768	\$	3,848,418	\$	2,207,773			

Summary of Defined Pension Plans

As of September 30, 2022	 et Pension Liability	Deferr Inflov		 eferred atflows	Pension Expense
FRS and HIS			_		
Governmental	307,464	18	39,308	98,599	14,386
Business Type	159,411	10	02,641	8,759	56,514
FRS - Total	 466,875	29	91,949	107,358	70,900
Police Pension Plan	10,557,123	63	33,249	4,787,578	1,883,231
Firefighters' Pension Plan	3,848,418	12	22,324	2,495,952	954,968
Total	\$ 14,405,541	\$ 75	55,573	\$ 7,283,530	\$ 2,838,199



Note 7 - Pension Plans (Continued)

Schedule of Pension Plan Net Position September 30, 2022

	Firefighters Police Officers		Total		
Assets					
Cash and Cash Equivalents	\$	269,367	\$ 789,381	\$	1,058,748
Contributions Receivable		18,574	-		18,574
Interest Receivable (Investment Income)		3,380	60,599		63,979
Stocks		2,121,868	-		2,121,868
Fixed Income Securities at Fair Value		4,556,812	4,256,491		8,813,303
Equities and Mutual Funds at Fair Value		4,247,972	16,079,917		20,327,889
Total Assets		11,217,973	21,186,388		32,404,361
Liabilities					
Accounts Payable		6,340	-		6,340
Total Liabilities		6,340			6,340
Net Position Restricted for Employees' Pension Benefits and Other Purposes	\$	11,211,633	\$ 21,186,388	\$	32,398,021



Note 7 - Pension Plans (Continued)

Schedule of Change in Pension Plan Net Position September 30, 2022

	Fire	Police	Total
Additions:			
Contributions			
Plan Member Contributions	\$ 64,053	\$ 161,726	\$ 225,779
Insurance Premium Tax	133,562	180,442	314,004
City Contributions	619,192	1,012,936	1,632,128
Miscellaneous	-	846	846
Total Contributions	816,807	1,355,950	2,172,757
Income on Investments			
Net Appreciation (Depreciation) in			
Fair Value of Investments	(3,308,071)	(4,001,021)	(7,309,092)
Interest Income and Dividend	524,900	60,599	585,499
Contributions Buy Back	1,984	-	1,984
Total Income on Investments	(2,781,187)	(3,940,422)	(6,721,609)
Additions (Reductions)			
Less: Investment Management Fees	(35,280)	(103,263)	(138,543)
Net Investment Income (Losses)	(2,816,467)	(4,043,685)	(6,860,152)
Total Additions (Reductions)	(1,999,660)	(2,687,735)	(4,687,395)
Deductions			
Pension Payments	(601,398)	(1,455,339)	(2,056,737)
Administration	(50,302)	(184,204)	(234,506)
Total Deductions	(651,700)	(1,639,543)	(2,291,243)
Change in Net Assets	(2,651,360)	(4,327,278)	(6,978,638)
Net Position, Beginning of Year	 13,862,993	25,513,666	 39,376,659
Net Position, End of Year	\$ 11,211,633	\$ 21,186,388	\$ 32,398,021

Note 8 - Other Postemployment Benefits

The Other Postemployment Benefit Plan (OPEB) is a single-employer benefit plan administered by the City. Under 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 lower costs than the costs associated with the experience rating for their age.

The City subsidizes the premium rates paid by retirees by participating in the blended group (implicitly funded) premium rates for 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 standalone 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 benefit terms covered the following employees as of October 1, 2021 - September 2022, the latest actuarial valuation date:

Retirees and beneficiaries currently receiving benefits	19
Active employees	184
Total	203

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 total premium combined costs of the various options for the calendar year 2022 were \$133 for individual coverage, \$506 for additional family coverage, \$639 for the total family coverage, and \$534 for the medical reduced supplement plans.



Note 8 - Other Postemployment Benefits (Continued)

The City's OPEB liability measurement date is September 30, 2022. The measurement period for OPEB cost was October 1, 2021, to September 30, 2022. The components of the City's total OPEB liability on September 30, 2022, are as follows:

Total OPEB Liability

Total OPEB Liaility	\$ 2,364,975
OPEB Plan Fiduicary Net Position	-
City's Total OPEB Liability	\$ 2,364,975
OPEB plan Fiduciary Net Position as a Percentage of Total OPEB Liability	 0.00%

Actuarial Assumptions The total OPEB liability as of September 30, 2022, was based on a roll-forward of the actuarial valuation dated October 1, 2021, using the following actuarial assumptions:

Inflation 2.50% per annum

Discount Rate 2.26%

Healthcare Cost Trend Rate 7.50% per annum (including inflation of 2.50%)

Mortality rates for police officers and firefighters were based on the same versions of Pub-2010 Headcount-Weighted Mortality Tables as used by the FRS for Special Risk. Class members in their July 1, 2021, actuarial valuation (with mortality improvements projected for healthy to all future years after 2010, using Scale MP-2018). Florida Statutes Chapter 1112.63(1)(f) mandates this use of mortality tables from one of the two most recently published FRS actuarial valuation reports.

Discount Rate The discount rate used to measure the total OPEB liability on September 30, 2022, was 2.26%. 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.

Note 8 - Other Postemployment Benefits (Continued)

Changes in the Total OPEB Liability

	F	'iscal Year
		2022
Total OPEB Liability		
Service Cost	\$	84,098
Interest		51,976
Change of assumptions and other inputs		21,446
Benefit payments		(120,552)
Net Change in Total OPEB		36,968
Total OPEB Liability Beginning of the Year		2,328,007
Total OPEB Liability End of the Year	\$	2,364,975

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 2.26%, 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 (1.26%) or one-percentage-point higher (3.26%) than the current discount rate:

		Current Discoun	t	
	1% Decrease	Rate	1	l% Increase
	1.26%	2.26%		3.26%
Total OPEB Liability	\$ 2,673,984	\$ 2,364,97	'5 \$	2,111,942

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 (1.00%) or one-percentage-point higher (1.00%) than the current discount rate:

		Current Trend		
	1% Decrease	Rate	1% Increase	
Total OPEB Liability	2,084,930	2,364,975	2,709,881	



Note 8 - Other Postemployment Benefits (Continued)

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

For the year ended September 30, 2022, the City recognized OPEB expense of \$99,194. On September 30, 2022, the City had deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Ου	eferred atflows of esources	 Deferred Inflows of Resources
Differences between Expected and Actual Experience	\$	-	\$ (1,187,393)
Changes in Assumptions		475,904	(549,370)
Contributions Subsequent to the Measurement Date		128,305	-
	\$	604,209	\$ (1,736,763)

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

Fiscal Year Ending:	
September 30, 2023	\$ (235,268)
September 30, 2024	(235,268)
September 30, 2025	(235,266)
September 30, 2026	(138,028)
September 30, 2027	(142,318)
Thereafter	(274,711)
Total	\$ (1,260,859)

Note 9 - Deferred Compensation Plan

The City offers its employees a deferred compensation plan created by 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 open to employees until termination, retirement, death, or unforeseeable emergency.

Plan amendments have been made to comply 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 10 - Risk Management

Property, Casualty, Liability and Workers' Compensation

The City is exposed to various 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:

Loss Fund Analysis Valuation as of September 30, 2022

Year	Loss Fund	Experience	Percentage Use of Loss Fund
2021	759,979	90,093	11.85%
2020	703,685	470,050	66.80%
2019	651,560	463,213	71.09%
2018	627,707	932,843	148.61%
2017	604,727	458,389	75.80%
2016	525,941	170,149	32.35%
2015	543,640	60,392	11.11%
2014	496,482	533,653	107.49%
2013	436,122	319,821	73.33%
2012	396,475	358,038	90.31%
2011	500,000	427,689	85.54%
2010	628,585	824,500	131.17%
2009	477,351	393,171	82.37%
2008	292,667	1,332,130	455.17%
2006	398,766	772,099	193.62%
<u>(</u>	8,043,687	\$ 7,606,230	94.56%



Note 10 - Risk Management (Continued)

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 increases property values for the remainder of the 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 a retention of \$650,000. In addition to all coverage, the city has elected to carry excess liability insurance for \$3,000,000. Terrorism is excluded for buildings valued at more than \$50,000,000, not affecting our city.

Health Insurance

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

The insurance plan provides life insurance coverage for \$20,000 for eligible employees and \$50,000 for division and department heads, with additional 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 age 65 and \$5,000 at age 70. Accidental death and dismemberment coverage terminated after age 70. The life insurance coverage is funded by purchasing a group insurance policy by the City.

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

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

Note 11 - Commitments

The City has outstanding commitments on various contracts for construction and other projects. These commitments as of September 30, 2022, in the respective funds are as follows:

The following construction projects were not completed at September 30, 2022

	Total Estimated Cost	l	Cost Incurred To Date	% Complete	Type of Project
Governmental Activities:					
Sales Tax Capital Projects Fund					
Building Improvements	215,807	7	33,454	15.50%	Capital
Sidewalk Project	103,500)	44,805	43.29%	Non-Capital
Street Sealing	54,000)	50,881	94.22%	Non-Capital
Street Resurfacing	449,921	1	372,685	82.83%	Non-Capital
Aquatic Center Improvements	80,000) _	2,964	3.71%	Capital
Subtotal	\$ 903,228	3 \$	504,789	55.89%	
Stormwater Fund					
West Woodward Improvements	378,781	1	163,635	43.20%	Capital
Stormwater Master Plan	170,979	9	83,008	48.55%	Non-Capital
Subtotal	\$ 549,760	\$	246,643	44.86%	_
General Fund					
Comission Chamber Improvements	15,120)	12,895	85.28%	Capital
Subtotal	\$ 15,120	\$	12,895	85.28%	•
CRA Fund					
Housing Rehabilitation	214,170)	67,807	31.66%	Non-Capital
Sidewalk/Tree Planting	148,805		12,881	8.66%	Capital
CRA Street Rehabilitation	50,000		850	1.70%	Capital
Subtotal	\$ 412,975	5 \$	81,538	19.74%	•
Total Governmental Activities	\$ 1,881,083	3 \$	845,865	44.97%	
Business Type Activities:					
Grand Island WTP Fuel Tank	140,000)	9,840	7.03%	Capital
Eastern Area Expansion	535,000)	132,391	24.75%	Capital
CROM Tank	350,000)	6,645	1.90%	Capital
Water R&R Equipment	35,000)	30,350	86.71%	Capital
Effluent Pump and Motor	180,000)	17,894	9.94%	Capital
Sprayfield Transfer Pump	610,131	1	555,219	91.00%	Capital
Summit Street Galvanized Main	31,538	3	23,551	74.67%	Capital
Lift Station #9 Rehabilitation	60,081		48,065	80.00%	Capital
Lift Station Control Panels	87,000		11,339	13.03%	Capital
Lift Station Generator	455,000		93,178	20.48%	Capital
Infiltration/Intrusion	750,000		352,500	47.00%	Capital
Holding Pond Improvements	624,640		55,350	8.86%	Capital
Stevens Avenue Main	47,626		248	0.52%	Capital
Reclaimed Water Main Extension	372,000		364,560	98.00%	Capital
Sludge Handling Upgrade	515,848		444,082	86.09%	Capital
Main WWTP Expansion	7,000,000		560,000	8.00%	Capital
Total Business Type Activities	<u>\$ 11,793,864</u>	<u>4</u>	2,705,212	22.94%	



Note 12 - Long-Term Debt

	Governmental Activities									
	Е	Seginning Balance	Iı	ncreases	I	Decreases		Ending Balance	D	Amounts ue Within One Year
Governmental Activities:										
Revenue Bonds and Note Payable:										
Note Payable - 2018 (Direct Placement)	\$	323,514	\$	-	\$	(163,514)	\$	160,000	\$	160,000
CRA Loan - 2020 (Direct Placement)	_	2,887,812			_	(115,466)	_	2,772,346	_	120,051
Subtotal	\$	3,211,326	\$	-	\$	(278,980)	\$	2,932,346	\$	280,051
Other Liabilities:										
Total OPEB Obligation		2,942,181		481,938		(1,537,733)		1,886,386		-
Net Pension Liability		5,192,015		11,472,415		(1,951,425)		14,713,005		-
Compensated Absences		1,767,737		253,009		(569,215)		1,451,531		282,837
Total Other Liabilities	\$	9,901,933	\$1	2,207,362	\$(4,058,373)	\$	18,050,922	\$	282,837
Total Governmental Activities	\$	13,113,259	\$1	2,207,362	\$((4,337,353)	\$	20,983,268	\$	562,888
				Busin	es	s Type Act	ivi	ties		
	E	Beginning		Decreases	Ending Balance		Amounts Due Within One Year			
Business Type Activities:	_				_		_		_	
Revenue Bonds:										
Water & Sewer Revenue										
Bonds, Series 2016	\$	6,265,000	\$	_	\$	(315,000)	\$	5,950,000	\$	330,000
Unamortized Bond Premium - 2016		411,704		_		(20,700)		391,004		21,686
Subtotal	\$	6,676,704	\$	-	\$	(335,700)	\$	6,341,004	\$	351,686
Notes Payable - Direct Borrowings:										
State Revolving Note Agreement		2,997,893		_		(238,468)		2,759,425		244,757
State Revolving Note Agreement		175,466		_		(14,059)		161,407		14,410
Subtotal	\$	3,173,359	\$	-	\$	(252,527)	\$	2,920,832	\$	259,167
Notes Payable - Direct Placement:										
Note Payable - 2017		361,100		_		(361,100)		_		_
Subtotal	\$	361,100	\$		\$	(361,100)	\$	_	\$	
Total Revenue Bonds and Notes	\$	10,211,163	\$		\$	(949,327)	\$	9,261,836	\$	610,853
Other Liabilities		-								-
Total OPEB Obligation		489,251		122,271		(132,933)		478,589		_
Net Pension Liability		19,573		160,624		(20,786)		159,411		_
Compensated Absences		406,806		122,378		(181,144)		348,040		67,325
Total Other Liabilities	\$	915,630	\$	405,273	\$		\$	986,040	\$	67,325
Total Business Type Activities	\$	11,126,793	\$	405,273	\$(_	10,247,876	\$	678,178
- -	=						=		=	

Note 12 - Long-Term Debt (Continued)

The following is a schedule of bonds and notes outstanding on September 30, 2022:

In governmental fund financial statements, the amount of compensated absences associated with employee terminations before year-end is recorded as expenditures and represents the amounts that would typically be liquidated with available spendable resources. All governmental fund compensated absences are recorded and split between the current and noncurrent portions in the government-wide financial statements. 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, compensated absences associated with employee vacations and sick leave are recorded as expenses, representing the amounts accrued during the year. The liability for compensated absences of these funds is reflected in the respective financial statements split between the current and noncurrent portions.

The following is a schedule of bonds and notes outstanding on September 30, 2022:

scription of Bonds Purpose of Issue			Issued		utstanding	Rates	
Government Activities:							
Revenue Bonds and Note Payable							
Note Payable - 2018	Public Safety	\$	800,000	\$	160,000	2.29%	
Note Payable - 2016	Public Safety		437,550		-	2.01%	
CRA Loan - 2020	Comm. Develop.	p. 3,			2,772,346	2.87%	
Total Governmental Activities		\$	4,237,550	\$	2,932,346		
Business-Type Activities:							
Revenue Bonds, Series 2016	Utility Improv.	\$	7,680,000	\$	5,950,000	Variable	
Unamortized Bond Premium - 2016	Utility Improv.		504,691		391,004	Variable	
State Revolving Note Agreement	Utility Improv.		292,989		161,407	Variable	
State Revolving Note Agreement	Nitrification		5,264,258		2,759,425	Variable	
Note Payable - 2017	Utility Improv.		1,805,500		-	1.79%	
Total Business-Type Activities		\$	15,547,438	\$	9,261,836		



Note 12 - Long-Term Debt (Continued)

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

Gove	rnmenta	al Activities			
Note Payable	e - 2018 ((Direct Place	men	t)	
Fiscal Year	1	Principal I			
2023	\$	160,000	\$	3,664	
Total	\$	160,000	\$	3,664	
CRA Loan	- 2020 (I	Direct Borrow	ing)		
Fiscal Year	1	Principal		Interest	
2023		120,051		78,097	
2024		123,549		74,600	
2025		2,528,746		71,001	
Total	\$	2,772,346	\$	223,698	
Busin	ess-Typ	e Activities			
State Revolvii	ng Loans	s (Direct Bori	owi	ng)	
Fiscal Year	1	Principal		Interest	
2023		259,167		37,309	
2024		265,981		33,902	
2025		272,974		30,405	

Revenue Bonds - 2016

280,152

287,518

2,920,832 \$

1,555,040

40,929

23,134

626,320

791,999

2026

2027

2028-2032

Total

Fiscal Year	Principal	Interest
2023	330,000	223,456
2024	340,000	210,256
2025	355,000	196,656
2026	365,000	186,006
2027	380,000	171,406
2027-2032	2,145,000	616,431
2032-2036	2,035,000	174,625
Total	\$ 5,950,000	\$ 1,778,836

Note 12 - Long-Term Debt (Continued)

Governmental Activity Liabilities

The following is a summary of all long-term liabilities of the governmental funds at September 30, 2022:

• Note Payable - 2018

The City contracted with United Southern Bank to provide financing for \$800,000 over five years. The purpose of the funding 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 2018. Principal and interest for the current year are \$163,664.

Note Payable - 2016

The City awarded a contract to U.S. Bancorp Government Leasing and Finance, Inc. to finance a Pumper Fire Truck. The five-year financing agreement for \$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.

CRA Loan

In September of FY 2020, City contracted with USB bank to provide financing for \$3,000,000 for the CRA - Community Redevelopment Trust Fund projected three large land blocks located at City of Eustis Downtown purchase. The five-year loan is at a fixed interest rate of 2.875%, with a balloon payment at the end of the loan term. Principal and interest payments of \$16,512 will be paid monthly, commencing October 2020. Principal and interest for the current year are \$148,611.

Business-Type Activity Liabilities

The following is a summary of all long-term liabilities of the proprietary funds on September 30, 2022:

Florida Department of Environmental Protection State Revolving Loan Agreement

The FY 2000 loan SRF 50710P agreement of \$5,852,495 and the 2012 loan agreement of \$5,264,258 are for the wastewater treatment plant and secured by gross revenues derived yearly from the 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 \$3,230,233, fewer debt payments of \$270,916, provided a debt coverage of 4.91. The loan agreement's first payment was on May 15, 2001, with the final payment due on November 15, 2020. Principal and interest are \$193,540; with semi-annual payments of \$193,540, the loan matured in FY 2021.

