

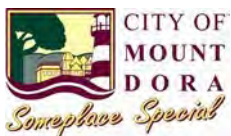
The City of Mount Dora, FL



Annual Comprehensive Financial Report



September 30, 2022



Preserve the quality and unique character of Mount Dora while providing outstanding municipal services to our citizens.

Fiscal Year Ending

**CITY OF MOUNT DORA, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED SEPTEMBER 30, 2022**

PREPARED BY

Rita Meade, Finance Director
With the Assistance of the Finance Department

AUDITORS

MSL, P.A.

INTRODUCTION SECTION

**CITY OF MOUNT DORA, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

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**MAYOR/CITY COUNCIL MAYOR
AS OF THE ISSUANCE DATE**

Crissy Stile

COUNCIL MEMBERS AS OF THE FISCAL YEAR-END

Crissy Stile, Mayor

Marc Crail, Vice-Mayor

John Cataldo

Cal Rolfson

Austin Guenther

Nate Walker

Doug Bryant

PRINCIPAL OFFICIALS AS OF ISSUANCE DATE

CITY MANAGER

Patrick Comiskey

FINANCE DIRECTOR

Rita Meade



**CITY OF
MOUNT
DORA**

OFFICE OF THE CITY MANAGER

City Hall
510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
352-735-7126
Fax: 352-735-4801

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1250 N. Highland St.
Mount Dora, FL 32757
352-735-7151
Alt. Tel: 352-735-7105
Fax: 352-735-1539
Alt. Fax: 352-735-2892

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmoundora.com

June 30, 2023

To the Honorable Mayor, Members of City Council, and Citizens

State law requires that all general-purpose local governments publish within nine months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed, certified public accountants. We hereby issue the Annual Comprehensive Financial Report of the City of Mount Dora for the fiscal year ended September 30, 2022.

This report consists of management's representations concerning the finances of the City of Mount Dora. 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 of Mount Dora has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Mount Dora's financial statements in conformity with GAAP. The cost of internal controls should not outweigh their benefits. Thus, the City of Mount Dora designed a comprehensive framework of internal controls 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.

MSL, P.A. licensed, certified public accountants, has audited the City of Mount Dora's financial statements. The independent audit's goal was to provide reasonable assurance that the City of Mount Dora'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.

Based on the audit, the independent auditors concluded that there was a reasonable basis for rendering an unmodified opinion that the City of Mount Dora's financial statements for the fiscal year ended September 30, 2022, are fairly presented in conformity with GAAP. We present the independent auditor's report as the first component of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis to accompany the basic financial statements. This letter of transmittal is designed to complement MD&A and should be read in conjunction with it.

Profile of the City and Government

In 1880, the City was established, and first named Royellou after the children of one of the City's pioneers. On March 25, 1910, it was incorporated as a town and changed its name to correspond to the adjoining lake and the fact that the City sits on a plateau 184 feet above sea level. The town was incorporated as a city on April 23, 1953. The City is located in Central Florida, approximately 25 miles northwest of Orlando. The City consists of over 11 square miles and has the flavor of a small town with hilly terrain, several lakes, a large canopy of oak trees and many historic buildings. Along with our nationally acclaimed art and crafts festivals, Mount Dora is a vibrant community with much to offer residents and visitors to which we live up to our reputation as "Someplace Special".

The City of Mount Dora operates under the council-manager form of government with a City Council consisting of the Mayor and six other members. The Mayor and Council members are non-partisan and elected to serve four-year staggered terms. The Council is the governing board and has legislative responsibilities, including setting policy, adopting ordinances and resolutions, adopting an annual millage rate and budget, appointing committees, and appointing both the City Manager and City Attorney. The City Manager is responsible for carrying out the governing body's policies and ordinances, overseeing the City's day-to-day operations, and appointing the heads of various departments.

The City of Mount Dora is empowered by the State to levy a property tax on both real and non-residential personal property within its boundaries. It is also empowered by State Statute to extend its corporate limits by annexation, which it has done from time to time.

The City provides a full range of services, including police and fire protection, maintenance of roads and sidewalks, construction and maintenance of infrastructure, recreational, library and other cultural activities. Certain utility services are provided through legally-separate enterprise funds, including electric, water and wastewater, sanitation, and stormwater. These funds are included in

the financial statements. The Community Redevelopment Agency (CRA) and the Northeast Community Redevelopment Agency (NECRA) are considered component units and are included in the City's financial statements as Non-Major Funds.

Local Economic Conditions

Mount Dora is at the eastern border of the growth spreading from the Orlando-Metro (Orange County) area. Due to the proximity of the City to the new expressway connecting Lake County to the Orlando-Metro area, the City is expected to grow. In addition to residential growth in Mount Dora, commercial growth along U.S. 441 will include major chain retailers and restaurants that depend on larger populations for their success. The supply of residential housing has increased as well as home prices. Specific economic conditions affecting the City's financial position are discussed in greater detail in the MD&A in this report.

City of Mount Dora currently enjoys a favorable economic environment, and regional indicators point to continued stability. Recovering property values led to a taxable value increase of 6.55% for the year ended September 30, 2022. The City's business district is expected to maintain its current occupancy rate with various stores, specialty shops, and commercial businesses. Residential growth is stable. The City expects the development and construction of commercial retail space to be steady during the foreseeable future, fueled by permitting activity and local and regional population growth.

Relevant Financial Policies

During the fiscal year, the City Council adopted a Five-Year Capital Improvement Program outlining the capital improvements for all funds. The City has adopted a fund balance and working capital policy of maintaining an unassigned fund balance of between 17% and 25% of operating expenditures (less transfers) in the General Fund. When working capital drops below 17%, the City is required to develop a plan to restore working capital to at least 17% within five years. Proprietary Funds will maintain working capital of between 17% and 25% of operating expenses (less transfers).

The City's investment policy's foremost objective is ensuring the safety of the portfolio's principal. The portfolio is managed to maintain liquidity for reasonably anticipated cash flow requirements and attain a market rate of return throughout budgetary and economic cycles. Other than pension funds held by the government, most investments during the fiscal year ended September 30, 2022, are classified low risk as defined by the Governmental Accounting Standards Board.