FY 2012 loan CRF 350302 agreement with the total amount of \$3,105,003; the first payment was on March 15, 2013, with the final payment due September 15, 2032. Principal and interest are \$238,468, with semi-annual payments of \$157,730. Another 2012 loan SRF 350300 agreement with a total amount of \$292,989, the first payment was on March 15, 2013, with the final payment due September 15, 2032. Principal and interest are \$16,192, with semi-annual payments of \$8,074.

 Provisions of the loan mandate that rates of the water and sewer system will be enough to provide coverage of 1.15 times the sum of the semiannual payments, utilities will not provide any free



Note 12 - Long-Term Debt (Continued)

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.

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's combined water and sewer systems. Principal and interest for 2022 were \$551,056, equal to 4.20% of the current year's pledged revenue. The remaining outstanding principal and interest will be \$5,950,000. The bond reflects a fixed interest rate of 3.21%, with payments due annually.

Note Payable

The City contracted with United Southern Bank to provide financing for \$1,805,500 over five years. The funding aims 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. The principal payment for the current year is \$361,000; the loan matured during the year ended September 30, 2022.

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Note 13 - Interfund Transactions

Interfund transfers usually are recurring and approved by City Commission during the budget process or by separate resolutions. Transfers from the water and sewer system fund to the general fund support general government operations. Other transfers are for debt service requirements and City grant matches. Greenwood cemetery transfer is the transfer from the General Fund for the cemetery lot sales. In FY 2022, water and sewer impact fees were waived for the new residential construction to stimulate City's business development. The adequate amount of impact fees was transferred from the Water and Sewer fund to Water and Sewer Impact Fee funds.

Interfund transfers on September 30, 2022, consist of the following:

	Major Funds					Nonmajor Funds				
Transfers Out	Gene Fur	7-4-		Community Redevelopment		Greenwood Cemetery		Total Transfers		
Governmental Funds										
Major Funds										
General Fund	\$	-	\$	795,000	\$	486,418	\$	6,882	\$	1,288,300
Stormwater Utility		-		260,000		-		-		260,000
Nonmajor Funds										
Greenwood Cemetery		1,003		-		-		-		1,003
Impact Fee		6,364		-		-		-		6,364
Total Governmental Funds		7,367		1,055,000		486,418		6,882	=	1,555,667
Enterprise Funds										
Water and Sewer	3,6	58,316		-		-		-		3,658,316
Water Impact		4,445		-		-		-		4,445
Sewer Impact		13,482		-		-		-		13,482
Total Enterprise Funds	3,67	76,243			_	-		-	_	3,676,243
Total Transfers	\$ 3,68	33,610	\$	1,055,000	\$	486,418	\$	6,882	\$	5,231,910

Note 14 - 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 will not have a material effect on the City's financial statements in the opinion of management.









REQUIRED SUPPLEMENTARY INFORMATION, OTHER THAN MD&A; INCLUDING BUDGETARY SCHEDULES

Major Governmental Funds

Under GASB 34 the focus of the fund financial statements is on major funds. These funds are defined based on a numerical formula and generally represent the government's most important funds. Major funds for the City of Eustis are as follows:

General Fund

The General Fund will always be the major fund for the City of Eustis. The fund carries out the general operations of the city and accounts for the essential functions of the city.

Street Improvement Fund

This fund is used to accumulate monies received from motor fuel gas tax sources. These funds are legally restricted to street maintenance programs and the money is expended solely on maintenance of the streets and rights-of-way within the city.

Community Redevelopment Trust Fund

This fund is used to account for the incremental tax increase within the Downtown and East Town Redevelopment District. The funds are used for the exclusive benefit of revitalization of these areas.

Building Services Fund

This fund is used to account for revenues and expenditures associated with enforcing the Florida Building Code, per F.S. §553.80(7)(a)(b).

Stormwater Utility Fund

This fund is used to accumulate revenues which will fund the programs necessary to address problems associated with Stormwater runoff.

Sales Tax Capital Projects Fund

This fund is used to account for the city's share of the voted one-cent infrastructure sales tax, which is restricted to capital projects.

Schedule of Contributions from Employer and Others

This information is presented for the Fire and Police Pension Funds and was prepared as part of the actuarial valuations as of the dates indicated.

Schedule of Changes in Total OPEB Liability

Actuarial valuation of the city's progress in funding its OPEB obligation based on actuarial valuations.

Schedule of Proportionate Share of FRS Net Pension Liability

Florida Retirement System (FRS) and Health Insurance Subsidy (HIS) last ten-year information.

Schedule of FRS Contributions

Florida Retirement System (FRS) and Health Insurance Subsidy (HIS) ten-year contribution information.

The basis of accounting of budgetary comparison schedules is represented under GAAP basis of accounting.

City of Eustis, Florida Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual General Fund For The Year Ended September 30, 2022

	Budgeted Amounts					Variance V		
		Original		Final		Actual	Final Budget	
Revenues								
Property Taxes	\$	8,824,418	\$	9,397,441	\$	8,951,790	\$ (445,651)	
Franchise Fees		1,760,000		1,803,000		1,893,319	90,319	
Utility Service Taxes		2,789,500		2,840,000		2,452,932	(387,068)	
State Revenue Sharing		570,000		600,000		892,585	292,585	
Other Intergovernmental Revenues		1,765,793		1,491,535		2,371,019	879,484	
Permits and Fees		72,700		74,700		75,406	706	
Fines and Forfeitures		48,200		47,600 456,300		51,458	3,858	
Charges for Services		381,040		450,500		618,966 314,004	162,666 314,004	
On-Behalf Payments Interest		20,000		20,000		103,046	83,046	
Lease		98,000		91,200		111,238	20,038	
Other Sources		324,514		496,949		364,094	(132,855)	
Total Revenues		16,654,165		17,318,725		18,199,857	881,132	
		10,001,100		11,010,120		10,100,001		
Expenditures								
Current:								
General Government and Administration:								
Legislative		57,092		58,512		47,560	10,952	
Executive		1,197,537		1,298,856		1,107,860	190,996	
Finance and Administration		1,202,711		1,235,439		1,203,375	32,064	
Legal		201,525		157,000		232,439	(75,439)	
Development Services		478,955		586,944		501,948	84,996	
General Services		1,693,404		1,605,198		1,332,353	272,845	
Total General Government and		4 001 004		4 0 41 0 40		4 400 000	510 414	
Administration	_	4,831,224	_	4,941,949	_	4,425,535	516,414	
Dublic Cofeter								
Public Safety: Law Enforcement		6 007 500		E 707 00E		E 21E 240	471 O4E	
Fire Control		6,207,583 3,434,183		5,787,085 3,694,555		5,315,240 3,177,368	471,845 517,187	
On-Behalf Payments		0,404,100		3,034,000		314,004	(314,004)	
Total Public Safety	_	9,641,766	_	9,481,640	_	8,806,612	675,028	
10tul 1 unile bulcty		0,011,100		0,101,010	_	0,000,012	010,010	
Culture and Recreation:								
Library		923,055		925,271		854,053	71,218	
Recreation		1,099,075		1,352,018		1,004,113	347,905	
Total Culture and Recreation		2,022,130		2,277,289		1,858,166	419,123	
	-							
Nondepartmental		1,917,488		1,284,100		1,198,192	85,908	
Capital Outlay		309,210		133,670		1,445,837	(1,312,167)	
Total Expenditures		(18,721,818)		(18,118,648)		(17,734,342)	(384,306)	
Deficiency/Excess of Revenues Over		(0.007.050)		(700,000)		400 010	1 005 400	
Expenditures		(2,067,653)		(799,923)		465,515	1,265,438	
Other Financing Sources /Hass								
Other Financing Sources / Uses Operating Transfers from Other Funds		1,851,095		2,311,900		3,683,610	1,371,710	
Operating Transfers from Other Funds		(1,071,080)		(1,281,842)		(1,288,300)	(6,458)	
Total Other Financing Sources /Uses	_	780,015	_	1,030,058	_	2,395,310	1,365,252	
	_	100,010	_	1,000,000	_	2,000,010		
Net Change in Fund Balance		(1,287,638)		230,135		2,860,825	2,630,690	
y	_	(-,,)			_	_,		
Fund Balance, Beginning of Year		11,729,134		11,729,134		11,729,134	-	
Fund Balance, End of Year	\$	10,441,496	\$	11,959,269	\$	14,589,959	\$ 2,630,690	



City of Eustis, Florida Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual Street Improvement Fund For The Year Ended September 30, 2022

				TT		
	Budgete Original	d Amounts Final	Actual	Variance With Final Budget		
Revenues	Originar		nctual	I mai buuget		
Intergovernmental Revenues:						
Local Option Gas Tax	\$ 360,000	\$ 385,000	\$ 481,323	\$ 96,323		
Eight-Cent Gas Tax	165,000	170,000	236,554	66,554		
Municipal Fuel Tax Refund	13,050	13,050	22,254	9,204		
Additional One-cent	154,000	160,000	153,051	(6,949)		
Total Intergovernmental Revenues	692,050	728,050	893,182	165,132		
Miscellaneous Revenues:						
Interest	-	-	2,662	2,662		
Restricted Contributions	2,000	2,000	100	(1,900)		
Reimbursement for Services	200,000	265,000	80,031	(184,969)		
Other	890	890	1,016	126		
Total Miscellaneous Revenues	202,890	267,890	83,809	(184,081)		
Total Revenues	894,940	995,940	976,991	(18,949)		
Expenditures						
Current:						
Transportation:						
Personnel	956,339	953,551	854,840	98,711		
Operating	661,706	700,996	625,874	75,122		
Non Departmental	96,982	96,982	1,757	95,225		
Capital Outlay		30,000	26,138	3,862		
(Total Expenditures)	(1,715,027)	(1,781,529)	(1,508,609)	272,920		
Deficiency / Excess of Revenues Over Expenditures	(820,087)	(785,589)	(531,618)	253,971		
Other Financing Sources (Uses)						
Operating Transfers from Other Funds	1,210,000	1,055,000	1,055,000	_		
Total Other Financing Sources (Uses)	1,210,000	1,055,000	1,055,000			
				·		
Net Change in Fund Balance	389,913	269,411	523,382	253,971		
Fund Balance, Beginning of Year	328,509	328,509	328,509			
Fund Balance, End of Year	\$ 718,422	\$ 597,920	\$ 851,891	\$ 253,971		



City of Eustis, Florida Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual Community Redevelopment Trust Fund For The Year Ended September 30, 2022

	Budgeted Amounts						Variance With		
		Original		Final		Actual	Final Budget		
Revenues									
Intergovernmental:									
Incremental Tax Transfers	\$	334,343	\$	340,107	\$	369,013	\$	28,906	
Miscellaneous:		•		ŕ		,		•	
Other		100		100		-		(100)	
Interest		3,725		4,500		8,594		4,094	
Total Revenues		338,168		344,707		377,607		32,900	
Expenditures									
Current:									
General Government									
Operating		90,545		94,445		79,409		15,036	
Direct Operating Allocations		938,487		243,774		197,874		45,900	
Non-Departmental Incentive		137,000		137,000		91,940		45,060	
Capital Outlay		1,000		1,000		12,881		(11,881)	
Principal		122,000		116,681		115,466		1,215	
Interest		63,900		81,469		83,508		(2,039)	
Total Expenditures		1,352,932		674,369		581,078		(93,291)	
Deficiency/Excess of Revenues Over				4000 000		1000 1=1			
Expenditures		(1,014,764)		(329,662)		(203,471)		126,191	
Other Financing Sources (Uses)									
Operating Transfer to Other Funds		442,250		486,532		486,418		(114)	
Total Other Financing Sources (Uses)		442,250		486,532		486,418		(114)	
Net Change in Fund Balance		(572,514)		156,870		282,947		126,077	
Fund Balance, Beginning of Year		2,072,047		2,072,047		2,072,047			
Fund Balance, End of Year	\$	1,499,533	\$	2,228,917	\$	2,354,994	\$	126,077	



City of Eustis, Florida Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual Building Services Fund For The Year Ended September 30, 2022

	Budgeted Amounts						Variance With		
	Original			Final		Actual		Final Budget	
Revenues									
Permits & Fees	\$	516,500	\$	546,500	\$	1,013,602	\$	467,102	
Miscellaneous:									
Interest		1,800		1,200		3,513		2,313	
Total Revenues		518,300		547,700		1,017,115		469,415	
Expenditures									
Current:									
Public Safety									
Personnel Cost		145,841		146,528		141,335		5,193	
Operating		980,933		566,525		392,674		173,851	
Other		1,100		228,169		223,707		4,462	
Total Expenditures		1,127,874		941,222		757,716		183,506	
Deficiency / Excess of Revenues Over Expenditures		(609,574)		(393,522)		259,399		652,921	
Net Change in Fund Balance		(609,574)		(393,522)		259,399		652,921	
Fund Balance, Beginning of Year		841,705		841,705		841,705			
Fund Balance, End of Year	\$	232,131	\$	448,183	\$	1,101,104	\$	652,921	



City of Eustis, Florida Schedule of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual Stormwater Utility Fund For The Year Ended September 30, 2022

	Budgeted	l Amounts		Variance With		
	Original	Final	Actual	Final Budget		
Revenues						
Charges for Services:						
Stormwater Utility Fees	\$ 838,000	\$ 854,760	\$ 860,596	\$ 5,836		
Total	838,000	854,760	860,596	5,836		
Miscellaneous:						
Interest	-	-	2,375	2,375		
Other	5,800	5,800	2,510	(3,290)		
Total Miscellaneous	5,800	5,800	4,885	(915)		
Total Revenues	843,800	860,560	865,481	4,921		
Expenditures						
Current:						
Physical Environment:						
Personnel	263,433	273,600	225,623	47,977		
Operating	142,457	159,837	195,293	(35,456)		
Other	10,000	10,000	6,390	3,610		
Capital Outlay	761,868	35,000	198,367	(163,367)		
Total Expenditures	(1,177,758)	(478,437)	(625,673)	(147,236)		
Deficiency / Excess of Revenues Over Expenditures	(333,958)	382,123	239,808	(142,315)		
Other Financing Sources (Uses)						
Operating Transfers to Other Funds	(260,000)	(260,000)	(260,000)			
Total Other Financing Sources (Uses)	(260,000)	(260,000)	(260,000)			
Net Change in Fund Balance	(593,958)	122,123	(20,192)	(142,315)		
Fund Balance, Beginning of Year	740,513	740,513	740,513			
Fund Balance, End of Year	\$ 146,555	\$ 862,636	\$ 720,321	\$ (142,315)		





Police Officers

Tonce Officers	2022	2021	2020
Total pension liability			
Service Cost	\$ 595,772	\$ 597,131	\$ 628,111
Interest	2,092,954	2,135,302	2,041,898
Benefit Changes	2,002,004	2,100,002	18,821
Differences Between Actual and Expected Experience	48,015	(837,012)	(233,718)
Assumptions Changes	396,188	(112,758)	375,278
Benefit Payments	(1,455,339)	(1,221,351)	(1,034,241)
Refunds of Employee Contributions	(2,243)	(45,009)	(12,576)
Other (Change in Share Plan Reserve)	35,801	27,574	28,684
Net Change in Total Pension Liability	1,711,148	543,877	1,812,257
Total Pension Liability – Beginning	30,032,363	29,488,486	27,676,229
Total Pension Liability – Ending (a)	31,743,511	30,032,363	29,488,486
Total I casion Diability - Diamy (a)	01,140,011	=	
Plan Fiduciary Net Position			
Contributions – Employer (from City)	1,012,936	1,010,105	1,048,482
Contributions – Employer (from State)	180,443	163,989	166,208
Contributions - Members (Employee)	161,726	161,484	105,471
Net Investment Income	(4,168,554)	3,551,607	63,246
Benefit Payments (Previously Included Refunds			
of Employee Contributions)	(1,455,339)	(1,221,351)	(1,034,241)
Refunds of Employee Contributions	(2,243)	(45,009)	(12,576)
Administrative Expense	(56,247)	(65,092)	(58,912)
Net Change in Fiduciary Net Position	(4,327,278)	3,555,733	277,678
Plan Fiduciary Net Position – Beginning	25,513,666	21,957,933	21,680,255
Plan Fiduciary Net Position – Ending (b)	21,186,388	25,513,666	21,957,933
Net Pension Liability - Ending (a) - (b)	\$ 10,557,123	\$ 4,518,697	\$ 7,530,553
Plan Fiduciary Net Position as a Percentage			
of the Total Pension Liability	66.74%	84.95%	74.46%
Covered-Employee Payroll*	\$ 2,413,310	\$ 2,385,698	\$ 2,268,844
Net Pension Liability as a Percentage of Covered-Employee Payroll	437.45%	189.41%	331.91%

 $[\]hbox{``For the 2014 Fiscal year, the Covered-Employee 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.

For measurement date 09/30/2021, as mandated by Chapter 1112.63(1)(f), Laws of Florida, the assumed rates of mortality were changed to the rates use in Pub-S.H.-2010 Mortality Table, Scale MP 2018

²⁰²¹ FRS valuation report for special risk employees, with appropriate adjustments made based on plan demographics.