Risk Management: The Risk Management Program includes coverage for exposure regarding Workers' Compensation, Property Damage, General Liability, Pollution, Errors and Omission, Crime, Boiler and Machinery, Accidental Death and Dismemberment, and Health Maintenance Options. Based on conservative projections, adequate reserves are in place to meet loss expectations.

Pension Trust Fund Operations: Contracted investment firms overseen by the respective pension boards manage the Municipal Firefighter's, Police Officer's, and General Employee's Pension Trust Funds. An annual actuarial evaluation determines the pension plans' required funding levels. The City funds these plans based on future benefit obligations. Please see Notes to these financial statements for more information.

In order to ensure adequate funding within all of our utilities operations, the City has authorized the execution of various Resolutions for future rate reviews.

Internal Control System

Management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the government are protected from loss, theft, or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles.

Budget Controls

Budgetary control is a management function and is accomplished through the integration of budgetary and financial accounting. Budgeting is considered to be both a planning and control tool. As a planning tool, the budget is an estimate of proposed expenditures and the proposed means of financing those expenditures for the fiscal year. Budgetary control is accomplished through monthly and annual comparison of actual and estimated expenditures. Other controls to ensure budgetary compliance include purchasing authorization controls, automatic controls imposed by the accounting system, electronic and signature authorizations and other policies and procedures designed to monitor and restrict outlays to only those approved by the budget.

Budgetary controls are set at the fund level allowing budget amendments within each fund to be made by the City Manager. The City Manager may initiate purchases up to \$50,000 if approved at the line item level in the adopted or amended budget. Any changes in the amounts designated as Reserves, Contingencies or in total revenues in a fund require a Budget Amendment passed by the City Council.

Awards: In addition to the detailed audit performed by an independent auditor, annually the City submits the completed AFR to the Government Finance Officers Association of the United States and Canada (GFOA) as part of their awards program.

A Certificate of Achievement is valid for one year only. We believe that our current AFR continues to meet the Certificate of Achievement program's requirements, and we will be submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgements

The 2021-22 financial report that follows details the financial results of activities and reports an overall improvement in our financial position since the prior year. Continued planning, efficient and cost-effective operations and responsible financial management has positioned the City to meet the challenge of providing appropriate and quality services at the lowest possible cost to current and future citizens.

The preparation of this report could not be accomplished without the dedicated service of the entire staff of the Finance Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report.

In closing, appreciation is extended to the Mayor and City Council members for their continued commitment to the highest ethical standards in financial reporting and disclosure, and for their support and encouragement for management and staff.

Sincerely,



Patrick Comiskey
City Manager

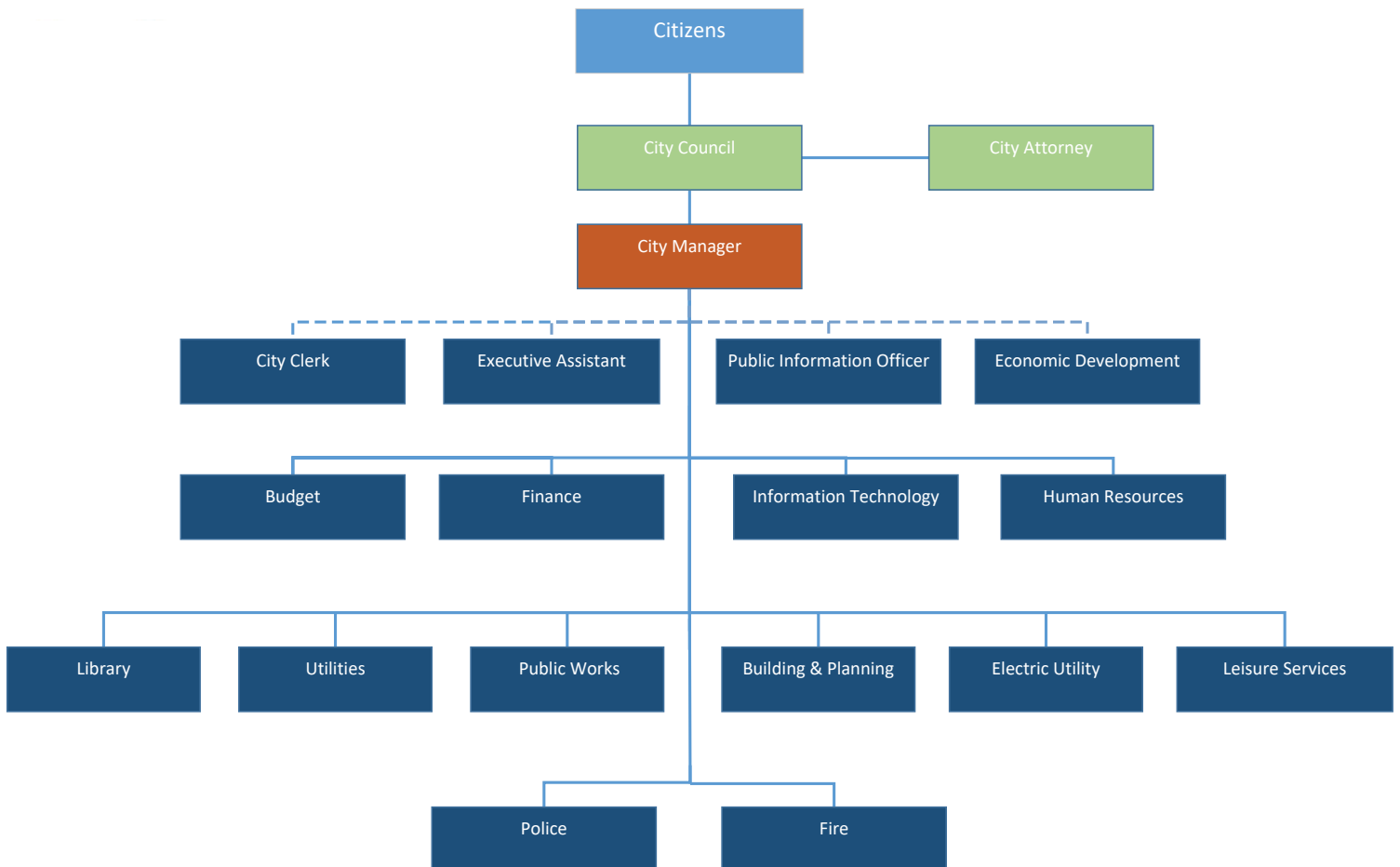


Rita Meade
Interim Finance Director



Organizational Chart

FY 2021-2022



FINANCIAL SECTION

This Sections contains the following subsections:

**Independent Auditor's Report
Management's Discussion and Analysis
Basic Financial Statements
Notes to Financial Statements
Required Supplementary Information
Other Supplemental Information
Internal Service Funds Combining Statements**



INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

Report on 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 Mount Dora, 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, based on our audit, 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-Matter

As discussed in Note 4 and Note 14 and Note 17 to the financial statements, in the year ended September 30, 2022, the City adopted the provisions of Government Accounting Standards Board Statement ("GASBS") Number 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

INDEPENDENT AUDITOR'S REPORT *(Continued)*

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

INDEPENDENT AUDITOR'S REPORT
(Concluded)

Supplementary Information

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

Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
June 30, 2023

City of Mount Dora, Florida Management's Discussion and Analysis

The readers of the City of Mount Dora's (the City) financial statements are provided with this narrative overview and analysis of the financial activities by management. We encourage readers to consider the information presented here in conjunction with additional information in this report.

Overview of Financial Statements

This discussion and analysis is intended 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 comprised 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.

Government-Wide Financial Statements - The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. The Statement of Net Position presents information on all of the City's assets, liabilities and deferred inflows/outflows, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recently completed fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) and from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include General Government, Police, Fire, Transportation, Planning, Community Redevelopment, Library, Recreation, Facilities and Parks Maintenance, and Cemetery Operations. The business-type activities of the City include electric, water and wastewater, sanitation, and stormwater. The government-wide financial statements can be found on pages 16 through 18 of this report.

Fund Financial Statements - A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary or business-type funds, and fiduciary funds.

Governmental Funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund Balance Sheet and the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains eleven individual governmental funds. Information is presented separately in the governmental fund Balance Sheet as well as in the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances. The changes in fund balances are for the General Fund, Capital Projects Fund, and the Fire Assessment Fee Fund, which are shown as major funds (statements on pages 19 through 22). Data from the other eight governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report. The City adopts an annual appropriated budget for its General,

City of Mount Dora, Florida Management's Discussion and Analysis

Special Revenue, Debt Service and Capital Projects Funds. Budgetary comparison schedules have been provided for the General Fund and any major Special Revenue Fund to demonstrate compliance with the budget and are presented as required supplemental information. Debt Service, Capital Projects and non-major special revenue budgetary comparison schedules demonstrate compliance with the budget and are presented as other supplemental information.

Proprietary Funds - The City maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its electric, water and wastewater, sanitation, and stormwater operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its fleet maintenance and warehouse, vehicle replacement and self-insurance (health) programs.

Because services accounted for in the internal service funds are charged back to the appropriate fund based on services provided, its activities are already included in the financial statements of the governmental and business-type funds as presented. Individual fund data for the internal service fund is provided in the proprietary fund financial statements.

Proprietary fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Electric, Water and Wastewater, Sanitation, and Stormwater Funds. The four funds are considered major funds by the City. The proprietary fund financial statements can be found on pages 23 through 32 of this report.

Fiduciary Funds - Fiduciary funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support City programs. The accounting practices used for fiduciary funds are much like that used for proprietary funds. The fiduciary fund financial statements can be found on pages 33 and 34 of this report.

Notes to the Financial Statements - The notes provide additional information that is essential in order to obtain a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 36 through 79 of this report.

Other Information - In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning budgetary comparisons and the City's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on pages 81 through 92 of this report.

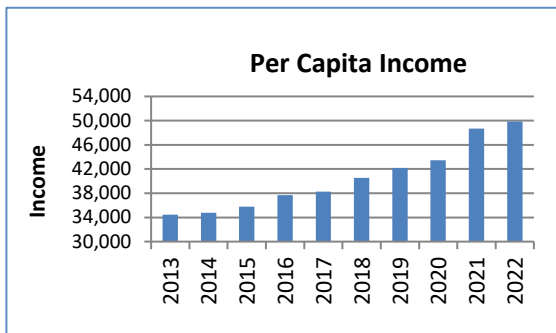
The combined statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 94 through 108 of this report.

Economic Factors Affecting Financial Operations

In reviewing the City's financial position and results of operations, it is important to consider the economic environment present during the reporting period as well. This information is important in understanding the context of the financial decisions that have been made.

The City is located in Lake County bordering U.S. 441, approximately 25 miles northwest of Orlando, Florida. Incorporated as a city in 1910, the City now encompasses 11.4 square miles of land and waterways and continues to grow in size due to annexation. The City's population has increased from 12,693 in 2013 to 17,129 in 2022 (an average increase of over three percent annually over that 10 year period), with a seasonal population increase in the winter months. The estimated April 1, 2022 population of 17,129 places the City as the fifth largest of Lake County's fourteen incorporated municipalities. Due to seasonal and daily visitors, the demand on City services is higher than what a more rural city of the same size would experience. There are a number of development projects which have been approved (or which are in the process of being approved). Once construction commences, we would anticipate that both the size of the City as well as population will grow at a rate faster than currently being experienced. Large-scale population growth, with its increased demand on City services, as well as job growth is eventually expected. Lake County's September 30, 2022 unemployment rate was 2.8%, which decreased significantly from previous year and is higher than the state rate of 2.7%.