 2019		2018		2017	 2016	 2015		2014
\$ 584,843	\$	658,839	\$	638,591	\$ 600,310	\$ 516,884	\$	520,211
1,993,320		1,911,199		1,771,204	1,673,595	1,510,598		1,407,248
-		-		9,127	-	-		-
(629,787)		(493,609)		209,780	196,762	438,421		-
197,285		-		20,577	(150,513)	573,884		-
(965,463)		(852,203)		(746,614)	(774,591)	(639,735)		(452,816)
(16,799)		(21,726)		(8,689)	(3,567)	(22,876)		(48,431)
28,945		20,606		15,057	-	-		-
1,192,344		1,223,106		1,909,033	1,541,996	2,377,176		1,426,212
26,483,885		25,260,779		23,351,746	21,809,750	19,432,574		18,006,362
27,676,229		26,483,885		25,260,779	23,351,746	21,809,750		19,432,574
1,008,189		996,150		997,323	977,758	802,667		579,790
166,730		150,052		138,955	127,094	117,867		112,409
86,428		84,401		85,846	85,492	81,598		82,768
726,613		1,216,791		1,757,433	1,286,053	(178,588)		1,452,818
(965,463)		(852,203)		(746,614)	(774,591)	(639,735)		(452,816)
(16,799)		(21,726)		(8,689)	(3,567)	(22,876)		(48,431)
(59,318)		(66,034)		(81,037)	(54,726)	(43,013)		(32,231)
946,380		1,507,431		2,143,217	1,643,513	117,920		1,694,307
20,733,875		19,226,444		17,083,227	 15,439,714	 15,321,794		13,627,487
 21,680,255	_	20,733,875	_	19,226,444	 17,083,227	 15,439,714	_	15,321,794
\$ 5,995,974	\$	5,750,010	\$	6,034,335	\$ 6,268,519	\$ 6,370,036	\$	4,110,780
78.34%		78.29%		76.11%	73.16%	70.79%		78.85%
\$ 2,160,700 277.50%	\$	2,110,025 272.51%	\$	2,146,150 281.17%	\$ 2,137,300 293.29%	\$ 2,039,950 312.26%	\$	2,069,200 198.67%



Firefighters

1 Helighters	2022	2021	2020
Total pension liability			
Service Cost	\$ 307,177	\$ 279,430	\$ 276,487
Interest	1,077,455	1,032,749	985,657
Change in Excess State Money	-	-	-
Share Plan Allocation	28,949	26,382	18,845
Changes of Benefit Terms			-
Differences Between Expected and Actual Experience	(18,560)	(140,141)	109,268
Changes of Assumptions	-	425,061	(153,334)
Contributions Buy Back	1,984	-	-
Benefit Payments, including Refunds of Employee Contributions	(601,398)	(639,949)	(632,316)
Net Change in Total Pension Liability	795,607	983,532	604,607
Total Pension Liability – Beginning	14,264,444	13,280,912	12,676,305
Total Pension Liability – Ending (a)	15,060,051	14,264,444	13,280,912
Plan Fiduciary Net Position			
Contributions - Employer	619,192	618,316	589,041
Contributions – State	133,562	128,428	113,354
Contributions - Employee	64,053	59,657	57,081
Contributions Buy Back	1,984	-	-
Net Investment Income	(2,818,451)	2,061,912	1,309,135
Benefit Payments (Previously Included Refunds			
of Employee Contributions)	(601,398)	(639,949)	(632,316)
Administrative Expense	(50,302)	(32,555)	(40,132)
Net Change in Fiduciary Net Position	(2,651,360)	2,195,809	1,396,163
Plan Fiduciary Net Position – Beginning	13,862,993	11,667,184	10,271,021
Plan Fiduciary Net Position – Ending (b)	11,211,633	13,862,993	11,667,184
Net Pension Liability - Ending (a) - (b)	\$ 3,848,418	\$ 401,451	\$ 1,613,728
Dian Fiduriary Not Desition as a Developtor of the Total Parsian Linkility	74.45%	97.19%	87.85%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	14.45%	91.19%	81.85%
Covered-Employee Payroll*	\$ 1,601,339	\$ 1,491,433	\$ 1,427,035
Net Pension Liability as a Percentage of Covered-Employee Payroll	240.33%	26.92%	113.08%

 $[\]hbox{``For the 2014 Fiscal year, the Covered-Employee 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.

For measurement date 09/30/2021, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Pub-S.H.-2010 Mortality Table, Scale MP 2018 2021

 $^{2021\} FRS\ valuation\ report\ for\ special\ risk\ employees,\ with\ appropriate\ adjustments\ made\ based\ on\ plan\ demographics.$



	2019		2018		2017		2016		2015		2014
\$	257,123	\$	260,034	\$	253,518	\$	232,480	\$	214,156	\$	224,459
	947,278		903,263		846,338		749,472		739,529		700,345
	-		-		-		(11,144)		-		-
	10,717		7,697		7,266		16,556		-		-
	(6,344)		-		-		-		-		-
	72,910		125,862		99,332		507,014		(379,106)		-
	(25,334)		-		160,056		196,022		-		-
	-		-		-		-		-		-
	(941,866)		(519,047)		(518,037)		(505,459)		(431,789)		(417,602)
	314,484		777,809		848,473		1,184,941		142,790		507,202
	12,211,012		11,433,203		10,584,730		9,399,789		9,256,999		8,749,797
	12,676,305		12,211,012		11,433,203		10,584,730		9,399,789		9,256,999
	563,329		691,470		662,590		573,724		470,563		319,298
	115,463		109,424		108,561		115,997		101,739		90,690
	57,100		56,255		53,436		52,516		48,705		46,422
	-		-		-		-		-		-
	534,775		672,963		827,904		558,655		(29,631)		578,075
	(941,866)		(519,047)		(518,037)		(505,459)		(431,789)		(417,602)
	(37,764)		(39,082)		(28,513)		(27,441)		(33,661)		(13,700)
	291,038		971,983		1,105,941		767,992		125,926		603,183
	9,979,983		9,008,000		7,902,059		7,134,067		7,008,141		6,404,958
_	10,271,021	_	9,979,983	_	9,008,000	_	7,902,059	_	7,134,067	_	7,008,141
\$	2,405,284	\$	2,231,029	\$	2,425,203	\$	2,682,671	\$	2,265,722	\$	2,248,858
	81.03%		81.73%		78.79%		74.66%		75.34%		75.71%
\$	1,427,511	\$	1,406,377	\$	1,335,896	\$	1,312,898	\$	1,340,415	\$	1,160,547
	168.49%		158.64%		181.54%		204.33%		169.03%		193.78%



City of Eustis, Florida Required Supplemental Information Schedule of Contributions Last Ten Fiscal Years** For The Year Ended September 30, 2022

Police Officers' Pension Plan

	2022	2021	2020
Actuarially Determined Contribution			
Contributions in relation to the	\$ 1,157,182	\$ 1,145,374	\$ 1,205,664
Actuarially Determined Contributions			
Contribution Deficiency (Excess)	1,157,578	1,146,520	1,186,006
	\$ (396)	\$ (1,146)	\$ 19,658
Covered Payroll Contributions as a percentage of	\$ 2,243,310	\$ 2,385,698	\$ 2,268,844
Covered-Employee Payroll	47.97%	48.06%	52.27%

Firefighters' Pension Plan

	2022		2021	2020
Actuarially Determined Contribution				
Contributions in relation to the	\$ 723,805	\$	720,362	\$ 683,550
Actuarially Determined Contributions				
Contribution Deficiency (Excess)	723,805		720,362	683,550
	\$ -	\$	-	\$ -
Covered-Employee Payroll				
Contributions as a percentage of	\$ 1,601,339	\$	1,491,433	\$ 1,427,035
Covered Payroll	45.20%		48.30%	47.90%

^{**}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 Contributions Last Ten Fiscal Years** For The Year Ended September 30, 2022

2019		2018		 2017		2016		2015	2014		
\$	1,120,323	\$	1,111,772	\$ 1,109,345	\$	1,078,482	\$	914,102	\$	681,594	
	1,145,974		1,125,596	1,121,221		1,104,852		920,534		692,199	
\$	(25,651)	\$	(13,824)	\$ (11,876)	\$	(26,370)	\$	(6,432)	\$	(10,605)	
\$	2,160,700	\$	2,110,025	\$ 2,146,150	\$	2,137,300	\$	2,160,350	\$	2,285,272	
	53.04%		53.35%	52.24%		51.69%		45.13%		33.45%	

 2019		2018		2017	2016		 2015	2014		
\$ 668,075	\$	793,197	\$	730,735	\$	636,756	\$ 540,620	\$	417,796	
668,075		793,197		763,885		678,737	572,303		417,796	
\$ _	\$	-	\$	(33,150)	\$	(41,981)	\$ (31,683)	\$		
\$ 1,427,511 46.80%	\$	1,406,377 56.40%	\$	1,335,896 57.18%	\$	1,312,898 51.70%	\$ 1,340,415 42.70%	\$	1,160,547 36.00%	

City of Eustis, Florida Required Supplemental Information Schedule of Proportionate Share of Net Pension Liability Florida Retirement System (FRS) Last Ten Fiscal Years ** For The Year Ended September 30, 2022

City's proportion of the net pension liability (asset)	_	2022 0.000970075%	_	2021 0.001505087%	_	2020 0.001708536%
City's proportionate share of the net pension liability (asset)	\$	360,946	\$	113,024	\$	739,837
City's covered-employee payroll		366,774		514,922		584,105
City's proportionate share of the net pension liability (asset) as a percentage of its covered payroll		98.41%		21.95%		126.66%
Plan fiduciary net position as a percentage of the total pension liability (Note 4)		82.89%		96.40%		78.85%

^{*} The amounts presented for each fiscal year were determined as of 6/30.

City of Eustis, Florida Required Supplemental Information Schedule of Proportionate Share of Net Pension Liability Health Insurance Subsidy (HIS) Last Ten Fiscal Years ** For The Year Ended September 30, 2022

	_	2022	_	2021	_	2020
City's proportion of the net pension liability (asset)		0.001006430%		0.001454495%		0.001682954%
City's proportionate share of the net pension liability (asset)	\$	106,597	\$	178,416	\$	205,486
City's covered payroll		366,774		514,922		584,105
City's proportionate share of the net pension liability (asset) as a percentage of its covered payroll		29.06%		34.65%		35.18%
Plan fiduciary net position as a percentage of the total pension liability (Note 4)		4.81%		3.56%		3.00%

^{*} The amounts presented for each fiscal year were determined as of 6/30.

^{**}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.

^{**} The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 6 of the Plan's Annual Comprehensive Financial Report.

^{**} 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.

^{**} The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 6 of the Plan's Annual Comprehensive Financial Report.



City of Eustis, Florida Required Supplemental Information Schedule of Proportionate Share of Net Pension Liability Florida Retirement System (FRS) Last Ten Fiscal Years **

For The Year Ended September 30, 2

_	2019 0.001782500%		2018 0.001976400%		2017 0.002116882%		2016 0.002067661%		2015 0.002630738%	 2014 0.003798678%	
	0.00110200070		0.00101040070		0.00211000270		0.00200100170		0.00200010070	0.00010001070	
\$	613,895	\$	595,298	\$	626,159	\$	522,086	\$	339,795	\$ 231,775	
	599,605		652,859		692,994		730,772		828,356	1,034,136	
	102.38%		91.18%		90.36%		71.44%		41.02%	22.41%	
	82.61%		84.26%		83.89%		84.88%		92.00%	96.09%	

City of Eustis, Florida Required Supplemental Information Schedule of Proportionate Share of Net Pension Liability Health Insurance Subsidy (HIS) Last Ten Fiscal Years **

For The Year Ended September 30, 2022

 2019		2018		2017		2016	 2015	 2014	
0.001757008%		0.001977600%		0.002174116%		0.002282323%	0.002679658%	0.003278805%	
\$ 196,592	\$	209,311	\$	232,466	\$	265,995	\$ 273,283	\$ 306,576	
599,605		652,859		692,994		730,772	828,356	1,034,136	
32.79%		32.06%		33.55%		36.40%	32.99%	29.65%	
2.63%		2.15%		1.64%		0.97%	0.50%	0.99%	

City of Eustis, Florida Required Supplemental Information Schedule of Contributions Last Ten Fiscal Years** For The Year Ended September 30, 2022

Florida Retirement System (FRS)

	2022	2021	2020	2019	2018	2017	2016	2015	2014		
Actuarially Determined Contribution	\$ 39,351	\$ 52,186	\$ 58,628	\$ 57,019	\$ 54,291	\$ 57,570	\$ 50,484	\$ 62,130	\$ 83,278		
Contributions in relation to the Actuarially Determined Contributions	(39,351)	(52,186)	(58,628)	(57,019)	(54,291)	(57,570)	(50,484)	(62,130)	(83,278)		
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Covered-Employee Payroll	347,967	470,535	576,643	600,001	626,783	696,943	729,732	833,613	955,278		
Contributions as a percentage of Covered-Employee Payroll	11.31%	11.09%	10.17%	9.50%	8.66%	8.26%	6.92%	7.45%	8.72%		
	Health Insurance Subsidy (HIS)										
	2022	2021	2020	2019	2018	2017	2016	2015	2014		
Actuarially Determined Contribution	\$ 5,777	\$ 7,813	\$ 9,574	\$ 9,911	\$ 10,144	\$ 11,572	\$ 11,748	\$ 10,764	\$ 11,186		
Contributions in relation to the Actuarially Determined Contributions	(5,777)	(7,813)	(9,574)	(9,911)	(10,144)	(11,572)	(11,748)	(10,764)	(11,186)		
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Covered-Employee Payroll Contributions as a percentage of	347,967	470,535	576,643	600,001	626,783	696,943	729,732	833,613	955,278		

^{*} 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.

Expenses

City of Eustis, Florida Required Supplemental Information Shedule of Investment Returns Last Ten Fiscal Years** For The Year Ended September 30, 2022

Florida Retirement System (FRS)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013		
Annual Money-Weighted Rate of Return	7.20%	30.41%	3.35%	5.98%	9.28%	13.59%	0.57%	3.77%	17.57%	9.94%		
Net of Investment Expenses												
		Police Officers' Pension Plan										
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013		
Annual Money-Weighted Rate of Return	6.90%	7.00%	7.25%	7.35%	6.28%	10.17%	8.20%	-1.20%	10.60%	15.30%		
Net of Investment Expenses												
				Fire	fighters'	Pension	Plan					
	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013		
Annual Money-Weighted Rate of Return	-20.32%	17.69%	2.74%	5.37%	7.47%	10.48%	7.83%	-0.42%	9.07%	14.38%		
Net of Investment												

^{**} Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City presents information for only those years for which information is available.

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City of Eustis, Florida Schedule of Changes in Total OPEB Liability and Related Ratios Last Ten Measurement Years* For The Year Ended September 30, 2022

	2022		2021		2020		2019		2018
Total OPEB Liability									
Service Cost	\$	84,098	\$	121,231	\$	83,533	\$	133,150	\$ 199,474
Interest		51,976		75,073		94,301		128,821	124,166
Difference Between Expected and Actual Experience		_		(664,324)		-	(1,314,663)	-
Change of Assumptions and Other Inputs		21,446		178,131		502,669		(23,855)	(828,724)
Benefit Payments		(120,552)		(166,315)		(137,507)		(195,792)	 (78,140)
Net Change in Total OPEB Liability		36,968		(456,204)		542,996	(1,272,339)	(583,224)
Total OPEB Liability - Beginning	2	2,328,007		2,784,211		2,241,215	(3,513,554	4,096,778
Total OPEB Liability - Ending	\$ 2	,364,975	\$ 2	2,328,007	\$	2,784,211	\$ 2	2,241,215	\$ 3,513,554
Covered-Employee Payroll	\$ 13	1,238,155	\$ 1	0,278,551	\$ 1	10,278,511	\$10	0,452,935	\$ 10,296,568
Total OPEB Liability as a Percentage of Covered-Employee Payroll		21.04%		22.65%		27.09%		21.44%	34.12%

Fiscal year 2022 presents information on the Plan's measurement year ended September 30, 2021.

Notes to the Schedule:

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

^{*}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.

Other
Supplementary
Information:
Non-Major
Governmental
Funds





OTHER SUPPLEMENTARY INFORMATION: NON-MAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special Revenue Funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Law Enforcement Trust Fund

This fund is used to account for funds received as a result of drug forfeitures, which are restricted to drug enforcement training, and programs for police officers.

Law Enforcement Education Fund

This Fund is used to account for fines whose use is restricted to police education training programs.

Community Development Fund

This fund is used to account for ongoing activities related to rehabilitation projects financed by previous Community Development Block Grants.

Library Contribution Fund

This fund is used to account for funds that are either raised or donated to the Eustis Memorial Public Library.

Impact Fee Fund

This fund is used to accumulate revenues derived from newly constructed facilities. The fees are used to help defray the cost of capital expenditures necessitated by growth. Specific impact fees are collected for Law Enforcement, Fire prevention, Parks & Recreation, and Public Library.

Cemetery Trust Fund

This fund is used to accumulate revenues for Greenwood Cemetery maintenance. Twenty percent of the funds from the sale go to this fund. Interest earned is used for operations and the principal may be used for capital purchases.

The basis of accounting of budgetary comparison schedules is represented under GAAP basis of accounting.