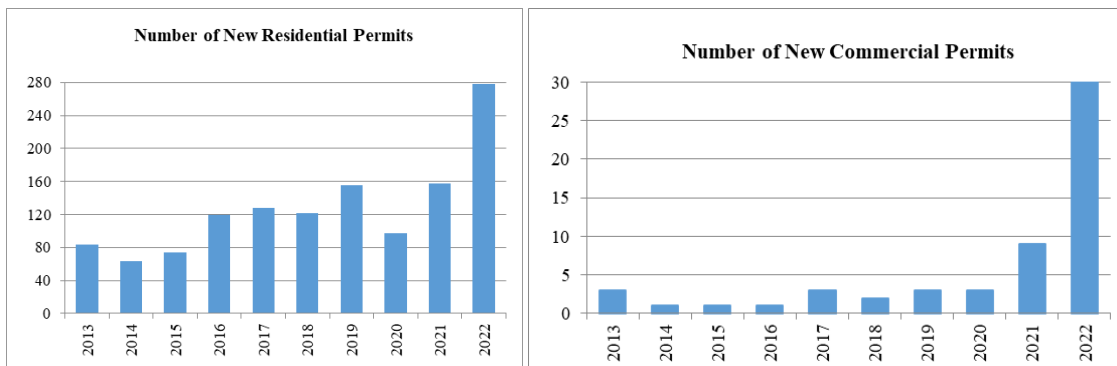
City of Mount Dora, Florida Management's Discussion and Analysis



Per capita personal income in Lake County for 2022 was \$49,831, compared to \$34,442 in 2013, and is 7% higher than last year's \$46,563. Future increases in income in Lake County will rely on the ability of its residents to take advantage of business and employment opportunities related to the Metro-Orlando area. With the completion of construction of an expressway between the I-4 corridor in Northern Orange County, through the Wekiva area to the City's doorstep at SR 46 as well as improvements to U.S. 441, commuting from the City will become a more attractive alternative.

Over the past ten years, permit issuance for new residential development fell to a low of 63 permits with an estimated construction cost of \$15,156,862 in fiscal year 2014, and rose to 278 permits with an estimated construction cost of \$48,965,474 in fiscal year 2022, which represents an average increase of 23% in the number of permits issued over this ten year period (see chart below). The value of residential permits issued has increased by an average amount of 16% over the ten years beginning in 2013. Planned developments within the City's service area could increase the population by as much as 50% or more within the next twenty years.

Commercial permits issued for 2022 increased to 30, for a total value of \$20,157,873. As the graph below illustrates, the number of permits for commercial development has been increasing since 2013. Commercial construction permit has varied greatly over the past ten years, ranging from a low of 1 permit issued (3 times) to a high of 30 permits issued (in 2022). Similarly, the estimated construction value of commercial projects has varied widely, from a low of \$120,601 in 2016 to a high of \$45,439,066 in 2021.



The previous slowdown in growth has allowed the City time to catch-up on infrastructure projects, but has not provided all of the additional needed capital. Current funds dedicated to capital projects have not been sufficient to continue infrastructure improvements and upgrades without having to borrow. In 2013 and 2014, the City borrowed funds for the Community Redevelopment Agency (CRA) and Water & Wastewater Funds to help alleviate the shortage. Much of the future demand for new non-utility services will impact the General Fund and Discretionary Sales Tax Fund. Future major capital projects in the enterprise funds will be in the Water & Wastewater Fund and the Stormwater Fund.

The City's property tax rate of 5.9603 mills levied in fiscal year 2021-22 remained the same as the previous year. While the local economy has stabilized, future growth will be dependent on the local housing market and the state's economy.

Condensed Financial Information – Government-Wide

Reviewing the changes in assets, liabilities, and net position during the fiscal period allows the reader to assess the City's current financial position and the results of operations for the last year. The following condensed information includes some of the basic data used to measure the City's progress over the past two years.

City of Mount Dora, Florida
Management's Discussion and Analysis

Condensed Statement of Net Position

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Assets						
Current and Other	\$ 66,792,245	\$ 59,681,782	\$ 32,470,315	\$ 26,962,318	\$ 99,262,560	\$ 86,644,100
Capital	47,705,328	44,534,791	66,025,444	67,287,790	113,730,772	111,822,581
Total Assets	114,497,573	104,216,573	98,495,759	94,250,108	212,993,332	198,466,681
Deferred Outflows	2,952,351	4,257,746	456,621	500,572	3,408,972	4,758,318
Liabilities						
Current and Other	9,882,313	5,255,852	3,471,262	3,706,657	13,353,575	8,962,509
Long-Term Outstanding:						
Due within One Year	2,688,679	2,797,999	1,789,664	1,691,085	4,478,343	4,489,084
Due in More than One Year	44,689,480	48,500,872	19,909,623	20,553,535	64,599,103	69,054,407
Total Liabilities	57,260,472	56,554,723	25,170,549	25,951,277	82,431,021	82,506,000
Deferred Inflows	7,799,175	5,917,340	1,485,207	1,488,522	9,284,382	7,405,862
Net Position						
Net Investment in						
Capital Assets	39,136,604	39,559,388	48,025,267	48,923,097	87,161,871	88,482,485
Restricted	15,842,236	15,087,023	9,983,281	7,762,319	25,825,517	22,849,342
Unrestricted	(2,588,563)	(8,644,155)	14,288,076	10,625,465	11,699,513	1,981,310
Total Net Position	\$ 52,390,277	\$ 46,002,256	\$ 72,296,624	\$ 67,310,881	\$ 124,686,901	\$ 113,313,137

The fiscal year 2021 balances have not been restated for the effects of GASB 87.

Assets - For the eleventh year in a row, the Government-Wide Assets increased from the prior year to a total balance at year-end of \$212,993,332. This year's Total Asset increase was \$14,526,651. The largest increase in Total Assets was in the Cash and Investments component of Current and Other Assets which experienced an overall increase of \$10,836,100, and represents an increase of \$4,677,891 in the governmental activities and an increase of \$6,158,209 in the business activities. One of the major components of the increase in Cash and Investments was due to the City receiving an additional \$3,635,196 funds from the federal government related to the *American Rescue Plan Act* (ARPA) to address the economic impacts of the COVID-19 pandemic. Additionally, the Cash and Investments grew by \$2,761,307 due to an increase in Impact fees as construction projects increased. Cash and Investments also grew by \$2,579,136 for funds received from the grants and loan proceeds. Overall, Capital Assets increased by \$1,908,191 from \$111,822,581 in fiscal year 2020-21 to \$113,730,772 in fiscal year 2021-22. Of this amount, \$3,957,018 is attributable to the increase in Construction in Progress, which increased from \$7,782,271 in fiscal year 2020-21 to \$11,739,289 in fiscal year 2021-22, as construction rose; an increase of \$305,363 due to the implementation of GASB 87 net of depreciation, an increase of \$258,175 for land, an increase of \$43,651 for Media Collection net of depreciation, and a modest increase of \$12,000 for a Historical Art Collection. These increases are partially offset by a decrease in Infrastructure net of depreciation for both Governmental and Business-Type activities of \$1,429,596, and a decrease of \$1,238,154 in Buildings net of depreciation and a slight decrease of \$266 for Equipment net of depreciation in fiscal year 2021-22. These decreases are primarily as a result of depreciation.

Liabilities - Total Liabilities in the Governmental Activities rose by \$705,749 and decreased in the Business-Type Activities by \$780,728 resulting in a net decrease of \$74,979 in total Liabilities. The increase in the Governmental Activities is due to \$4,626,461 in Current and Other Liabilities offset by a decrease in the Long-Term Liabilities of \$3,920,712. The unearned revenue portion of Current and Other Liabilities rose by \$3,081,026 as a result of deferring ARPA funds. The remaining portion of the Current and Other Liabilities of \$1,545,435 increased primarily due to Accounts Payable related to construction. The decrease in the Long-Term Liabilities is primarily due to a reduction of \$3,771,783 in the Net Pension Liability, a decrease of \$1,371,102 due to debt service payments, a decrease of \$834,515 in financed purchases as the City paid off leased vehicles, offset by increases of \$1,440,149 in Compensated Absences, \$403,527 in the OPEB Liability, and \$213,012 for Leases Payable (which is not reflected in the Condensed Statement of Net Position but is included note 4).

City of Mount Dora, Florida Management's Discussion and Analysis

Net Position - The City Entity-wide assets and deferred outflows exceeded its liabilities and deferred inflow as of September 30, 2022 by \$124,686,901. Total Net Position rose by \$11,373,764 from last year largely as a result of (a) an increase of \$12,618,460 in Current and Other assets; (b) an overall increase of \$1,908,191 in capital assets net of depreciation which consists of \$1,522,885 variance between fiscal year 2020-21 and 2021-22 and \$385,306 for the effect of GASB 87 (and more specifically construction in progress); (c) a decrease of \$1,349,346 in deferred outflows due to a decrease in the Pension Related Deferred Outflows; (d) a slight decrease of \$74,979 in total liabilities (e) and an increase of \$1,878,520 in deferred inflows as a result of an increase in Pension Related Deferred Inflows and an increase in Leases Deferred Inflows, offset by a decrease in OPEB Related Deferred Inflows.

Capital Assets

	Governmental Activities		Business-Type Activities		Total	
	2022	2021 *	2022	2021 *	2022	2021
Land	\$ 8,033,653	\$ 8,032,053	\$ 7,713,847	\$ 7,457,272	\$ 15,747,500	\$ 15,489,325
Buildings	21,030,491	20,957,422	19,381,572	19,381,572	40,412,063	40,338,994
Historical Art Collection	12,000	-	-	-	12,000	-
Infrastructure	39,875,840	38,687,405	87,727,964	86,056,478	127,603,804	124,743,883
Machinery, Equipment and Materials	15,478,008	15,584,972	5,282,671	4,631,941	20,760,679	20,216,913
Right to Use Leased Buildings	205,061	205,061	180,245	180,245	385,306	385,306
Right to Use Equipment	88,219	-	7,154	-	95,373	-
Construction in Progress	7,229,577	3,049,182	4,509,712	4,733,089	11,739,289	7,782,271
Less: Accumulated Depreciation	(44,247,521)	(41,776,243)	(58,777,721)	(54,972,562)	(103,025,242)	(96,748,805)
Net Capital Assets	<u>\$ 47,705,328</u>	<u>\$ 44,739,852</u>	<u>\$ 66,025,444</u>	<u>\$ 67,468,035</u>	<u>\$ 113,730,772</u>	<u>\$ 112,207,887</u>

* Fiscal year 2021 balances have been restated for the effects of GASB 87.

Net Capital Assets increased by \$1,522,885 in fiscal year 2021-22 versus \$5,016,292 in fiscal year 2020-21. The net change in capital assets in the Government Activities was an increase of \$2,965,476, while the Business-Type Funds experienced a decrease of \$1,442,591. This change was primarily due to an increase in Construction in Progress in the Government Activities and a decrease in Infrastructure net of depreciation for the Business-Type Funds. The largest increase of the Construction in Progress was for the construction of Fire Station 35. The decrease in the infrastructure net of depreciation is as a result of an increase in the depreciation. More information concerning Net Capital Assets is included in Note 3 – Capital Assets on pages 51-53.

Long-Term Debt Activity

	Governmental Activities		Business-Type Activities		Total	
	2022	2021 *	2022	2021 *	2022	2021
Bonds and Notes	\$ 34,114,319	\$ 35,485,421	\$ 17,954,831	\$ 18,439,293	\$ 52,069,150	\$ 53,924,714
Financed Purchases	360,500	1,195,015	-	-	360,500	1,195,015
Leases	213,012	205,061	99,018	180,245	312,030	385,306
Compensated Absences	2,895,413	1,455,264	705,707	361,854	3,601,120	1,817,118
Net Pension Liability	188,487	3,960,270	8,154	610,435	196,641	4,570,705
Net OPEB Liability	9,606,428	9,202,901	2,931,577	2,833,038	12,538,005	12,035,939
Total Debt	<u>\$ 47,378,159</u>	<u>\$ 51,503,932</u>	<u>\$ 21,699,287</u>	<u>\$ 22,424,865</u>	<u>\$ 69,077,446</u>	<u>\$ 73,928,797</u>

* Fiscal year 2021 balances have been restated for the effects of GASB 87.

Net long-term debt associated with Governmental Activities decreased by \$4,125,773 or 8% from \$51,503,932 as of September 30, 2021, as restated due to GASB 87, to \$47,378,159 as of September 30, 2022. The Business-Type Activities also experienced a decrease in net long-term debt of \$725,578. Bonds and Notes decreased by \$1,855,564 (a decrease of \$1,371,102 in Governmental Activities and a decrease of \$484,462 in Business-Type Activities) due to debt payments. However, Financed Purchases decreased by \$834,515 as the City paid off the leased vehicles. Compensated Absences increase by a total of \$1,784,002 (an increase of \$1,440,149 in Governmental Activities and an increase of \$343,853 in Business-Type Activities). Net Pension Liabilities experienced a substantial decrease of \$4,374,064 (a decrease of \$3,771,783 in Governmental Activities and a decrease of \$602,281 in Business-Type Activities). Net OPEB Liability increased by a total of \$502,066 (an increase of \$403,527 in Governmental Activities and an increase of \$98,539 in Business-Type Activities). More information concerning Long-Term Liabilities is included in Note 4 – Long-Term Liabilities on page 53-62.