City of Eustis, Florida Combining Balance Sheet Non-Major Governmental Special Revenue Funds For The Year Ended September 30, 2022

	Law Enforcement Trust Fund			Law rcement ition Fund	Economic Development Fund		
Assets							
Cash and Cash Equivalents	\$	22,021	\$	71,306	\$	119,757	
Receivables, Net:							
Accounts Receivable		-		3,587		3,191	
Lease		-		-		80,310	
Accrued Interest		23		73		123	
Total Assets		22,044		74,966		203,381	
Liabilities and Fund Balances							
Liabilities							
Accounts Payable and Accrued Liabilities		693		1,570		1,961	
Unearned Revenue		-		-		3,191	
Deferred Lease Inflows						78,383	
Total Liabilities		693		1,570		83,535	
Fund Balances							
Nonspendable:							
Library Trust Donations		-		-		-	
Restricted for:							
Public Safety Impact Fees		-		-		-	
Culture and Recreation Impact Fees		-		-		-	
Ordinance - Community Development		-		-		119,846	
Specific Contributions		-		-		-	
Police Fines and Forfeitures		21,351		73,396		-	
Cemetery - Chapter 22 of Code		-		-		-	
Committed to:							
Library							
Total Fund Balance		21,351		73,396		119,846	
Total Liabilities and Fund Balances	\$	22,044	\$	74,966	\$	203,381	



City of Eustis, Florida Combining Balance Sheet Non-Major Governmental Special Revenue Funds For The Year Ended September 30, 2022

Library Contribution Fund	Impact Fee Fund	Greenwood Cemetery	Total Fund
\$ 34,231	\$ 825,395	\$ 285,527	\$ 1,358,237
-	-	-	6,778
-	-	-	80,310
35	847	293	1,394
34,266	826,242	285,820	1,446,719
131 - - - 131	- - - -	- - - -	4,355 3,191 78,383 85,929
19,724	-	-	19,724
-	552,179	_	552,179
_	274,064	_	274,064
_	-	_	119,846
9,788	_	_	9,788
-	_	_	94,747
-	-	285,820	285,820
4,623	-	-	4,623
34,135	826,242	285,820	1,360,790
\$ 34,266	\$ 826,242	\$ 285,820	\$ 1,446,719



City of Eustis, Florida Combining Statement of Revenues, Expenditures, and Changes in Fund Balance Non-Major Governmental Special Revenue Funds For The Year Ended September 30, 2022

	Law Enforcement Trust Fund		Law orcement ation Fund	Economic Development Fund		
Revenues						
Intergovernmental						
Fines and Forfeitures	\$	22,229	\$ 48,023	\$	-	
Lease		-	-		23,842	
Permits and Fees		-	-		-	
Miscellaneous		72	 228		32,162	
Total Revenues		22,301	48,251		56,004	
Expenditures						
Current:						
General Government		-	-		97,424	
Public Safety		10,981	63,129		-	
Culture and Recreation		-	-		-	
Capital Outlay					-	
(Total Expenditures)		(10,981)	 (63,129)		(97,424)	
Excess (Deficiency) of Revenues Over						
(Under) Expenditures		11,320	(14,878)		(41,420)	
Other Financing Sources (Uses)						
Operating Transfers from Other Funds		-	-		-	
Operating Transfers to Other Funds			 			
Total Other Financing Sources (Uses)			 			
Net Change in Fund Balances		11,320	 (14,878)		(41,420)	
Fund Balances, Beginning of Year		10,031	 88,274		161,266	
Fund Balances, End of Year	\$	21,351	\$ 73,396	\$	119,846	

City of Eustis, Florida Combining Statement of Revenues, Expenditures, and Changes in Fund Balance Non-Major Governmental Special Revenue Funds For The Year Ended September 30, 2022

Con	Library Contribution Fund		Impact Fee Fund		Greenwood Cemetery Fund	Total			
\$	_	\$	-	\$	-	\$	70,252		
	-		-		-		23,842		
	-		212,130		-		212,130		
	3,528		2,799		2,512		41,301		
	3,528		214,929		2,512		347,525		
	-		-		800		98,224		
	-		1,045		_		75,155		
	12,361		12,876		_		25,237		
	6,185		-		-		6,185		
	(18,546)		(13,921)		(800)		(204,801)		
	(15,018)		201,008		1,713		142,725		
	-		-		6,882		6,882		
	-		(6,364)		(1,003)		(7,367)		
	-		(6,364)		5,879		(485)		
	(15,018)		194,644		7,592		142,240		
	49,153		631,598		278,228		1,218,550		
\$	34,135	\$	826,242	\$	285,820	\$	1,360,790		

City of Eustis, Florida Schedule of Revenues and Expenditures - Budget and Actual Law Enforcement Trust Fund For The Year Ended September 30, 2022

	Actual	Final Budget		Variance With Final Budget	
Revenues					
Intergovernmental Revenue	\$ -	\$	6,813	\$	(6,813)
Fines and Forfeitures	22,229		2,500		19,729
Miscellaneous:					
Interest	72		25		47
Total Revenues	22,301		9,338		12,963
Expenditures	 				
Current:					
Public Safety: Administration	1,281		3,200		(1,919)
Operating Expense K-9	9,700		10,700		(1,000)
Capital Outlay	-		-		-
(Total Expenditures)	(10,981)		(13,900)		2,919
(Deficiency) Excess of Revenues Over Expenditures	11,320		(4,562)		15,882
Net Change in Fund Balance	11,320		(4,562)		15,882
Fund Balance, Beginning of Year	10,031		10,031		_
Fund Balance, End of Year	\$ 21,351	\$	5,469	\$	15,882



City of Eustis, Florida Schedule of Revenues and Expenditures - Budget and Actual Law Enforcement Education Fund For The Year Ended September 30, 2022

	 Actual	Fina	al Budget	 ance With al Budget
Revenues				
Fines and Forfeitures	\$ 48,023	\$	32,000	\$ 16,023
Total Fines and Forfeitures	48,023		32,000	 16,023
Miscellaneous:				
Interest	228		500	(272)
Other	 -		6,300	 (6,300)
Total Miscellaneous	228		6,800	(6,572)
Total Revenues	48,251		38,800	9,451
Expenditures				
Current:				
Public Safety:				
Administration	305		300	(5)
Police Training	62,824		9,000	(53,824)
Capital Outlay:	 _		55,000	 55,000
(Total Expenditures)	(63,129)		(64,300)	1,171
(Deficiency) Excess of Revenues (Under) Expenditures	 (14,878)		(25,500)	 10,622
Net Change in Fund Balance	 (14,878)		(25,500)	 10,622
Fund Balance, Beginning of Year	 88,274		88,274	
Fund Balance, End of Year	\$ 73,396	\$	62,774	\$ 10,622



City of Eustis, Florida Schedule of Revenues and Expenditures - Budget and Actual Economic Development Fund For The Year Ended September 30, 2022

	Actu	ıal	Fina	l Budget	 nce With l Budget
Revenues					
Miscellaneous:					
Program Income	\$	29,702	\$	35,000	\$ (5,298)
Interest		2,460		750	1,710
Lease		23,842		15,000	 8,842
Total Revenues		56,004		50,750	 5,254
Expenditures					
Current:					
General Government:					
Administration		97,424		122,200	 (24,776)
(Total Expenditures)		(97,424)		(122,200)	 24,776
(Deficiency) Excess of Revenues Over Expenditures		(41,420)		(71,450)	 30,030
Net Change in Fund Balance		(41,420)		(71,450)	 30,030
Fund Balance, Beginning of Year		161,266		161,266	
Fund Balance, End of Year	\$ 1	19,846	\$	89,816	\$ 30,030



City of Eustis, Florida Schedule of Revenues and Expenditures - Budget and Actual Library Contribution Fund For The Year Ended September 30, 2022

	Actual	Final Budget	Variance With Final Budget
Revenues			
Miscellaneous:			
Interest	146	345	(199)
Donations	2,246	2,000	246
Other	1,136		1,136
Total Miscellaneous Revenues	3,528	2,345	1,183
Total Revenues	3,528	2,345	1,183
Expenditures			
Current:			
Culture and Recreation:			
Administration	12,361	8,458	(3,903)
Capital Outlay	6,185		(6,185)
(Total Expenditures)	(18,546)	(8,458)	(10,088)
(Deficiency) Excess of Revenues Over Expenditures	(15,018)	(6,113)	(8,905)
Other Financing Sources (Uses)			
Net Change in Fund Balance	(15,018)	(6,113)	(8,905)
Fund Balance, Beginning of Year	49,153	49,153	
Fund Balance, End of Year	\$ 34,135	\$ 43,040	\$ (8,905)



City of Eustis, Florida Schedule of Revenues and Expenditures - Budget and Actual Impact Fee Fund For The Year Ended September 30, 2022

	 Actual	Final Budget	ance With al Budget
Revenues			
Permits and Fees	\$ 212,130	\$ 71,500	\$ 140,630
Interest	 2,799	 2,210	589
Total Revenues	 214,929	 73,710	141,219
Expenditures			
Current:			
General Government:			
Culture and Recreation	12,876	12,550	326
Public Safety	1,045	1,650	(605)
Capital Outlay	-	20,000	(20,000)
(Total Expenditures)	(13,921)	(34,200)	(20,279)
(Deficiency) Excess of Revenues			
Over Expenditures	201,008	39,510	120,940
Other Financing Sources (Uses)			
Operating Transfers to Other Funds	(6,364)	(1,600)	(4,764)
Total Other Financing Sources (Uses)	(6,364)	(1,600)	(4,764)
Net Change in Fund Balance	 194,644	 37,910	 116,176
Fund Balance, Beginning of Year	 631,598	 631,598	
Fund Balance, End of Year	\$ 826,242	\$ 669,508	\$ 116,176



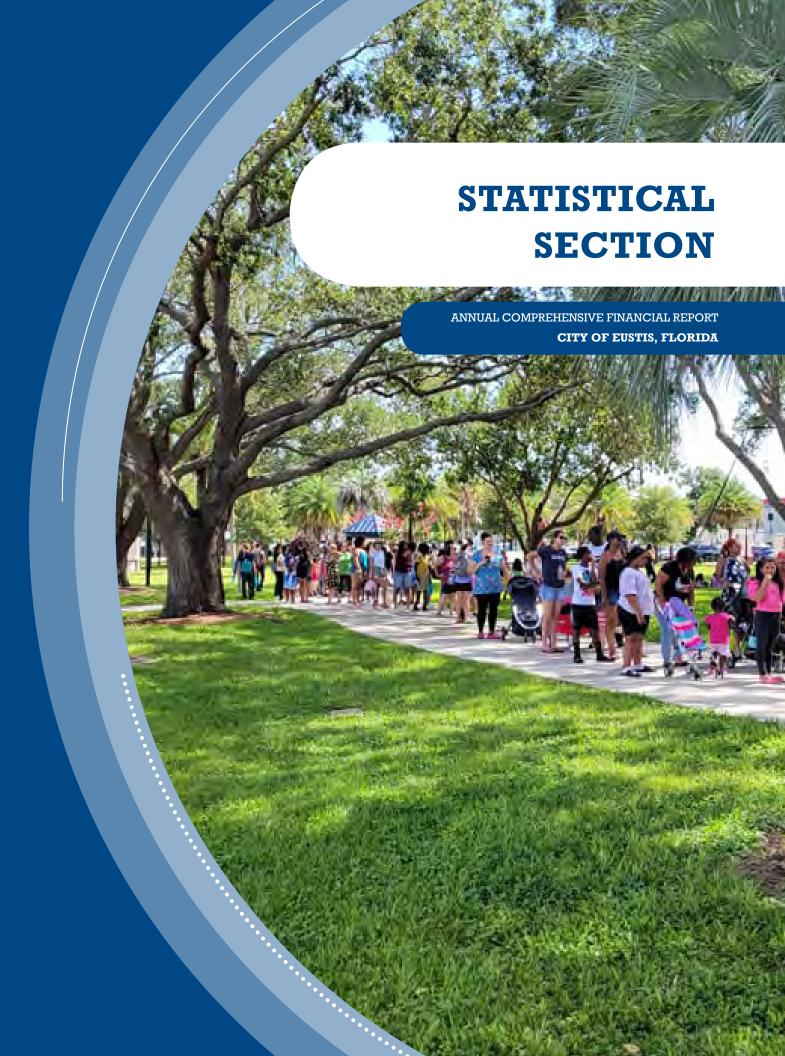
City of Eustis, Florida Schedule of Revenues and Expenditures - Budget and Actual Greenwood Cemetery Fund For The Year Ended September 30, 2022

	Actual	Fin	al Budget	 nce With I Budget
Revenues				
Miscellaneous:				
Interest	\$ 1,003	\$	1,600	\$ (597)
Donations	 1,509		1,500	 9
Total Revenues	 2,512		3,100	 (588)
Expenditures				
Current:				
General Government:				
Administration	 800		800	
(Total Expenditures)	 (800)		(800)	
(Deficiency) Excess of Revenues				
Over Expenditures	1,713		2,300	(588)
Other Financing Sources (Uses)				
Operatings Transfers In	6,882		4,100	2,782
Operating Transfers to Other Funds	 (1,003)		(1,600)	 597
Total Other Financing (Uses)	 5,879		2,500	 3,379
Net Change in Fund Balance	 7,592		4,800	 2,792
Fund Balance, Beginning of Year	 278,228		278,228	
Fund Balance, End of Year	\$ 285,820	\$	283,028	\$ 2,792



City of Eustis, Florida Schedule of Revenues and Expenditures, and Changes in Fund Balance Budget and Actual Sales Tax Capital Projects Fund For The Year Ended September 30, 2022

	Budgeted	An	nounts				
	Original		Final		Actual		riance With nal Budget
Revenues							
Intergovernmental Revenues:							
Discretionary Additional Sales Tax	\$ 2,000,000	\$	2,190,000	\$	2,659,195	\$	469,195
Total Intergovernmental Revenues	2,000,000		2,190,000		2,659,195		469,195
Miscellaneous Revenues:							
Interest	8,000		8,000		8,268		268
Total Miscellaneous Revenues	8,000		8,000		8,268		268
Total Revenues	2,008,000		2,198,000		2,667,463		469,463
Expenditures							
Current:							
General Government:							
Operating	42,746		42,746		42,746		-
Debt Service:							
Principal Payments	249,250		252,748		163,514		(89,234)
Interest and Fees	14,650		12,822		4,015		(8,807)
Total General Government	306,646		308,316		210,275		(98,041)
Public Safety:							
Operating	 64,954		64,954		64,954		
Total Public Safety	64,954		64,954		64,954		
Transportation:							
Operating	 468,371		468,371		468,371		_
Total Transportation	468,371		468,371		468,371		_
Capital Outlay	3,775,285	_	1,977,421	_	831,308	_	(1,146,113)
(Total Expenditures)	(4,615,256)		(2,819,062)		(1,574,908)		1,244,154
(Deficiency) Excess of Revenues							
Over Expenditures	 (2,607,256)	_	(621,062)		1,092,555		1,713,617
Net Change in Fund Balance	(2,607,256)		(621,062)		1,092,555		1,713,617
Fund Balance, Beginning of Year	1,427,062		1,427,062		1,427,062		
Fund Balance, End of Year	\$ (1,180,194)	\$	806,000	\$	2,519,617	\$	1,713,617





STATISTICAL SECTION

Annual Comprehensive Financial Report

This part of the City of Eustis Comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statement, note disclosures, and required supplementary information says about the government's overall financial health.

Statistical tables differ from financial statements because they cover more than two fiscal years and may present non-accounting data. These tables reflect social and economic data, financial trends, and the fiscal capacity of the City.

Information contained within this section includes:

Financial Trend Data – Schedule 1, 2, 3, and 4

Provides information on a government-wide basis Schedules 1 and 2 are on GASB 34 accrual basis. Schedules 3, 4, and 5 provided on a modified accrual basis. Data is a 10-year trend.

Revenue Capacity Data – Schedule 5, 6, 7 and 8

Depicts the primary governments' ability to raise revenues via a tax levy. A history of assessed value, taxes levied by taxing authority, collections and principal taxpayers within the municipality.

• Debt Capacity Data - Schedule 9, 10, 11

Provides a history of the various debt obligations owed by the city over the last ten years. Debt associated with the city over the last ten years include, a 1997A, 2004 water and sewer Sales Sur-Tax, a utility revenue bond and state revolving fund loan. The pledging of the various revenues is provided for each debt.

Demographic and Economic Information – Schedule 12, 17, 18, 19 and 20

This information is provided to assist the reader in understanding the makeup of The City of Eustis. Information regarding schools, population, age, consumer price index, income, cost, unemployment is contained within the reports described. Additionally, comparison of the immediate adjacent cities, millage comparison of all cities in the county, as well as the top ten employers within the city, is presented.

• Operating Information – Schedule 13, 14, 15, and 16

These schedules present information regarding the city's ability to service the citizens, as well as general information. Utility rates are presented as well as the volume used by the category of customer.



City of Eustis, Florida Net Position by Component Last Ten Years September 30, 2022

	09/30/13	09/30/14	09/30/15	09/30/16	09/30/17	09/30/18	09/30/19	09/30/20	09/30/21	09/30/22
Governmental Activities										
Net Investment in Capital Assets	\$ 60,130,046	\$ 60,587,680	\$ 60,391,695	\$ 60,696,128	\$ 60,131,048	\$ 59,881,913	\$ 59,969,021	\$ 62,646,999	\$ 62,378,055	\$ 64,880,447
Restricted	4,501,756	3,848,338	3,654,895	4,234,071	4,789,207	5,320,003	5,588,178	4,763,432	5,559,366	8,188,396
Unrestricted	6,068,594	6,354,893	(1,127,118)	(1,680,939)	(2,286,421)	(4,222,712)	(1,900,432)	(3,157,583)	753,809	2,847,232
Total governmental activities net assets	\$ 70,700,396	\$ 70,790,911	\$ 62,919,472	\$ 63,249,260	\$ 62,633,834	\$ 60,979,204	\$ 63,656,767	\$ 64,252,848	\$ 68,691,230	\$ 75,916,075
Business-type activities										
Net Investment in Capital Assets	\$ 33,479,575	\$ 32,764,485	\$ 31,730,770	\$ 31,323,252	\$ 28,570,346	\$ 33,980,209	\$ 32,913,630	\$ 32,521,186	\$ 33,433,399	\$ 35,369,298
Restricted	4,272,913	4,951,489	6,695,686	9,179,083	8,174,683	5,402,247	6,975,120	6,496,301	5,850,564	15,796,894
Unrestricted	7,084,182	6,838,507	5,794,887	5,175,131	11,078,405	10,050,181	10,293,906	11,813,061	9,911,910	3,828,992
Total business-type activities net assets	\$ 44,836,670	\$ 44,554,481	\$ 44,221,343	\$ 45,677,466	\$ 47,823,434	\$ 49,432,637	\$ 50,182,656	\$ 50,830,548	\$ 53,066,033	\$ 54,995,184
Primary government										
Net Investment in Capital Assets	\$ 93,609,621	\$ 93,352,165	\$ 92,122,465	\$ 92,019,380	\$ 88,701,394	\$ 93,862,122	\$ 92,882,651	\$ 95,168,185	\$ 99,681,614	\$ 100,249,745
Restricted	8,774,669	8,799,827	10,350,581	13,413,154	12,963,890	10,722,250	12,563,298	11,259,733	11,409,930	23,985,290
Unrestricted	13,152,776	13,193,400	4,667,769	3,494,192	8,791,984	5,827,469	8,393,474	8,655,478	10,665,719	6,676,224
Total Primary government	\$ 115,537,066	\$ 115,345,392	\$ 107,140,815	\$ 108,926,726	\$ 110,457,268	\$ 110,411,841	\$ 113,839,423	\$ 115,083,396	\$ 121,757,263	\$ 130,911,259



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City of Eustis, Florida Changes in Net Position Last Ten Years September 30, 2022