City of Mount Dora, Florida
Management's Discussion and Analysis

Condensed Change in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues						
<i>Program Revenues</i>						
Charges for Services	\$ 7,136,708	\$ 5,860,597	\$ 31,232,643	\$ 25,796,061	\$ 38,369,351	\$ 31,656,658
Operating Grants and Contrib.	336,437	976,109	-	-	336,437	976,109
Capital Grants and Contrib.	3,007,657	640,330	3,675,877	4,078,988	6,683,534	4,719,318
<i>General Revenues</i>						
Property Taxes	7,983,744	7,500,167	-	-	7,983,744	7,500,167
Public Service Taxes	2,418,019	2,179,048	-	-	2,418,019	2,179,048
Discretionary Sales Surtax	1,874,300	1,573,560	-	-	1,874,300	1,573,560
Local Option Fuel Taxes	359,070	246,882	-	-	359,070	246,882
Local Business Tax	28,483	25,038	-	-	28,483	25,038
Franchise Fees	1,028,524	953,035	-	-	1,028,524	953,035
State Shared Revenues	3,171,654	3,326,200	-	-	3,171,654	3,326,200
Investment Earnings (Losses)	167,716	97,255	(21,627)	88,186	146,089	185,441
Miscellaneous	151,563	850,794	338,490	287,350	490,053	1,138,144
Total Revenues	27,663,875	24,229,015	35,225,383	30,250,585	62,889,258	54,479,600
Expenses						
General Government	\$ 4,781,648	\$ 3,158,901	\$ -	\$ -	\$ 4,781,648	\$ 3,158,901
Public Safety	12,319,094	11,374,990	-	-	12,319,094	11,374,990
Physical Environment	-	-	26,011,794	23,261,866	26,011,794	23,261,866
Transportation	1,463,688	1,538,899	-	-	1,463,688	1,538,899
Culture and Recreation	5,557,603	4,124,004	-	-	5,557,603	4,124,004
Interest on Long-Term Debt	1,381,667	1,354,335	-	-	1,381,667	1,354,335
Total Expenses	25,503,700	21,551,129	26,011,794	23,261,866	51,515,494	44,812,995
Excess (Deficit) Before Transfers	2,160,175	2,677,886	9,213,589	6,988,719	11,373,764	9,666,605
Net Transfers	4,227,846	3,953,355	(4,227,846)	(3,953,355)	-	-
Increase in Net Position	6,388,021	6,631,241	4,985,743	3,035,364	11,373,764	9,666,605
Net Position, Beginning of Year	46,002,256	39,371,015	67,310,881	64,275,517	113,313,137	103,646,532
Net Position, End of Year	\$ 52,390,277	\$ 46,002,256	\$ 72,296,624	\$ 67,310,881	\$ 124,686,901	\$ 113,313,137

The fiscal year 2021 balances have not been restated for the effects of GASB 87.

Revenues

Overall revenues increased by \$8,409,658 from \$54,479,600 in fiscal year 2020-21 to \$62,889,258 in fiscal year 2021-22. The increase in overall revenues was comprised of \$3,434,860 for Government Activities revenues and \$4,974,798 for the Business-Type Activities. Among the more significant increases in revenues from fiscal year 2010-21 to fiscal year 2021-22 included an increase of \$6,712,693 in Charges for Services, an increase of \$1,964,216 in Capital Grants and Contributions, and an increase of \$483,577 in property tax revenues. The increase in Charges and Services was comprised of \$1,276,111 from Government Activities while the Business-Type activities grew by \$5,436,582. A large portion of the increase in the Business-Type Activities, was due to a growth in the power cost charges to cover the rise in wholesale power costs as a result of elevated natural gas prices. Additionally, other utility rates increased to cover rising costs. The increase in Capital Grants and Contributions was due largely to impact fees. As the economy continued to recover from the effects of COVID-19, construction projects grew resulting in the increase in impact fees. Property tax revenues increased by \$483,577 or 6.4% from \$7,500,167 in fiscal year 2020-21 to \$7,983,744 in fiscal year 2021-22. Since the millage rate remained at 5.9603 mills, it would appear that the increase in the property tax revenue is attributable to increases in taxable values.

City of Mount Dora, Florida Management's Discussion and Analysis

Expenses

During fiscal year 2021-22, total entity-wide expenses increased by \$6,702,499 from \$44,812,995 in fiscal year 2020-21 to \$51,515,494 in fiscal year 2021-22. This is a significant increase compared to an overall increase in expenses of \$1,236,173 last year. In the governmental activities, general government expenses increased by \$1,622,747 from \$3,158,901 in fiscal year 2020-21 to \$4,781,648 in fiscal year 2021-22. Public Safety expenses increased by \$944,104 from \$11,374,990 in fiscal year 2020-21 to \$12,319,094 in fiscal year 2021-22. Public Safety expenses consist almost exclusively of Police and Fire Department costs as well as Building Inspections. Transportation expenses decreased by \$75,211 from \$1,538,899 in fiscal year 2020-21 to \$1,463,688 in fiscal year 2021-22. Culture and Recreation expenses include library, parks, recreation, pool, and community building operations among others. These expenses increased by \$1,433,599 from \$4,124,004 in fiscal year 2020-21 to \$5,557,603 in fiscal year 2021-22. The primary increase is due to the increase in salaries, operating supplies and utility costs. Interest on Long-Term Debt expenses increased in the governmental activities by a total of \$27,332 from \$1,354,335 in fiscal year 2020-21 to \$1,381,667 in fiscal year 2021-22. Finally, total Physical Environment expenses in the business-type activities (which includes the electric, water/wastewater, sanitation, and stormwater enterprise funds) increased by \$2,749,928 from \$23,261,866 in fiscal year 2020-2021 to \$26,011,794 in fiscal year 2021-22. The increase is a result of increased power cost, fuel, operating costs, salaries, and overall rising costs.

Economic Factors and Next Year's Budgets and Rates

The following economic factors currently affect the City and were considered in developing the 2022-23 fiscal year budget.