	_	2013	_	2014	_	2015	_	2016	_	2017	_	2018	_	2019	-	2020	_	2021	_	2022
Expenses																				
Governmental activities:																				
General Government	\$	4,477,958	\$	5,072,134	\$	5,112,758	\$	4,752,283	\$	4,524,135	\$	4,536,101	\$	4,983,675	\$	5,258,186	\$	4,373,261	\$	4,398,141
Public Safety		8,026,248		7,626,013		8,005,426		8,828,550		9,824,650		9,175,828		9,794,225		10,264,565		8,213,309		10,039,911
Physical Environment		-		276,630		267,089		297,444		315,758		351,219		412,759		415,184		433,940		559,712
Transportation		3,079,555		2,867,866		3,229,271		2,762,752		2,998,938		3,283,299		3,097,073		2,764,209		2,406,809		2,214,450
Culture & Recreation		2,127,106		1,900,795		2,141,378		2,200,203		2,224,674		2,569,564		2,244,335		2,746,092		2,271,431		2,303,909
Non-Departmental		-		-		-		-		-		-		-		1,002,310		1,680,388		1,290,132
Debt Service		70,559		40,240		42,203		35,211		35,169		15,599		33,648		23,645		96,454		85,333
Total Governmental activities		17,781,426		17,783,678		18,798,125		18,876,443		19,923,324		19,931,610		20,565,715		22,474,191	_	19,475,591		20,891,587
Business-type activities:																				
Water and Sewer Activities		7,171,734		7,779,993		8,524,721		8,102,971		8,414,798		8,710,241		9,044,822		9,629,036	_	8,960,855		9,660,645
Total primary government expenses	\$	24,953,160	\$	25,563,671	\$	27,322,846	\$	26,979,414	\$	28,338,122	\$	28,641,851	\$	29,610,537	\$	32,103,227	\$	28,436,446	\$	30,552,232
Program Revenues																				
Governmental activities:																				
Charges for services:																				
General government	\$	1,149,734	\$	1,430,410	\$	704,346	\$	1,006,021	\$	719,984	\$	643,580	\$	159,504	\$	505,346	\$	557,077	\$	780,014
Public Safety		166,210		193,010		178,551		308,083		267,280		261,099		770,560		883,964		1,228,435		1,757,253
Physical Environment		-		711,916		783,307		792,655		827,607		841,781		841,390		822,066		850,806		860,596
Transportation		756,847		-		-		-		10,000		16,024		-		-		=		-
Culture & Recreation		234,618		269,372		252,810		432,309		289,032		243,125		235,660		219,884		200,216		373,033
Non-Departmental		-		-		-		-		-		-		-		-		-		-
Operating grants and contributions		63,665		10,883		23,639		19,845		17,749		1,614		612,925		1,471		374,943		73,240
Capital grants and contributions		12,287										5,720		791,567						
Total governmental activities program																				
revenues	\$	2,383,361	\$	2,615,591	\$	1,942,653	\$	2,558,913	\$	2,131,652	\$	2,012,943	\$	3,411,606	\$	2,432,731	\$	3,211,477	\$	3,844,136
Business-type activities:																				
Charges for services:																				
Water	\$	4,188,825	\$	4,417,654	\$	5,291,332	\$	5,666,288	\$	5,911,626	\$	5,561,023	\$	6,197,648	\$	5,966,260	\$	6,353,928	\$	6,600,062
Wastewater		3,571,329		3,795,138		3,853,556		4,091,465		4,530,963		4,853,316		4,808,265		5,395,152		5,080,046		5,306,548
Non-Departmental		-		-		-		-		-		-		-		-		-		-
Operating grants and contributions		-		-		-		-		-		-		-		-		-		-
Gain on disposal of assets		-		-		-		-		-		-		-		-		674,502		-
Capital grants and contributions	_	381,036		669,860	_	816,756	_	1,224,995		1,435,914		1,814,665		355,781	_	495,307	_	671,411		3,053,344
Total business-type activities program																				
revenues		8,141,190		8,882,652		9,961,644		10,982,748		11,878,503		12,229,004		11,361,694		11,856,719		12,779,887		14,959,954
Total primary government program																				
revenues	\$	10,524,551	\$	11,498,243	\$	11,904,297	\$	13,541,661	\$	14,010,155	\$	14,241,947	\$	14,773,300	\$	14,289,450	\$_	15,991,364	\$	18,804,090



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City of Eustis, Florida Changes in Net Position Last Ten Years September 30, 2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Net (Expenditures)/Revenues Governmental activities Business-type activities Total primary government net (expenses)/revenue	\$ (15,656,112) 969,456 \$ (14,428,609)	1,102,659	1,436,923	2,879,777	\$ (17,791,672) 3,463,705 \$ (14,327,967)	\$ (17,918,667) 3,518,763 \$ (14,399,904)	2,316,872	\$ (20,041,460) 2,227,683 \$ (17,813,777)	3,819,032	\$ (17,047,451) 5,299,309 \$ (11,748,142)
General Revenues and Other Changes in Net Assets Governmental activities: Taxes										
Property taxes Utility taxes Franchise fees State shared revenues Investment earnings Miscellaneous income Transfers in Total governmental activities	\$ 4,726,990 1,301,618 1,603,425 4,500,589 7,377 636,149 1,549,516 14,325,664	\$ 5,377,109 1,472,855 1,796,581 4,496,256 79,345 626,456 1,410,000 15,258,602	\$ 5,583,523 1,437,147 2,283,573 4,664,292 68,542 738,642 1,500,000 16,275,719	\$ 5,778,651 1,453,668 2,530,415 4,402,912 54,018 927,654 1,500,000 16,647,318	\$ 6,034,790 1,484,768 2,570,953 4,561,956 30,931 992,848 1,500,000 17,176,246	\$ 6,599,902 1,621,592 2,544,608 4,956,751 87,017 998,288 1,512,587 18,320,745	\$ 7,270,242 1,717,694 2,719,237 4,999,895 236,734 1,077,196 1,810,673 19,831,671	\$ 7,909,015 2,291,700 1,729,050 6,270,038 100,665 522,213 1,814,859 20,637,540	\$ 8,392,708 2,314,592 1,762,758 5,819,828 26,966 578,943 1,806,701 20,702,496	\$ 8,951,790 2,452,932 1,893,319 6,600,476 128,458 569,079 3,676,243 24,272,297
Business-type activities: Investment earnings Miscellaneous income Transfers Total business-type activities Total primary government	\$ 40,984 151,464 (1,549,516) (1,357,068) \$ 12,968,596	\$ 18,648 6,504 (1,410,000) (1,384,848) \$ 13,873,754	\$ 45,221 27,482 (1,500,000) (1,427,297) \$ 14,848,422	\$ 44,853 31,493 (1,500,000) (1,423,654) \$ 15,223,664	\$ 100,933 81,330 (1,500,000) (1,317,737) \$ 15,858,509	\$ 165,900 15,008 (1,512,587) (1,331,679) \$ 16,989,066	\$ 233,292 10,526 (1,810,673) (1,566,855) \$ 18,264,816	\$ 98,759 136,309 (1,814,859) (1,579,791) \$ 19,057,749	\$ 32,194 190,960 (1,806,701) (1,583,547) \$ 19,118,949	\$ 97,841 208,244 (3,676,243) (3,370,158) \$ 20,902,139
Change in Net Position Governmental Activities Business-type activities Total primary government	\$ (1,330,448) (387,612) \$ (1,718,060)	(282,189)	9,626	\$ 329,788 1,456,123 \$ 1,785,911	\$ (615,426) 2,145,968 \$ 1,530,542	\$ 402,078 2,187,084 \$ 2,589,162	\$ 2,677,562 750,017 \$ 3,427,579	\$ 596,081 647,892 \$ 1,243,973	\$ 4,438,382 2,235,485 \$ 6,673,867	\$ 7,224,846 1,929,151 \$ 9,153,997



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Schedule 3

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

							-		_		_		_		_		_			
	_	2013		2014	_	2015	_	2016	_	2017		2018	_	2019	_	2020	_	2021		2022
								General F	un	ıd										
General Fund:																				
Non-Spendable	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	44,737
Restricted:																				
Building Permits		-		-		-		529,150		669,403		807,349		-		-		-		-
Assigned																				
Emergency Contingency		405,873		405,873		405,873		405,872		405,873		405,873		405,873		405,873		405,873		405,873
Debt Service		1,407,448		1,437,448		1,032,738		710,000		360,000		-		-		-				
Unassigned		4,956,071		5,274,791		5,389,701		5,668,231		5,986,731		6,925,213		8,657,012		9,073,248		11,323,261		14,139,350
Total General Fund	\$	6,769,392	\$	7,118,112	\$	6,828,312	\$	7,313,253	\$	7,422,007	\$	8,138,435	\$	9,062,885	\$	9,479,121	\$	11,729,134	\$	14,589,959
																		_		
								Major Fu	nd	s										
Street Improvement Fund:																				
Restricted		473,138		374,855		464,428		636,164		461,510		244,827		195,568		-		-		851,891
Committed		192,851		192,851		192,851		-		-		-		-		-		-		-
Unassigned		-		-		-		-		-		-		(171,251)		(292,672)		328,509		-
Total Street Improvement Fund	\$	665,989	\$	567,706	\$	657,279	\$	636,164	\$	461,510	\$	244,827	\$	24,317	\$	(292,672)	\$	328,509	\$	851,891
Sales Tax Capital Projects Fund	d:																			
Restricted	_	2,376,456		1,600,733		1,288,680	_	980,158	_	1,230,939	_	1,680,674	_	1,977,867	_	872,195	_	1,427,062	_	2,519,617
Total Sales Tax Revenue Fund	\$	2,376,456	\$	1,600,733	\$	1,288,680	\$	980,158	\$	1,230,939	\$	1,680,674	\$	1,977,867	\$	872,195	\$	1,427,062	\$	2,519,617
Community Redevelopment:																				
Restricted		737,414		893,432		895,237		868,821		1,129,206		1,399,557		1,390,058		1,719,320		2,072,047		2,354,994
Total Com. Redevelopment	\$	737,414	\$	893,432	\$	895,237	\$	868,821	\$		\$	1,399,557	\$	1,390,058	\$	1,719,320	\$		\$	2,354,994
*			·-				·				·				_		_	<u> </u>		



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

							-		•								
	_	2013		2014	_	2015		2016		2017	2018	_	2019	2020	_	2021	2022
Stormwater Utility Fund:																	
Committed		700,871		733,313		810,469		1,018,942		1,121,598	1,177,389		827,580	662,649		740,513	720,321
Total Stormwater Utility	\$	700,871	\$	733,313	\$	810,469	\$	1,018,942	\$	1,121,598	\$ 1,177,389	\$	827,580	\$ 662,649	\$	740,513	\$ 720,321
Building Service Fund:																	
Restricted		-		-		-		-		-	-		929,789	924,413		841,705	1,101,104
Total Building Services Fund		-	_		_			_	_	_		\$	929,789	\$ 924,413	\$	841,705	\$ 1,101,104
							N	ion-Major l	Fur	nds							
All Other Governmental Funds	5																_
Non-Spendable	\$	30,172	\$	30,195	\$	30,172	\$	30,156	\$	30,156	\$ 40,523	\$	29,726	\$ 29,726	\$	29,726	\$ 19,724
Restricted		884,576		695,406		976,378		1,189,622		1,226,111	1,119,239		1,025,366	1,173,204		1,182,151	1,336,442
Committed		263,352		260,601		(1,028)		11,697		41,882	27,834		39,806	44,573		6,674	4,623
Total All Other Funds	\$	1,178,100	\$	986,202	\$	1,005,522	\$	1,231,475	\$	1,298,149	\$ 1,187,596	\$	1,094,898	\$ 1,247,504	\$	1,218,551	\$ 1,360,789



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City of Eustis, Florida Changes in Fund Balances, Governmental Funds Last Ten Fiscal Years (Modified Accrual Basis of Accounting)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenues:			-	-	-				-	
Ad Valorem	\$ 4,726,990	\$ 5,377,109	\$ 5,583,523	\$ 5,778,651	\$ 6,034,790	\$ 6,599,902	\$ 7,270,242	\$ 7,909,015	\$ 8,392,708	\$ 8,951,790
Franchise Fees	1,301,618	1,472,855	1,437,147	1,453,668	1,484,768	1,621,592	1,717,694	1,729,050	1,762,758	1,893,319
Utility Service Taxes	1,603,425	1,796,581	2,283,573	2,530,415	2,570,953	2,544,608	2,719,237	2,291,700	2,314,592	2,452,932
State Revenue Sharing	1,970,900	1,887,576	1,546,238	1,641,550	1,727,762	1,897,871	1,973,738	539,557	679,019	892,585
Other Intergovernmental Revenues	2,604,112	2,636,529	3,140,305	2,805,841	2,923,650	3,080,623	4,123,178	6,016,285	5,943,338	6,292,409
Licenses and Permits	326,931	579,565	569,461	882,403	563,371	581,881	581,216	508,952	820,173	1,301,138
Fines and Forfeitures	52,458	67,367	65,964	72,159	81,285	172,696	156,484	86,419	111,762	121,710
Charges for Services	1,859,896	1,822,143	1,198,000	1,223,849	1,297,910	1,255,037	1,252,584	1,203,263	1,261,737	1,479,562
Interest	7,377	79,345	68,542	54,018	30,931	87,017	236,734	100,666	28,809	128,458
On-Behalf Payments	202,870	203,099	219,605	243,091	247,516	259,476	282,193	279,562	292,417	314,004
Lease	-	-	-	-	-	-	-	-	-	135,080
Other Sources	502,932	542,025	606,012	1,020,584	844,963	720,398	833,503	726,312	576,950	489,052
Total Revenues	\$ 15,159,509	\$ 16,464,194	\$ 16,718,370	\$17,706,229	\$ 17,807,899	\$ 18,821,101	\$21,146,803	\$21,390,780	\$22,184,263	\$24,452,039
Expenditures:										
General Government	4,369,033	4,240,947	4,156,112	3,853,575	3,992,612	4,138,062	4,702,782	4,688,788	4,125,274	4,843,788
Public Safety	7,017,122	6,989,996	7,274,731	7,655,858	8,171,240	8,215,860	8,593,705	9,552,804	8,282,761	9,390,433
On-Behalf Payments	202,870	203,099	219,605	243,091	247,516	259,476	282,193	279,562	292,417	314,004
Physical Environment	-	271,528	260,022	253,457	263,360	264,223	350,861	357,882	358,552	427,306
Transportation	2,168,875	1,726,889	1,589,009	1,545,467	1,775,494	1,767,615	1,664,598	1,546,426	1,423,843	1,950,842
Culture and Recreation	1,658,557	1,645,531	1,734,844	1,682,617	1,733,137	1,793,822	1,844,145	1,923,315	1,739,940	1,883,403
Nondepartmental	37,500	-	-	48,552	51,521	29,605	30,000	1,002,310	1,680,388	1,290,132
Capital Outlay	2,178,048	2,835,938	2,865,843	2,810,086	1,794,154	2,845,253	3,739,804	7,281,661	1,880,699	2,520,716
Debt Service										
Interest	440,000	465,000	42,203	35,211	35,169	8,951	22,999	20,278	361,422	87,523
Principal	70,761	23,990	490,000	515,000	629,100	645,752	247,475	247,475	100,676	278,980
Total Expenditures	18,142,766	18,402,918	18,632,369	18,642,914	18,693,303	19,968,619	21,478,562	26,900,502	20,245,972	22,987,126



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City of Eustis, Florida Changes in Fund Balances, Governmental Funds Last Ten Fiscal Years (Modified Accrual Basis of Accounting)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Excess (Deficiency) of Revenues										
Over (Under) Expenditures	\$ (2,983,257)	\$ (1,938,724)	\$ (1,913,999)	\$ (936,685)	\$ (885,404)	\$ (1,147,518)	\$ (331,759)	\$ (5,509,722)	\$ 1,938,291	\$ 1,464,913
Other Financing Sources (Uses):										
Transfers In	2,215,833	2,135,374	2,497,986	2,459,686	2,482,672	2,526,774	3,313,510	3,113,464	3,183,514	5,231,910
Transfers Out	(666,317)	(725,374)	(997,986)	(959,686)	(982,672)	(1,014,187)	(1,502,837)	(1,298,605)	(1,376,813)	(1,555,667)
Proceeds from Borrowing						800,000		3,000,000	-	-
Total Other Financing										
Sources (Uses)	1,549,516	1,410,000	1,500,000	1,500,000	1,500,000	2,312,587	1,810,673	4,814,859	1,806,701	3,676,243
Net Change In Fund Balances	\$ (1,433,741)	\$ (528,724)	\$ (413,999)	\$ 563,315	\$ 614,596	\$ 1,165,069	\$ 1,478,914	\$ (694,862)	\$ 3,744,992	\$ 5,141,155
Debt Service as a Percentage of Noncapital Expenditures	3.20%	3.14%	3.38%	3.48%	3.93%	3.82%	1.52%	1.36%	2.47%	1.97%



City of Eustis, Florida Taxable and Estimated Actual Value Last Ten Fiscal Years September 30, 2022

Taxable Assessed Valuation

Fiscal Year	Real Property	Personal Property	Central Property	Total (2) Taxable Valuation	Total Direct Rate	Total (1) Estimated Actual Value	Assessed Value as a Percentage of Actual
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%
2019-20	964,447,578	114,711,755	441,822	1,079,601,155	7.5810	1,199,556,839	90.00%
2020-21	1,108,230,979	112,793,573	2,309,391	1,223,333,943	7.5810	1,359,259,937	90.00%
2021-22	1,224,552,225	108,288,890	1,489,933	1,347,838,047	7.5810	1,497,597,830	90.00%



City of Eustis, Florida Direct and Overlapping Property Tax Rates Last Ten Fiscal Years (Per One Thousand Dollars of Taxable Value) September 30, 2022

City Direct Rates

Overlapping Rates

Fiscal Year	Basic Rate	Redev - District	Street Improv.	Total City of Eustis			Lake County School Board	Lake County Water Authority	North Lake Hospital District	North Lake Ambulance District	St. Johns Water Mgmt. District	Total
2011-12	5.2210	0.2700	0.1939	6.2432	4.7309	0.1101	7.3940	0.2405	1.0000	0.3853	0.3313	20.4353
2012-13	6.2020	0.2865	0.2273	6.7158	4.7309	0.1900	7.3200	0.2554	1.0000	0.3853	0.3313	20.9287
2013-14	7.0672	0.2865	0.2273	7.5810	4.7309	0.1900	7.1700	0.2554	1.0000	0.3853	0.3283	21.6409
2014-15	7.0632	0.3070	0.2108	7.5810	5.3856	0.1600	7.2460	0.2554	1.0000	0.4629	0.3164	22.4073
2015-16	7.0721	0.3062	0.2027	7.5810	5.3051	0.1600	7.1970	0.2554	1.0000	0.4629	0.3023	22.2637
2016-17	7.1406	0.3074	0.133	7.5810	5.1180	0.1524	6.8750	0.2554	1.0000	0.4629	0.2885	21.7332
2017-18	7.1555	0.3035	0.1220	7.5810	5.1180	0.1524	6.6030	0.2554	1.0000	0.4629	0.2724	21.4451
2018-19	7.1436	0.3265	0.1109	7.5810	5.1180	0.1324	6.3550	0.4900	0.9800	0.4629	0.2562	21.3755
2019-20	7.1153	0.3640	0.1017	7.5810	5.0734	0.1100	6.8830	0.3557	0.9500	0.4629	0.2414	21.6574
2020-21	6.3821	0.3995	0.7994	7.5810	5.0327	0.0918	6.9990	0.3368	0.8950	0.4629	0.2287	21.6279
2021-22	6.2756	0.4119	0.8934	7.5810	5.0364	0.0918	6.9990	0.3083	0.5000	0.4629	0.2189	21.1983



City of Eustis, Florida Principal Taxpayers Current and Ten Years Ago September 30, 2022