- During fiscal year 2022, the City issued building permits for the construction of 278 new single family homes. The City expects continued local economic conditions to improve in the near-term off its COVID-19 induced economic low during fiscal years 2019 - 2021. The City has 9 large commercial projects in the works as additional new commercial development continues.
- As of September 2022, the unemployment rate in the United States was 3.7%. For the State of Florida, unemployment was 2.6%, a decrease from 4.6% a year earlier. For Lake County, the unemployment rate was 2.8% as reported by the Florida Department of Economic Opportunity.
- The City entered into a new purchase power agreement with Orlando Utilities Commission "OUC" which became effective in 2021. This agreement will significantly lower costs from the agreement we previously had with Duke Energy and will help with the electric rates for years to come. Additionally, the City negotiated a purchase power agreement of a solar power farm within the City on City property that will go into effect in fiscal year 2023. By 2023, with the combined solar agreements, 25% of our generating capacity will be made up of renewable energy.
- The City issued \$21.74 million in Fire Protection Assessment Revenue Bonds the City acquired land for the construction of a new fire station along with apparatus. These bonds were issued on December 12, 2018.
- The City issued \$12.16 million in Capital Improvement Revenue Bonds the City has acquired land for the construction of a municipal public works complex. These bonds were issued on November 30, 2018.

All of these factors were considered in preparing the City's budget for the fiscal year ending September 30, 2022.

Analysis of Financial Position and Results of Operations - Individual Funds

Governmental Activities

General Fund

General Fund revenues increased by \$870,024 or 4.24% from \$20,496,008 in fiscal year 2020-21 to \$21,366,032 in fiscal year 2021-22. The largest increase was in Charges for Services from \$1,015,505 in fiscal year 2020-21 to \$1,652,595 in fiscal year 2021-22, an increase of \$637,090 or 62.74%. This is due in part to increased revenues in Culture/Recreation from \$64,856 in fiscal year 2020-21 to \$1,054,159 in fiscal year 2021-22, an increase of \$989,303 or 1,525.8%; as well as, a \$94,945 (45.56%) and \$104,834 (55.10%) increase in revenues for General Government and Public Safety, respectively. There was also a decrease in revenues in Other from \$551,992 in fiscal year 2020-21 to zero in fiscal year 2021-22.

City of Mount Dora, Florida Management's Discussion and Analysis

Permits and Fees had the smallest increase in revenues from \$1,334,558 in fiscal year 2020-21 to \$1,354,367 in fiscal year 2021-22, an increase of \$19,809 or 1.48%. This is in contrast with the previous fiscal year which had the largest increase at 63.3%. Tax revenues rose by \$732,985 or 7.37% from \$9,951,135 in fiscal year 2020-21 to \$10,684,120 primarily as a result in property values. Additionally, revenues in Total Intergovernmental Revenue increased by \$413,386 or 14.75% from \$2,802,049 in fiscal year 2020-21 to \$3,215,435 in fiscal year 2021-22; this is in contrast with the previous fiscal year which had a 13.03% decrease. The increase is contributed to a 16.39% and 45.54% increase in State Revenue Sharing and Local Shared Revenues, respectively. Revenue from State Grants remained at zero in fiscal year 2021-22, similar to fiscal year 2020-21. However, revenue from Federal Grants decreased by \$141,579 or 33.50% from \$422,683 in fiscal year 2020-21 to \$281,104 fiscal year 2021-22. These increases in revenue are offset by a decrease in Fines and Forfeitures and Miscellaneous Revenue. Fine and Forfeitures decreased by \$37,250 or 37.02% from \$100,622 in fiscal year 2020-21 to \$63,372 in fiscal year 2021-22. Miscellaneous Revenue decrease by \$48,681 or 12.24% from \$397,773 in fiscal year 2020-21 to \$349,092 in fiscal year 2021-22. Decrease in Miscellaneous revenue is contributed to a 39.12% decrease in Miscellaneous, 236.89% decrease in Investments Earnings (Losses), a 42.60% decrease in Rent & Royalties, and a 47.11% decrease in Contributions. These decrease are offset by a 730.26% increase in Sale of Surplus Property and 18.07% increase in Other Revenues. General Fund expenditures decreased by \$246,505 or 1.15% from the prior year, which had a 17.36% increase. The largest decrease was in General Government expenditures, which decreased by \$1,075,281 or 13.46%. Other decreases include a 2.52% decrease in Transportation and a 0.99% decrease in Public safety expenditures. These decreases were offset by an increase in Culture and Recreation expenditures, which had an increase of \$711,176 or 22.02%. A portion of this difference is attributable to a change in the reporting for capital outlay. Capital outlay is now included with general government rather than a separate line on the fund statements. Additionally, there was an increase of \$341,503 in Debt Service in the fiscal year 2021-22, which was not present in fiscal year 2020-21.

Special Revenue Funds

Community Redevelopment Agency Fund

The CRA Fund was established by City Ordinance, in agreement with Lake County and pursuant to the provisions of Section 163.356, Florida Statutes, and has been extended until 2042. Revenues are comprised of the incremental ad valorem taxes collected on property by the City and other government units in the downtown redevelopment district. In 2022, property taxes collected increased by \$69,845 or 5.32% versus an increase of \$91,282 or 7.46% in fiscal year 2020-21. Operating expenditures, excluding debt service and capital expenditures increased by \$25,962 or 3.78% from \$661,247 in fiscal year 2020-21 to \$687,209 in fiscal year 2021-22. Some of the components in this increase are due to the Downtown Streetscape project, the improvement of downtown parking facilities, and increases in operating expenditures due to the rise in costs. In 2013, the CRA issued \$2,500,000 in notes to fund a portion of the long anticipated Downtown Streetscape project. The outstanding principal amount remaining on this issue as of September 30, 2021 was \$1,098,000. In fiscal year 2017-18 the City obtained a loan for up to a maximum of \$4,000,000 from Center State Bank, now known as South State Bank, for the purchase and improvement of downtown parking facilities. The City drew down \$865,000 in fiscal year 2017-18 and \$650,000 in fiscal year 2019-20 for a total of \$1,515,000. No additional funds were drawn during fiscal year 2021-22. As of September 30, 2022, the principal amount remaining on this obligation is \$1,175,000.