			2013		2022				
Taxpayer	Asses	sed Valuation	Rank	Percentage of Total Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Assessed Valuation		
Duke (FL Power Corporation)- former Progress Energy	\$	13,835,649	1	1.91%	\$ 21,032,180	2	15.71%		
Bre Tarpon - Eustis Village LLC		11,171,290	2	1.54%	-	-	0.00%		
MHC Southern Palms LLC		-	-	0.00%	16,559,430	3	12.37%		
CIT Technology Financing Services Inc.		-	-	0.00%	6,794,528	6	5.08%		
Florida Food Products		4,568,537	5	0.63%	42,784,251	1	31.97%		
Sprint/Embarq		7,035,680	3	0.97%	-	-	0.00%		
Prestige Ford		3,640,707	8	0.50%	-	-	0.00%		
SUSO 4 North Branch LP		-	-	0.00%	15,467,096	4	11.56%		
HTG Valencia LLC		-	-	0.00%	6,576,645	8	4.91%		
MHC Haselton Village LLC		4,382,185	6	0.60%	6,923,145	5	5.17%		
Boukalis Dev of St Pete LLC		-	-	0.00%	6,687,248	7	5.00%		
MSC Eustis LLC		-	-	0.00%	5,978,885	9	4.47%		
Eustis Plaza, Inc.		3,252,176	9	0.45%	5,037,206	10	3.76%		
MHC Financing LTD		6,943,487	4	0.96%	-	-	0.00%		
Eustis Square One LLC		3,817,551	7	0.53%	-	-	0.00%		
U.S. Nutraceuticals		2,852,548	10	0.39%	-	-	0.00%		
Total	\$	61,499,810		8.48%	\$ 133,840,614		100.00%		

Source: Lake County Property Appraiser's Office Data



City of Eustis, Florida Property Tax Levies and Collections Last Ten Fiscal Years September 30, 2022

Fiscal Year	Total Tax Levy	Current Levy Collections	Percent of Levy Collections	Delinquent Tax Collections	Total Tax Collections	Percent Total Collections to Levy
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%	197,751	7,270,242	96.77%
2019-20	8,195,713	7,575,826	92.44%	333,188	7,909,014	96.50%
2020-21	8,694,162	8,135,334	93.57%	257,374	8,392,708	96.53%
2021-22	9,274,095	8,723,216	94.06%	228,574	8,951,790	96.52%

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, Florida Ratios of Outstanding Debt by Type Last Ten Fiscal Years September 30, 2022

General Activities

Business-Type Activities

Fiscal Year	Sales Sur Tax 1997A	Sales Sur Tax - Water 2004	Sales Sur Tax Sewer 2004	Fire Equip Lease/ Purch. 2016 & 2018	CRA Loan	Total	Utility Revenue Bonds	Series 2017 Bank Loan	State Revolving Loan	Total	Total Primary Government	Est. Actual Value of Taxable Property	Percentage of Taxable Property	Per Capita
2012-13	1,640,000	430,750	504,250	-	-	2,575,000	-	-	7,526,631	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	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	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	5,964,488	7,069,488	877,158,633	0.81%	354
2016-17	360,000	100,000	100,000	353,450	-	913,450	7,430,000	1,805,500	5,400,084	14,635,584	15,549,034	919,087,926	1.69%	749
2017-18	-	-	-	1,067,736	-	1,067,736	7,150,000	1,444,400	4,819,867	13,414,267	14,482,003	1,001,426,993	1.45%	695
2018-19	-	-	-	820,260	-	820,260	6,865,000	1,083,300	4,223,389	12,171,689	12,991,949	1,101,138,638	1.18%	616
2019-20	-	-	-	587,699	3,000,000	3,587,699	6,570,000	722,200	3,610,197	10,902,397	14,490,096	1,199,556,839	1.21%	687
2020-21	-	-	-	323,514	2,887,812	3,211,326	6,265,000	361,100	3,173,359	9,799,459	13,010,785	1,273,908,216	1.02%	617
2021-22	-	-	-	160,000	2,772,346	2,932,346	6,341,004	-	2,920,832	9,261,836	12,194,182	1,497,597,830	0.81%	506



City of Eustis, Florida Direct Governmental Activities Debt September 30, 2022

Governmental Revenue Bonds	1	Beginning Debt	Increase in Debt	 Amount Repaid	Debt Outstanding	Percentage Applicable
2016 Lease/Purchase of Fire Pumper Truck		3,514	-	3,514	-	0.00%
2018 Note Payable - Fire Ladder Truck		323,514	-	163,514	160,000	5.46%
2020 CRA Loan - Land Purchase		2,887,812	-	115,466	2,772,346	94.54%
Total Debt	\$	3,214,840	\$ -	\$ 282,494	\$ 2,932,346	100.00%

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 2020 CRA Loan is repaid with incremental tax income.

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.



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City of Eustis, Florida Pledged-Revenue Coverage Last Ten Fiscal Years September 30, 2022

Water & Sewer Pledged Bonds

		(2)	# J.J. Do. al-		Revenue Bond	l Series 2016	State Revolu	ing Loan		
Fiscal Year	(1) Utility Revenues	Less Operating Expenses	Add Back Depreciation Expense	Net Available Revenue	Principal	Interest	Principal	Interest	Total Debt Payments	Coverage
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
2019-20	11,497,721	9,254,616	2,502,042	4,745,147	295,000	257,106	613,193	107,672	1,272,971	3.73
2020-21	11,624,934	8,632,107	2,543,124	5,535,951	305,000	248,256	436,838	46,623	1,036,717	5.34
2021-22	12,114,854	9,357,821	2,596,407	5,353,440	315,000	236,056	252,527	40,629	844,212	6.34

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.



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City of Eustis Pledged-Revenue Coverage Last Ten Fiscal Years September 30, 2022

General Government

		Sales S	ur-Tax 1997A Se	eries	Sales Sur-Tax 2004A Series							
Fiscal Year	Progress Energy Franchise Fees	Principal	Interest	Total	Coverage	Disc. Sales Tax & Prog. Energy Fran. Fees	Principal	Interest	Total	Coverage		
2012-13	654,725	270,000	36,259	306,259	2.14	1,906,409	170,000	23,462	193,462	9.85		
2013-14	758,301	290,000	15,840	305,840	2.48	2,026,606	175,000	10,249	185,249	10.94		
2014-15	740,306	310,000	25,623	335,623	2.21	2,236,435	180,000	16,580	196,580	11.38		
2015-16	757,316	330,000	21,377	351,377	2.16	2,273,145	185,000	13,832	198,832	11.43		
2016-17	757,164	350,000	14,165	364,165	2.08	2,353,779	195,000	9,165	204,165	11.53		
2017-18	822,564	360,000	1,029	361,029	2.28	2,497,696	200,000	667	200,667	12.45		
2019-20	-	-	-	-	N/A	-	-	-	-	N/A		
2020-21	-	-	-	-	N/A	-	-	-	-	N/A		
2021-22	-	-	-	-	N/A	-	-	-	-	N/A		

		1997A Issue		2004 A Issue		
Fiscal Year	Total Progress Energy Franchise Fees	61% Allocated to 1997A Series	39% Allocated to 2004A Series	Sales Tax Revenue Receipts	Total 2004A Issue	l) Sales Surtax 1997A and 2004A Series retired in 2017-18.
2012-13	1,073,320	654,725	418,595	1,487,814	1,906,409	
2013-14	1,243,117	758,301	484,816	1,541,790	2,026,606	
2014-15	1,213,617	740,306	473,311	1,763,124	2,236,435	
2015-16	1,241,501	757,316	484,185	1,788,960	2,273,145	
2016-17	1,241,252	757,164	484,088	1,869,691	2,353,779	
2017-18	1,348,465	822,564	525,901	1,971,795	2,497,696	



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Schedule 12

City of Eustis, Florida Demographic and Economic Statistics Last Ten Fiscal Years September 30, 2022

Population (5) Eustis School Information Enrollment (4) and Grading (6) % increase Consumer **Eustis** Median **Price** School Heights **Eustis Eustis Eustis** % of Cty. **Elementary** Year **Eustis** County Index (3) Age **Enrollment** Elementary Middle High С 2012-13 18,573 298,707 6.22% 2.1 45.1 4,682 D В В F В C 2013-14 19,214 6.24% 1.5 46.0 308,034 5,539 6.16% 1.6 42.0 C C В В 2014-15 19,455 315,690 4,725 C С 2015-16 19,986 325,875 6.13% 0.1 41.8 4,663 C C С С 2016-17 20,768 335,396 6.19% 1.30 40.8 4,645 C В 2017-18 20,827 346,017 6.02% 2.10 40.4 4.413 C C C 2018-19 21,368 5.98% 2.40 43.2 C C C C 357,247 4,851 2019-20 21,594 366,742 5.89% 1.80 46.9 3,122 C C С C C C С С 2020-21 21,882 398,312 5.49% 7.50 40.5 3,652 6.05% 8.20 40.8 С С С С 2021-22 24,115 398,312 3,850

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

⁽²⁾ Source www.bebr.ufl.edu/economics

⁽³⁾ Source www.usinflationcalculator.com

⁽⁴⁾ Source Lake County School Board, Tavares, Florida (www.lake.kl2.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)



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City of Eustis Demographic and Economic Statistics Last Ten Fiscal Years September 30, 2022

		Capita Incor	ne ⁽¹⁾			Median Household Income (1)								
Year	Florida	Lake	Orange	Seminole	Sumter	Marion	Volusia	Florida	Lake	Orange	Seminole	Sumter	Marion	Volusia
2012-13	41,012	34,442	26,300	29,628	34,670	23,557	26,140	50,244	45,830	51,354	60,524	58,142	42,536	44,981
2013-14	28,734	26,703	27,399	32,001	32,935	23,689	25,510	50,606	48,396	508,065	60,882	55,066	43,193	44,123
2014-15	29,888	26,454	29,005	32,664	36,296	23,187	27,207	51,306	51,112	54,732	61,589	55,396	43,218	45,511
2015-16	30,492	27,603	29,060	33,748	32,703	23,891	27,781	53,336	54,285	54,690	65,319	58,128	41,957	48,331
2016-17	31,119	28,322	30,300	35,127	33,879	26,341	28,388	54,184	53,509	56,430	66,799	56,378	45,795	48,915
2017-18	31,927	28,374	30,371	35,848	34,047	26,099	29,622	54,852	53,589	59,650	68,693	54,872	45,384	51,274
2018-19	32,887	30,277	31,433	37,370	39,187	27,033	29,623	56,467	53,040	63,461	70,190	60,287	49,576	53,766
2019-20	32,848	29,426	31,409	41,428	35,879	26,990	29,859	57,703	55,792	61,416	70,297	59,618	46,587	52,407
2020-21	33,850	33,638	32,205	40,800	36,780	27,025	29,620	57,890	56,184	61,750	70,350	60,120	47,240	52,890
2021-22	35,216	33,968	33,498	38,429	39,922	28,969	32,231	57,435	60,013	65,784	73,002	63,323	50,808	56,786

⁽¹⁾Federal Reserve Economic Data | FRED | St. Louis Fed

⁽²⁾ Source -www.bebr.ufl.edu/economics

⁽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)



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City of Eustis Demographic and Economic Statistics Last Ten Fiscal Years September 30, 2022

Cost of Living Index Lake and Surrounding Counties (2) **Unemployment Lake and Surrounding Counties** (1) Year Lake Orange Seminole Sumter Marion Volusia Lake Orange Seminole Sumter Marion Volusia 2012-13 96.43 99.88 99.33 95.65 95.51 95.78 9.0 8.3 7.8 7.410.0 8.8 2013-14 97.20 100.49 99.17 95.45 94.97 98.25 5.4 4.9 4.5 4.7 6.4 5.3 2014-15 96.33 99.78 98.72 94.19 93.43 94.75 5.1 4.7 4.6 6.8 6.1 5.5 2015-16 96.99 100.46 99.03 94.83 94.41 95.33 4.8 4.3 4.3 6.9 6.0 5.1 2016-17 97.23 100.71 99.28 95.07 93.29 95.57 3.4 3.1 3.0 4.8 4.1 3.7 2017-18 97.38 100.87 99.44 96.03 93.88 95.72 3.4 2.6 2.6 4.3 3.6 3.2 100.85 93.59 95.73 2.9 2.7 2.7 3.2 2018-19 97.52 99.3 96.49 4.1 3.5 5.9 2019-20 97.80 101.13 99.58 95.74 93.37 96.00 7.4 9.8 6.0 5.7 5.3 2020-21 100.30 104.10 102.56 98.62 96.17 98.88 4.3 5.0 3.8 5.5 4.1 4.3 2021-22 100.30 105.30 106.50 101.90 87.10 94.10 3.9 5.5 5.5 4.8 2.8 4.6

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

⁽²⁾ Source -www.bebr.ufl.edu/economics

⁽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)



City of Eustis, Florida Full-Time Equivalent City Government Employees by Function/Program Last Ten Fiscal Years September 30, 2022

(Source Budget for City of Eustis and Human Resources)

Full-Time Equivalent Employees as of September 30th Function/Program 2022 2021 2020 2019 2018 2017 2016 2015 2014 City Manager 7 6 6 6 6 5 4 3 City Clerk 1 2 <td< th=""><th>2013 3 1 19 5 3 3 2 3 3</th></td<>	2013 3 1 19 5 3 3 2 3 3
City Clerk 1	1 19 5 3 3 2 3
Finance 10 11 10 9 9 9 9 9 9 19 Development Services 4 7 6 6 6 6 5 4 5 Purchasing 2 2 2 2 2 2 2 2 3 3 Human Resources 3 3 3 3 3 3 3 3	5 3 3 2 3
Development Services 4 7 6 6 6 6 5 4 5 Purchasing 2 2 2 2 2 2 2 2 2 3 3 Human Resources 3 <	5 3 3 2 3
Purchasing 2 2 2 2 2 2 2 2 2 3	3 3 2 3
Human Resources 3 3 3 3 3 3 3 3 3	3 2 3
	2 3
	3
Maintenance Garage 2 2 2 2 2 2 2 2 2 2	
Building Maintenance 5 2 5 5 5 5 5 3	3
Park Maintenance 3 3 3 3 3 3 3 3 3	
Cemetery 2 3 2 2 2 2 2 2 2 2 2	2
Total General Government 39 40 40 39 39 39 37 36 44	44
Police Sworn Officers 42 47 42 41 41 41 41 42 44	45
Reserve Officers 0 0 0 0 0 0 0 0 0 0 0 0	0
Civilians 13 14 13 13 13 13 13 12 15	14
Total Police 55 61 55 54 54 54 54 54 54 59	59
Fire Fighters Sworn 29 23 23 22 22 22 22 22 22 20	21
Fire Fighters Vol. FTE 0 0 0 0 0 0 0 0 0 0	1
Civilians 3 3 3 4 4 4 3 2 3	2
Total Fire 32 26 26 26 26 25 24 23	24
Building Inspections 2 4 4 4 4 4 4 3 3	3
Total Public Safety 89 85 85 84 84 84 83 81 85	86
· — — — — — — — — — — — — — — — — — — —	
Library 11 12 11 11 11 11 11 11 13	13
Recreation <u>14 12 11 11 11 11 11 11 11 11 11 13 </u>	13
Total Culture & Recreation 25 24 22 22 22 22 22 22 22 26	26
Public Services 16 20 16 16 16 16 16 16 4	4
Water Distribution 24 23 23 22 22 22 22 20 21	21
Wastewater 17 20 18 18 18 18 18 18 18 16	16
Total Water and Sewer 57 63 57 56 56 56 56 54 41	41
Public Works Street Improvement 18 25 18 18 18 16 15 19	19
Stormwater 4 3 4 4 4 4 4 4 4 4 4	4
Total Streets and Stormwater 22 28 22 22 22 22 20 19 23	23
Total Government Employees	220



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

Function/Program	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
General										
Last Charter Amendment					March 1	-,				
Number of Commissioners						•				
Form of Government				nission 4 Year						
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	10	10	10
Number of Buildings	2	2	2	2	2	2	2	2	2	2
Per Capita Taxable Value	55,892	53,082	53,834	47,006	43,275	39,830	39,500	39,007	39,527	38,091
Per Capita Taxes Levied	362	402	384	356	328	302	299	296	289	263
Police										
Number of Stations	1	1	1	1	1	1	1	1	1	1
Protection Per 1,000	1.82	1.75	1.77	1.92	1.97	1.97	2.05	2.16	2.29	2.42
Protection Per Capita	548.07	570.90	565.59	521.17	507.98	506.54	487.46	463.21	436.68	422.11
Number of Sworn Officers	44	41	41	41	41	41	41	42	44	45
Number of 911 calls	41,000	41,545	40,981	40,120	39,980	-	-	-	-	-
Number of Arrests	552	552	548	633	765	758	758	758	1,036	642
Fire										
Number of Stations	2	2	2	2	1	1	1	1	1	1
Number of Volunteers	-	-	-	_	-	_	-	-	-	6
Protection Per 1,000	0.87	0.90	0.91	0.98	1.06	1.06	1.10	1.23	1.04	1.18
Protection Per Capita	1,148	1,115	1,104	1,018	947	944	908	811	835	844
Number of Firefighters	21	21	21	21	22	22	22	24	20	22
Number of Calls	4,444	3,725	3,633	4,284	4,321	4,260	4,059	3,921	4,011	3,708
Building										
Building Permits Issued	1,970	2,101	1,908	1,694	2,262	1,733	1,766	1,452	1,554	1,047
New Commercial Construction	7	5	1	11	4	1	11	5	3	5
New Residential Construction	160	250	34	23	28	74	144	84	101	53
Valuation of Improvements	150,491,231	91,738,066	58,739,000	32,689,083	35,502,497	35,730,909	81,133,576	42,643,712	38,208,925	23,618,336
Number of Vehicles	3	3	3	3	3	3	3	3	3	2
Recreation										
Number of Parks	13	13	13	12	12	12	12	12	12	12
Acres Maintained	64	64	64	64	64	64	64	64	64	64
Number of Vehicles	8	8	8	8	7	7	7	7	7	7
Number of Buildings	13	13	13	13	13	13	13	16	16	12
Number of Citizens Served	23,100	19,576	13,484	25,440	21,850	22,560	21,330	19,220	18,896	13,348
	•	,	•	•	-	•	,	•	•	•



Schedule 14 Page 2 of 2

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

Function/Program	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Library										
Number of Libraries	1	1	1	1	1	1	1	1	1	1
Volume in Collection	102,000	101,603	102,232	127,289	126,105	132,289	129,217	125,371	123,625	125,075
Number of Items Circulated	92,500	89,913	75,962	75,415	76,455	71,487	71,700	72,843	84,941	91,437
Collection Per Citizen	4.23	4.41	4.90	6.06	6.05	6.37	6.47	6.45	6.43	6.73
Number of Patrons	7,100	6,218	8,075	11,343	10,397	7,645	13,820	13,511	13,855	13,391
Collection Per Patrons	14.37	16.34	12.70	11.22	12.13	17.30	9.35	9.28	8.92	9.34
Public Works										
Requests for Residential Service	550	601	593	556	578	540	535	530	542	528
Requests for Park Service	1,250	1,550	1,320	1,370	1,400	1,250	1,210	-	-	-
Miles of Streets	101.65	101.65	101.65	101.65	101.65	120.00	120.00	120.00	120.00	101.17
Number of Street Lights	1,265	1,265	1,265	1,265	1,265	1,265	928	928	928	1,317
Number of Traffic Signals	18	17	17	17	17	17	17	17	17	13
Number of School Signals	12	12	12	12	12	12	12	12	12	12
Number of Vehicles	169	169	169	169	153	153	153	153	147	86
Number of Buildings	4	4	4	4	4	4	4	4	4	5
Water										
Number of Units Served	12,172	12,146	11,946	11,721	10,741	10,946	10,888	10,872	10,701	11,340
	3.43 Million	3.66 Million	3.44 Million	3.19 Million	2.91 Million	3.47 Million	3.37 Million	3.01 Million	3.21 Million	3.791 Million
Average Daily Flow	Gal	Gal	Gal	Gal	Gal.	Gal.	Gal.	Gal.	Gal.	Gal.
New Meters Installed	179	124		117	-	-	-	-	-	-
Miles of Water Main	183	183		183	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	21	21	21	20	19	
Number of Buildings	9	9	9	9	9	9	9	9	9	3
Wastewater										
Miles of Sanitary Sewers	121	121	121	121	120	120	120	120	120	
Number of Vehicles	15	14	14	14	13	13	13	13	17	15
Number of Buildings	11	11	11	11	12	11	11	11	15	
Number of Plants	2	2	2	2	2	2	2	2	2	2

Schedule 15 Page 1 of 2

City of Eustis Sewer Sold by Type of Customer And Associated Rates Last Ten Years September 30, 2022

(In Millions of Gallons)

Type of Customer	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Residential										
Inside	344.59	341.64	309.75	361.40	370.73	351.17	363.60	373.44	382.78	392.35
Outside	57.68	63.14	56.83	74.28	72.79	69.34	77.35	81.14	83.17	85.25
Industrial										
Inside	-	-	-	-	11.28	-	-	18.54	19.00	19.48
Commercial										
Inside	63.68	67.32	64.88	80.50	71.10	80.22	83.06	65.32	66.95	68.63
Outside	2.15	5.16	0.91	4.62	3.06	6.30	7.44	4.81	4.93	5.05
Other										
Inside	15.69	24.63	14.14	18.66	25.42	12.34	12.94	32.67	33.49	34.32
Outside	2.94	6.35	1.84	2.21	1.83	-	-	0.68	0.70	0.71
Total	486.73	508.24	448.35	541.68	556.21	519.35	544.39	576.61	591.02	605.79

Sewer Rates (Per 1,000 Consumed)

Effective Date	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19	6/1/20	6/1/21	6/1/22
Residential Inside										
Availability Charge	23.43	23.43	23.43	25.23	25.66	26.10	26.54	26.99	27.66	28.36
Min. Inc. 1st 3,000										
Rate per 1,000										
Capped at 10,000 Gal	2.93	2.93	2.93	3.16	3.21	3.26	3.32	3.38	3.46	3.55
Residential Outside										
Availability Charge	29.29	29.29	29.29	31.55	32.08	32.63	33.18	33.75	34.59	35.46
Min. Inc. 1st 3,000										
Rate per 1,000										
Capped at 10,000 Gal	3.66	3.66	3.66	3.94	4.01	4.08	4.15	4.22	4.33	4.43
Commercial Inside										
Availability Charge	32.80	32.80	32.80	35.33	35.93	36.54	37.79	37.79	38.73	39.70
Min. Inc. 1st 6,000										
Rate per 1,000										
No Cap on Usage	3.52	3.52	3.52	3.79	3.86	3.92	3.99	4.06	4.16	4.27



Schedule 15 Page 2 of 2

City of Eustis Sewer Sold by Type of Customer And Associated Rates Last Ten Years September 30, 2022

(In Millions of Gallons)

Effective Date	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19	6/1/20	6/1/21	6/1/22
Commercial Outside										
Availability Charge	41.00	41.00	41.00	44.16	44.91	45.67	46.45	47.24	48.42	49.63
Min. Inc. 1st 6,000										
Rate per 1,000										
No Cap on Usage	4.40	4.40	4.40	4.74	4.82	4.90	4.98	5.07	5.20	5.33
Industrial Inside										
Availability	56.23	56.23	56.23	60.56	61.59	62.64	63.70	64.78	66.40	68.06
Min. Inc. 1st 20,000										
Rate per 1,000										
No Cap on Usage	3.52	3.52	3.52	3.79	3.86	3.92	3.99	4.06	4.16	4.27
Over 500,000										
Industrial Outside										
Availability	70.29	70.29	70.29	75.70	76.99	78.30	79.63	80.98	83.00	85.08
Min. Inc. 1st 20,000										
Rate per 1,000										
No Cap on Usage	4.40	4.40	4.40	4.74	4.82	4.90	4.98	5.07	5.20	5.33
Over 500,000										
RV Parks Inside										
Availability	7.81	7.81	7.81	8.41	8.55	8.70	8.85	9.00	9.23	9.46
Min. Inc. 1st 1,000										
Rate per 1,000										
Over Min.	2.93	2.93	2.93	3.16	3.21	3.26	3.32	3.38	3.46	3.55
RV Parks Outside										
Availability	9.76	9.76	9.76	10.51	10.69	10.87	11.06	11.24	11.52	11.81
Min. Inc. 1st 1,000										
Rate per 1,000										
Over Min.	3.66	3.66	3.66	3.94	4.01	4.08	4.15	4.22	4.33	4.43
Percentage Increase	1.34%	0.00%	0.00%	7.70%	1.70%	1.70%	1.70%	2.50%	2.50%	2.50%

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Schedule 16

City of Eustis Water Sold by Type of Customer And Associated Rates Last Ten Years September 30, 2022 (In Millions of Gallons)

Fiscal Year

1 iscai i cai												
Type of Customer	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022		
Residential												
Inside	587.57	574.45	533.81	635.57	654.78	503.91	534.48	549.11	562.84	576.91		
Outside	175.31	180.88	158.76	220.22	215.50	157.62	173.92	187.03	191.71	196.50		
Industrial												
Inside	3.78	3.57	6.94	1.85	1.58	2.19	0.14	0.17	0.17	0.18		
Comm ercial												
Inside	130.39	137.05	74.52	127.40	141.50	96.89	102.42	87.73	89.92	92.17		
Outside	8.35	11.00	4.65	9.32	9.34	9.47	9.99	7.09	7.27	7.45		
Other												
Inside	45.29	42.05	27.06	47.47	52.85	12.34	12.94	40.68	41.70	42.74		
Outside	3.41	6.85	3.11	2.87	3.23	-	-	1.68	1.72	1.77		
Total	954.10	955.85	808.85	1,044.70	1,078.78	782.42	833.89	873.49	895.33	917.71		

Water Rates (Per 1,000 Consumed)

Effective Date	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19	6/1/20	6/1/21	6/1/22
Residential Inside										
Availability Charge	9.58	9.96	9.96	10.73	10.91	11.09	11.28	11.47	11.76	12.05
Min. Inc. 1st 3,000										
4,000 to 20,000										
0 to 8,000	2.00	2.08	2.08	2.24	2.28	2.32	2.36	2.40	2.46	2.52
8,001 to 20,000	2.49	2.59	2.59	2.79	2.84	2.89	2.93	2.99	3.06	3.14
20,001 to 30,000	3.51	3.65	3.65	3.93	4.00	4.07	4.13	4.21	4.32	4.42
20,001, to 50,000										
Over 30,000	7.98	8.30	8.30	8.94	9.09	9.25	9.40	9.57	9.81	10.05
Over 50,000										
Irrigation										
0 to 12,000	2.49	2.59	2.59	2.79	2.84	2.89	2.93	2.98	3.05	3.13
0 to 30,000										
12,001 to 20,000	3.51	3.65	3.65	3.93	4.00	4.07	4.13	4.21	4.32	4.42
Over 20,000	7.98	8.30	8.30	8.94	9.09	9.25	9.40	9.56	9.80	10.04
30,001 to 100,000										
Over 100,000										

Schedule 16 Page 2 of 3

City of Eustis Water Sold by Type of Customer And Associated Rates Last Ten Years September 30, 2022 (In Millions of Gallons)

Water Rates (Per 1,000 Consumed)

Effective Date	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19	6/1/20	6/1/21	6/1/22
Residential Outside										
Availability Charge	11.98	12.45	12.45	13.41	13.64	13.87	14.10	14.35	14.71	15.08
Min. Inc. 1st 3,000										
4,000 to 20,000										
0 to 8,000	2.50	2.60	2.60	2.80	2.85	2.90	2.95	3.00	3.08	3.15
8,001 to 20,000	3.11	3.24	3.24	3.49	3.55	3.61	3.67	3.73	3.82	3.92
20,001 to 30,000	4.39	4.56	4.56	4.91	4.99	5.08	5.17	5.25	5.38	5.52
20,001, to 50,000										
Over 30,000	9.98	10.38	10.38	11.18	11.37	11.56	11.76	11.96	12.26	12.57
Over 50,000										
Irrigation										
0 to 12,000	3.11	3.24	3.24	3.49	3.55	3.61	3.67	3.73	3.82	3.92
0 to 30,000										
12,001 to 20,000	4.39	4.56	4.56	4.91	4.99	5.08	5.17	5.25	5.38	5.52
Over 20,000	9.98	10.38	10.38	11.18	11.37	11.56	11.76	11.96	12.26	12.57
30,001 to 100,000										
Commercial Inside	_									
Availability Charge	19.17	19.93	19.93	21.46	21.83	22.20	22.58	22.96	23.53	24.12
Min. Inc. 1st 6,000										
7,000 to 30,000										
0 to 30,000	2.00	2.08	2.08	2.24	2.28	2.32	2.36	2.40	2.46	2.52
Over 30,000	2.49	2.59	2.59	2.79	2.84	2.89	2.93	2.98	3.05	3.13
31,000 to 100,000										
Irrigation										
0 to 50,000	2.49	2.59	2.59	-	-	-	-	-	-	-
50,001 to 100,000	3.51	3.65	3.65	3.65						
0 to 100,000	-			2.79	2.84	2.89	2.93	2.99	3.06	3.14
Over 100,000	4.50	4.68	4.68	5.04	5.13	5.21	5.30	5.39	5.52	5.66
Commercial Outside	_									
Availability Charge	23.96	24.91	24.91	26.83	27.28	27.75	28.22	28.70	29.42	30.15
Min. Inc. 1st 6,000										
7,000 to 30,000	2.50	2.60	2.60	2.80	2.85	2.90	2.95	3.00	3.08	3.15
Over 30,000	3.11	3.24	3.24	3.49	3.55	3.61	3.67	3.73	3.82	3.92
31,000 to 100,000										
Irrigation										
0 to 50,000	3.11	3.24	3.24	-	-	-	-	-	-	-
50,001 to 100,000	4.39	4.56	4.56	4.56						
0 to 100,000	-			3.49	3.55	3.61	3.67	3.73	3.82	3.92
Over 100,000	5.63	5.85	5.85	6.30	6.41	6.52	6.63	6.74	6.91	7.08



Schedule 16 Page 3 of 3

City of Eustis Water Sold by Type of Customer And Associated Rates Last Ten Years September 30, 2022 (In Millions of Gallons)

Water Rates (Per 1,000 Consumed)

					,					
Effective Date	6/1/13	6/1/14	6/1/15	6/1/16	6/1/17	6/1/18	6/1/19	6/1/20	6/1/21	6/1/22
Industrial Inside										
Availability	42.17	43.84	43.84	47.22	48.02	48.83	49.66	50.51	51.77	53.07
Min. Inc. 1st 20,000										
21,000 to 350,000										
0 to 350,000	2.00	2.08	2.08	2.24	2.28	2.32	2.36	2.40	2.46	2.52
Over 350,000	2.49	2.59	2.59	2.79	2.84	2.89	2.93	2.98	3.05	3.13
351,000 to 500,000										
Over 500,000										
Industrial Outside										
Availability	52.71	54.80	54.80	59.02	60.02	61.04	62.08	63.14	64.72	66.34
Min. Inc. 1st 20,000										
21,000 to 350,000										
0 to 350,000	2.50	2.60	2.60	2.80	2.85	2.90	2.95	3.00	3.08	3.15
Over 350,000	3.11	3.24	3.24	3.49	3.55	3.61	3.67	3.73	3.82	3.92
351,000 to 500,000										
Over 500,000										
RV Parks Inside										
Availability	3.19	3.32	3.32	3.58	3.64	3.70	3.76	3.83	3.93	4.02
Min. Inc. 1st 1,000										
Per 1,000 Gallons	2.00	2.08	2.08	2.24	2.28	2.32	2.36	2.40	2.46	2.52
RV Parks Outside										
Availability	3.99	4.15	4.15	4.47	4.55	4.62	4.70	4.78	4.90	5.02
Per 1,000 Gallons	2.50	2.60	2.60	2.80	2.85	2.90	2.95	3.00	3.08	3.15
Percentage Increase	3.95%	3.95%	0.00%	7.70%	1.70%	1.70%	1.70%	2.50%	2.50%	2.50%



Schedule 17

Golden Triangle Ad Valorem Tax Profile Last Ten Fiscal Years September 30, 2022

		Munici	pal Assessed	and Taxable Va	lues	Municip	al Governmen	t Levies	Estimates of Unrealized Tax Revenues			
Years	Population Estimates	Assessed Value	Per Capita Assessed Value	Taxable Value	Per Capita Taxable Value	Operating Millage	Total Taxes Levied	Per Capita Total Taxes Levied	Total Taxes Levied @ 10 Mills	Total Unrealized Tax Revenues	Per Capita Unrealized Tax Revenue	
						Eustis						
2021	24,115	1,753,505,022	72,714	1,347,838,047	55,892	7.5810	8,723,216	362	13,478,380	4,755,164	197	
2020	21,599	1,531,640,501	70,913	1,146,517,394	53,082	7.5810	8,691,748	402	11,465,174	2,773,426	128	
2019	21,303	1,443,833,759	67,776	1,079,601,155	50,678	7.5810	8,184,456	384	9,910,248	1,725,792	81	
2018	21,083	1,345,184,940	63,804	991,024,774	47,006	7.5810	7,516,042	356	9,910,248	2,394,206	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	
					т	avares						
2021	19,604	2,004,742,230	102,262	1,307,640,660	66,703	6.9970	7,682,309	392	13,076,407	5,394,098	275	
2020	17,397	1,718,183,354	98,763	1,049,496,704	60,326	6.9970	7,241,527	416	10,494,967	3,253,440	187	
2019	17,749	1,559,002,823	87,836	977,427,706	55,069	6.9500	6,793,123	383	9,910,248	3,117,125	176	
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	
					Mo	unt Dora						
2021	16,688	1,892,475,737	113.403	1,549,607,068	92,858	5.9603	8,271,016	496	15,496,071	7,225,055	433	
2020	15,200	1,626,917,530	107,034	1,302,530,025	85,693	5.9603	7,763,470	511	13,025,300	5,261,830	346	
2019	14,516	1,499,964,303	103,332	1,199,875,039	82,659	6.2000	7,439,225	512	9,910,248	2,471,023	170	
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	

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



Schedule 18

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City of Eustis, Florida Comparison of Taxes Levied Lake County Cities Last Ten Fiscal Years September 30, 2022

Millage Rate Data

			Current										
	Ten Year	Ten Year	Year										
	Ranking	Average	Ranking	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Astatula	4	7.3750	2	7.5000	7.5000	7.5000	7.5000	7.5000	7.5000	7.5000	7.5000	7.5000	6.2500
Clermont	12	4.1107	10	4.2061	4.2061	4.2061	4.2061	4.2061	4.2061	4.2061	4.2061	3.7290	3.7290
Eustis	3	7.5810	1	7.5810	7.5810	7.5810	7.5810	7.5810	7.5810	7.5810	7.5810	7.5810	7.5810
Fruitland Park	11	4.1751	12	3.9134	3.9134	3.9134	3.9134	3.9134	3.9863	3.9863	4.7371	4.7371	4.7371
Groveland	9	5.4250	9	5.2000	5.2000	5.2000	5.2000	5.2000	5.2000	5.6000	5.9900	5.9900	5.4700
Howey-in-the-Hills	1	8.7893	2	7.5000	7.5000	7.5000	8.9180	9.2750	9.2750	9.2750	9.5177	9.5177	9.6147
Lady Lake	13	3.4355	13	3.3962	3.3962	3.3962	3.3962	3.3962	3.3962	3.3962	3.5510	3.7500	3.2808
Leesburg	10	4.2122	11	4.0192	4.0192	4.1086	4.2678	4.2678	4.2678	4.2678	4.2678	4.3179	4.3179
Mascotte	2	7.6418	8	5.7500	5.7500	5.7500	7.5500	7.6291	7.9316	8.3289	8.8138	9.3000	9.6147
Minneola	7	6.1522	7	5.9000	5.9000	6.1000	6.1800	6.1900	6.2795	6.1483	6.2069	6.2500	6.3676
Montverde	14	2.8300	14	2.8300	2.8300	2.8300	2.8300	2.8300	2.8300	2.8300	2.8300	2.8300	2.8300
Mount Dora	8	6.0578	6	5.9603	6.2000	5.9603	6.2000	6.3000	6.3000	5.9970	5.9970	5.9970	5.6667
Tavares	6	7.0447	5	6.7579	6.9970	7.1623	6.9500	7.4171	7.4680	7.4680	6.6166	7.1569	6.4531
Umatilla	5	7.2606	4	7.1089	7.1089	7.1089	7.1089	7.1089	7.1089	7.1089	7.2980	7.2980	8.2480

Taxable Value Data

			Current										
	Ten Year	Ten Year	Year										
	Ranking	Average	Ranking	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Astatula	14	\$ 56,711,775	14	\$ 80,543,198 \$	71,333,453	\$ 65,619,048	\$ 58,096,765	\$ 54,408,037	51,415,067 \$	48,876,443 \$	46,622,054 \$	45,898,968 \$	44,304,713
Clermont	1	2,806,334,819	1	4,218,819,610	3,718,492,642	3,434,017,402	3,122,263,059	2,855,806,761	2,565,632,099	2,318,051,719	2,137,342,296	1,913,143,811	1,779,778,790
Eustis	5	979,196,316	6	1,347,838,047	1,223,418,659	1,146,517,394	1,079,601,155	991,431,421	900,090,260	821,891,967	789,822,738	759,474,327	731,877,188
Fruitland Park	9	532,862,554	9	945,608,358	857,729,335	811,890,811	747,762,402	680,151,475	491,629,188	299,998,272	171,725,009	166,509,788	155,620,901
Groveland	7	850,990,192	3	1,680,270,335	1,275,569,461	1,121,364,423	960,984,501	821,309,273	704,257,059	597,605,092	524,853,574	440,521,478	383,166,725
Howey-in-the-Hills	13	95,765,087	12	152,410,522	128,386,399	116,523,084	103,154,190	91,926,835	79,042,587	76,445,701	73,407,900	69,360,137	66,993,515
Lady Lake	4	1,100,084,339	5	1,485,983,396	1,351,315,024	1,300,033,325	1,196,136,595	1,108,198,926	1,038,164,339	963,663,690	908,771,115	848,399,715	800,177,265
Leesburg	2	1,389,475,907	2	2,032,087,341	1,707,674,882	1,591,541,670	1,436,659,846	1,330,205,203	1,246,362,118	1,174,311,921	1,137,664,888	1,122,306,179	1,115,945,021
Mascotte	10	162,640,060	10	324,735,278	244,524,132	212,602,670	169,760,982	140,286,371	122,304,300	111,968,529	106,382,600	100,199,726	93,636,009
Minneola	8	589,228,959	8	1,116,983,250	855,836,923	740,265,378	644,484,077	589,116,225	485,781,705	417,830,424	380,294,307	347,170,303	314,526,998
Montverde	12	98,669,513	13	145,194,773	119,344,527	111,732,498	104,603,669	98,368,273	90,333,971	84,041,068	80,106,931	77,993,811	74,975,605
Mount Dora	3	1,109,978,725	4	1,549,607,068	1,387,806,063	1,302,530,025	1,199,875,039	1,087,446,847	1,006,953,873	940,285,927	906,012,014	872,835,967	846,434,428
Tavares	6	881,246,598	7	1,307,640,660	1,136,789,454	1,049,496,704	977,427,706	888,176,068	808,059,254	732,019,797	674,603,678	635,693,342	602,559,312
Umatilla	11	\$ 142,574,335	11	\$ 207,372,572 \$	180,454,097	\$ 160,328,570	148,337,466	\$ 138,749,722 \$	128,475,312 \$	123,364,926 \$	119,585,864 \$	111,983,448 \$	107,091,370



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City of Eustis, Florida Comparison of Taxes Levied Lake County Cities Last Ten Fiscal Years September 30, 2022

Total Tax Levied Data

			Current										
	Ten Year	Ten Year	Year										
	Ranking	Average	Ranking	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Astatula	13	\$ 402,815	13	\$ 533,501 \$	492,143 \$	435,726 \$	435,726 \$	408,060 \$	385,613 \$	366,573 \$	349,665 \$	344,242 \$	276,904
Clermont	1	11,166,313	1	15,640,352	14,443,821	13,132,551	13,132,551	12,011,809	10,791,305	9,749,957	8,989,875	7,134,113	6,636,795
Eustis	2	7,219,873	2	9,274,095	8,691,748	8,184,456	8,184,456	7,516,042	6,823,584	6,230,763	5,987,646	5,757,575	5,548,361
Fruitland Park	9	2,054,329	9	3,356,638	3,177,253	2,926,293	2,926,293	2,661,705	1,959,781	1,195,883	813,479	788,774	737,192
Groveland	6	4,161,390	6	6,632,961	5,831,095	4,994,677	4,997,119	4,270,808	3,662,137	3,346,589	3,143,873	2,638,724	2,095,922
Howey-in-the-Hills	12	797,400	12	962,898	873,523	919,929	919,929	852,621	733,120	709,034	698,674	660,149	644,123
Lady Lake	7	3,672,519	8	4,589,336	4,415,173	4,062,319	4,062,319	3,763,665	3,525,814	3,272,795	3,227,046	3,181,499	2,625,222
Leesburg	5	5,619,115	5	6,863,225	6,539,008	6,129,666	6,131,377	5,677,050	5,319,224	5,011,728	4,855,326	4,846,006	4,818,539
Mascotte	10	1,122,843	10	1,406,014	1,516,346	1,281,695	1,281,695	1,070,259	970,069	932,575	937,635	931,857	900,282
Minneola	8	3,332,997	7	5,049,438	4,515,619	3,982,912	3,982,912	3,646,629	3,050,466	2,568,947	2,360,449	2,169,814	2,002,782
Montverde	14	267,747	14	337,745	316,203	296,028	296,028	278,382	255,645	237,836	226,703	220,722	212,181
Mount Dora	3	6,521,080	3	8,271,016	7,763,470	7,439,225	7,439,225	6,850,915	6,343,809	5,638,895	5,433,354	5,234,397	4,796,490
Tavares	4	5,949,878	4	7,682,309	7,241,527	6,791,267	6,793,123	6,587,691	6,034,587	5,466,724	4,463,583	4,549,594	3,888,375
Umatilla	11	\$ 988,157	11	\$ 1,282,830 \$	1,139,760 \$	1,054,516 \$	1,054,516 \$	986,358 \$	913,318 \$	876,989 \$	872,738 \$	817,255 \$	883,290

Source: www:dor.state.fl.us and Lake County Property Appraiser

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Schedule 19

City of Eustis, Florida Principal Employers Current Year and Ten Years Ago September 30, 2022

2022 2013 Percentage of Percentage of **Total County Total County Employment Employment Employer** # Employees Rank # Employees Rank Publix 354 21.4% 265 1 16.0% City of Eustis 232 2 14.0% 220 2 13.3% 3 10.8% 3 13.1% Ruleme Center 178 216 9.6% 9.4% **Bayview Center** 158 4 156 4 Lake Eustis Care Center 85 10 5.1% 6 8.4% 139 7.0% 7 7.5% **Eustis High School** 115 6 124 10 Winn Dixie 100 7 6.0% 100 6.0% Eustis Middle School 5.7% 6.4% 94 8 105 9 **Eustis Heights Elementary** 89 9 5.4% 92 11 5.6% **Eustis Elementary** 5.0% 0.0% 83 11 Burke Industries (Mercer Products) 75 12 4.5% 85 12 5.1% Florida Food Products 138 5 8.3% 140 5 8.5% Lake Community Action Agency 5 13 0.3% 106 8 6.4% Total 1,706 103.18% 1,748 105.72%

Total County Employment in 2022

165,339

Source:

Lake County Government Adopted Budget FY 2022

https://fred.stlouisfed.org



Schedule 20

City of Eustis, Florida Top Ten Taxpayers Current Year and Ten Years Ago September 30, 2022

2022 2013

Taxpayers	Taxable Assessed Value	Taxes	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Taxes	Rank	Percentage of Total Taxable Assessed Value	Difference in Assessed Value FY13 - FY22	Difference in Percentage of Assessed Value FY13 - FY22
Florida Food Products	63,067,664	478,116	1	0.76%	9,340,576	209,297	3	2.24%	53,727,088	-1.48%
	03,001,004	410,110	1	0.16%	9,340,576	209,291	S	2.2470	55,121,000	-1.40%
Duke Energy (FL Power Corporation)	43,454,268	329,427	2	0.76%	15,245,487	251,658	1	1.65%	28,208,781	-0.89%
SUSO 4 North Branch LP	31,616,666	239,686	3	0.76%	-	-	-	-	31,616,666	0.76%
MHC Southern Palms LLC	26,451,200	200,527	4	0.76%	8,101,017	176,072	4	2.17%	18,350,183	-1.42%
Boukalis Development of St.	14,048,764	106.504	6	0.76%					14,048,764	0.76%
Petersburg LLC	, ,	,	-		-	-	_	· -		
HTG Valencia LLC	14,468,620	109,687	5	0.76%	-	-	-	· -	14,468,620	0.76%
MHC HaseltownVillage LLC	13,728,780	104,078	7	0.76%	4,382,546	98,201	6	2.24%	9,346,234	-1.48%
MSC Eustis LLC	12,803,600	97,064	9	0.76%	-	-	-	-	12,803,600	0.76%
CIT Technology Financing Services Inc.	13,474,066	102,147	8	0.76%	-	-	-		13,474,066	0.76%
Tanglewood Eustis Holdings LLC ET AL	12,758,496	96,722	10	0.76%	-	_	-		12,758,496	0.76%
Bre Tarpon Eustis Village LLC	-	-	-	-	11,231,074	251,650	2	2.24%	(11,231,074)	-2.24%
Embarq-Florida Inc.	-	-	-	-	6,993,900	156,714	5	2.24%	(6,993,900)	-2.24%
Eustis Square One LLC	-	-	-	-	4,690,448	97,199	7	2.07%	(4,690,448)	-2.07%
Prestige Ford Inc.	-	-	-	-	3,701,873	82,949	8	2.24%	(3,701,873)	-2.24%
Eustis Plaza Inc.	-	-	_	-	3,510,743	78,936	9	2.25%	(3,510,743)	-2.25%
Club at Eustis Partners LLLP	-	-	-	-	3,108,452	69,652	10	2.24%	(3,108,452)	-2.24%
Total	\$ 245,872,124	1,863,958		0.76%	\$ 70,306,116	\$ 1,472,328		2.09%	\$ 175,566,008	-1.34%

Source:

City of Eustis CAFR 2013

Lake County 2022 Property Appraiser's Office Total Eustis



GOVERNANCE LETTER

Honorable Mayor and City Commissioners City of Eustis Eustis, Florida

We have audited 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, Florida (the City) as of and for the year ended September 30, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 24, 2023. Professional standards also require that we communicate to you the following information related to our audit:

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. The City changed their accounting policies related to leases by adopting Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*. Accordingly, the cumulative effect of the accounting change as of the beginning of the year is reported in the financial statements. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- Estimation of the Allowance for Doubtful Accounts—Management's estimate for the allowance for doubtful accounts is based on historical collection rates and an analysis of the collectability of individual receivables.
- Depreciation—The City uses straight-line depreciation and industry useful lives. The useful lives are reviewed annually by management for reasonableness.

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- Pension Actuarial Methods and Assumptions—Management's estimates are based upon risk and market factors affecting governmental entities of similar sizes and employee census information. Management also uses the assistance of an actuary hired by the City to project estimated contributions.
- Leases—Management's estimate related to the initial measurement of lease assets and liabilities, interest expense, lease term, present value of lease payments and fair value of underlying assets is all based on terms in the agreements and the discount rate, based on the implementation on GASB Statement No. 87, Leases.
- Pension and Other Postemployment Benefits (OPEB)—Management's estimates of the net pension liability, unfunded actuarial accrued liability, and net OPEB obligation are based upon actuarial methods and assumptions, which are selected based on risk and market factors affecting governmental entities of similar sizes and employee census information. Management also uses the assistance of an actuary hired by the City to project estimated contributions.
- Florida Retirement System (FRS) Pension Liabilities—As a participating employer in the FRS, the City has recorded its share of the FRS net pension liability and related deferred outflows/inflows on its statement of net position. These numbers are estimates based on assumptions embedded in the employer allocations. If these assumptions were changed, the reported amounts could be significantly affected. In addition, because the FRS operates on a fiscal year ending June 30, there is a difference between the measurement date of these numbers (June 30, 2022) and the reporting date (September 30, 2022).
- Investment Fair Value—Management's estimate of the fair value of financial instruments is based on the fair market value of the security at a particular point in time.

We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

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

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

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

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 24, 2023.

Management Consultations with Other Independent Accountants

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

Other Audit Findings or Issues

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

The following are audit matters that we would like to bring to the attention of management and members of the City Commission:

Implementation of New Accounting Standards

■ GASB Statement No. 96, Subscription-Based Information Technology Arrangements — The GASB has issued GASB Statement No. 96, Subscription-Based Information Technology Arrangements, which will be effective for the for the year ending September 30, 2023. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement: (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended.

We recommend the City gather information and start their analysis for any SBITAs to see if they are applicable under GASB Statement No. 96.

During the course of our audit, we also noted the following:

Pensions Plan Data

The scope of our audit includes the Police and Fire pension plans, as they are an integral part of the financial reporting for the City. These pension plans currently utilize outsourced accounting firms to maintain financial records and pension-related employee data, information which is required for the completion of our audit procedures. Furthermore, this information is required to be submitted to the Plan's actuaries for completion of the actuarial valuations which is required for disclosures to the financial statements.

As part of our audit, we noted that the City had not received this information until five months after yearend, which caused delays in providing required documents to both the actuaries and auditors. We recommend the City work with the pension boards to determine a deadline from the outsourced accounting firms for submission of accounting records and pension-related employee data to the actuaries and auditors, so required information can be distributed timely.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the Schedule of Expenditures of Federal Awards, combining and individual non-major fund statements and schedules, and non-major fund budgetary comparison schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

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

Restriction on Use

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

May 24, 2023 Ocala, Florida

Purvis Gray



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, Florida (the City) as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 24, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing 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. However, material weaknesses or significant deficiencies may exist that have not been identified.

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

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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

the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

Purvis Gray

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.

May 24, 2023

Ocala, 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

Opinion on 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, 2022. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

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

Auditor's Responsibilities for the Audit of Compliance

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material non-compliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

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

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, 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

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

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 auditor's responsibilities for the audit of compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified.

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

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

May 24, 2023 Ocala, Florida



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, 2022, and have issued our report thereon dated May 24, 2023.

Auditor's Responsibility

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; 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*; Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance; Schedule of Findings and Questioned Costs; 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 May 24, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Finding 2021-1 was included in the current and preceding financial audit report. 2020-1 was resolved in the current year.

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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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, except for the prior year finding that has been carried forward to the current year, we did not have any such recommendations.

Special District Component Units

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Eustis Downtown and East Town Redevelopment Agency reported this information in the CRA's separately issued financial statements.

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, 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.

MANAGEMENT LETTER

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.

May 24, 2023

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:

Prior Year Comment, Carried Forward in Current Year

2021-1 Information Technology (IT) General Controls

During our review of the City's use of IT in the financial reporting process, we noted opportunities to improve and strengthen the control environment and the quality and integrity of information generated by the IT systems.

We have made more detailed recommendations directly to management to help improve IT general controls in the following areas:

- Disaster Recovery
- User Terminations
- Penetration Testing
- Policies and Procedures

May 24, 2023 Ocala, Florida



City of Eustis

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

5/24/2023

City Commissioners City of Eustis Eustis, Florida 32726

The present management letter is a written response to the auditor's Management Letter Comments, as required by Section 10.554(1) 5.b., 10.556(8) and Section 10.554(1)(i)2, 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, 2022, and includes a prior year comment to response 2021-1 Information Technology (IT) General Controls.

Prior Year Comment, Carried Forward in Current Year

2021-1 Information Technology (IT) General Controls

During our review of the City's use of IT in the financial reporting process, we noted opportunities to improve and strengthen the control environment and the quality and integrity of information generated by the IT systems. Recommendations for management's consideration include:

- Disaster Recovery
- User Terminations
- Penetration Testing
- Policies and Procedures

City's Response:

- 1) A disaster recovery plan (DRP) is a formal document has been created by City's Information Technology division that will contain detailed instructions on responding to unplanned incidents such as natural disasters, power outages, cyber-attacks, and any other disruptive events. Additionally, in FY 2023, City has planned to budget \$105,000 for new IT equipment and outdated server replacement in the fiscal year.
- 2) To prevent cyber-attacks and to identify any weak spots and exploit vulnerabilities in the City's computer system defenses, the City IT division conducted penetration testing for a security exercise.
- 3) IT division's policies and procedures are updated accordingly.

Respectfully submitted,

Tom Carrino, City Manager

Mike Sheppard, Finance Manager

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





SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022 EUSTIS, FLORIDA

Federal Grantor / Pass-Through Grantor/ Program Title / Project Title	Assistance Listing Number	Pass-Through Grantor Number	Federal Expenditures Only
U.S. Department of Justice:			
Passed Through State of Florida Department of Law Enforcement:			
COVID-19 - Coronavirus Emergency Supplemental Funding Program	16.034	2020-CESF-LAKE-1-C9-016	\$ 40,938
Edward Byrne Memorial Justice Assistance Grant Program	16.738	2021-JAGC-LAKE-8-3B-028	4,187
Edward Byrne Memorial Justice Assistance Grant Program	16.738	2021-JAGD-LAKE-5-4B-002	4,378
Total Edward Byrne Memorial Justice Assistance Grant Program			8,565
Total U.S. Department of Justice			49,503
U.S. Department of Treasury Passed Through Florida Department of Emergency Management: COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	Y5080	1,665,560
Total U.S. Department of Treasury			1,665,560
U.S. Department of Homeland Security: Passed Through Florida Department of Emergency Management:			
COVID-19 - Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	N/A	30,895
Total U.S. Department of Homeland Security			30,895
			\$ 1,745,958

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, 2022 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?

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?

Significant deficiency(ies) identified?

None reported

Type of Auditor's Report Issued on Compliance for Major Programs: Unmodified

Are any audit findings disclosed that are required to be reported in accordance with CFR 200.516(A)?

No

Identification of Major Programs:

Federal Program

U.S. Department of Treasury:

COVID-19 Coronavirus State and Local Fiscal Recovery Funds AL No. 21.027

Dollar Threshold Used to Distinguish Between Type A and Type B Programs - Federal Programs \$750,000

Auditee qualified as low-risk auditee pursuant to the Uniform Guidance? No

Other Issues

No summary schedule of prior audit findings is required because there were no prior audit findings related to federal programs.



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, 2022, 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.

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

Our examination does not provide a legal determination on the 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, 2022.

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.

May 24, 2023 Ocala, Florida

Purvis Gray

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City of Eustis

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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 Recreation, 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.	in D
	Mike Sheppard, Finance Director
STATE OF FLORIDA	
COUNTY OF LAKE	
SWORN TO AND SUBSCRIBED before me _	day of April, 2023.
Ashley Bunnell Comm. # HH067438 Expires: Nov. 29, 2024 Bonded Thru Aaron Notary	NOTARY PUBLIC Print Name Ashley Bunnell
Personally known or produced ident	ification
Type of identification produced:	
My Commission Expires:	





City of Eustis, Florida 10 N. Grove Street, P.O. Drawer 68 Eustis, Florida 32726 www.eustis.org