Northeast Redevelopment Agency Fund

The Northeast Redevelopment Agency Fund was created to account for funds received for redevelopment of the northeast section of the City. Ad valorem taxes and Intergovernmental Revenues (Incremental Ad Valorem Taxes) were up by \$150,871 or 25.35% in fiscal year 2021-22 compared to the prior year's increase of \$29,937. In fiscal year 2021-22, operating expenditures increased by \$2,386.

Other Special Revenue Funds

The Building Inspection Fund was created pursuant to the provisions of Section 553.80(7)(a)(b) to account for permit fees and any fines or investment earnings related to the fees which must be used solely to carry out the local government's responsibilities in enforcing the Florida Building Code. During fiscal year 2021-22 building permit revenues decreased by \$271,373 or 14% from \$1,928,642 in fiscal year 2020-21 to \$1,657,269 in fiscal year 2021-22. Total fund revenues decreased from \$2,025,195 in fiscal year 2020-21 to \$1,785,814 in fiscal year 2021-22, a decrease of \$239,381 or 12%. Total fund expenditures increased by \$494,495 or 49% from \$1,002,168 in fiscal year 2020-21 to \$1,496,663 in fiscal year 2021-22. The Building Inspection Fund Net Position declined by \$289,946 in fiscal year 2021-22 compared to an increase in Net Position of \$623,027 in fiscal year 2020-21.

City of Mount Dora, Florida Management's Discussion and Analysis

The Law Enforcement Trust Fund was created pursuant to the provisions of Section 932.7055(5) (a), Florida Statutes, to account for the net proceeds from the sale or conversion of forfeited properties. Expenditures payable from this fund are legally restricted to nonrecurring law enforcement obligations. Although legally entitled as a trust fund, this fund is more properly accounted for as a special revenue fund due to the nature of the transactions recorded therein. During fiscal year 2021-22, revenues totaled \$10,337, which represents an increase of \$2,012 or 24% from the \$8,325 received in fiscal year 2020-21. Fund expenditures were zero for fiscal year 2020-21 and \$26,735 for fiscal year 2021-22. Net Position (fund balance) in the Law Enforcement Trust Fund decreased by \$16,398 from \$37,618 on October 1, 2021 to \$21,220 on September 30, 2022.

Cemetery Fund

In fiscal year 2020-21, the Cemetery Fund was moved to a governmental type fund as of the beginning of the fiscal year. Operating revenues decreased by \$55,800 or 39.6% from \$140,950 in fiscal year 2020-21 to \$85,150 in fiscal year 2021-22. Operating expenditures experienced an increase of \$20,971 from \$27,130 in fiscal year 2020-21 to \$48,101 in fiscal year 2021-22. The General Fund did not subsidize the Cemetery Fund in fiscal year 2021-22.

Debt Service Fund

In September 2011, the City Council approved the issuance of the 2011 Public Services Tax Refunding and Revenue Bond with proceeds to fund an escrow to call the then outstanding 2001 Bonds. Revenues pledged for the repayment of the bonds consist of the telecommunication services tax and the public service tax. During fiscal year 2018-19, the City issued the \$21,740,000 Fire Protection Assessment Revenue Bonds, Series 2018. The Debt Service Fund is being used for these debt service payments. Payments for Debt Service principal and interest from this fund amounted to \$1,564,374 in fiscal year 2021-22 compared to \$1,564,909 in fiscal year 2020-21 a decrease of \$535 or .03%.

Capital Funds

Discretionary Sales Tax Capital Projects Fund

The City created the Discretionary Sales Tax Fund to account for the proceeds generated from the levy of a one cent discretionary sales surtax levied pursuant to the provisions of Section 212.055, Florida Statutes. The proceeds generated from the "local government infrastructure surtax." Fiscal year 2021-22 proceeds from the infrastructure sales surtax totaled \$1,874,300, which represents an increase of \$300,740 or 19.11% from the \$1,573,560 received in fiscal year 2020-21. Expenditures declined by \$515,187 or 51.28% from \$1,004,612 in fiscal year 2021-22 to \$489,425 in fiscal year 2021-22. Ending fund balance increased by \$576,397 or 21% from \$2,740,092 on October 1, 2021 to \$3,316,489 on September 30, 2022.

Impact Fees Capital Projects Fund

This fund collects impact fees from developers for specific activities and then expends the money on capital projects to address the additional needs created by increased population. The four impact fees that are tracked by this fund are police, fire, library and parks. The parks fee is the largest revenue collected with \$959,272 in fiscal year 2021-22 impact fee revenue, with library fees being the second largest with \$512,702 in fiscal year 2021-22 impact fee revenue. The total impact fee revenues received during fiscal year 2021-22 was \$1,835,258 which represents an increase of \$488,964 or 36.32% over the \$1,346,294 received in fiscal year 2020-21.

Fire Assessment Fee Fund

The Fire Assessment Fee Fund was created to account for the proceeds from a non-ad valorem per parcel assessment levied against all properties located within the City. When originally enacted in fiscal year 2015-16, the rate was established at \$50 per equivalent residential unit. In fiscal year 2018-19, the City Council raised the rate \$50 to \$219 per equivalent residential unit. For fiscal year 2021-22 the rate was \$209 per equivalent residential unit. Fire assessment fee revenue decreased from \$2,007,713 in fiscal year 2020-21 to \$1,912,753 in fiscal year 2021-22, a slight decrease of \$94,960 or 4.72%. When this fund was originally created in fiscal year 2015-16, the use of the proceeds was limited to the purchase of fire equipment. However, upon identifying the need to construct new fire stations (and upon issuance of the \$21,740,000 Fire Assessment Revenue Bonds on December 12, 2018), the uses were expanded to include debt service on the new bonds. For the fiscal year ending September 30, 2022, fund revenue totaled \$2,038,995 a decrease of \$401,537 or 16.45% under the \$2,440,532 received in fiscal year 2020-21. Fund expenditures also experienced a large decrease from \$2,591,435 in fiscal year 2020-21 to \$236,733 in fiscal year 2021-22, a decrease of \$2,354,702 or 90.86%. The large decrease is attributable to

City of Mount Dora, Florida Management's Discussion and Analysis

purchases of an aerial tower and pumper truck in fiscal year 2020-21.

Business-Type Activities

Electric Fund

A major portion of the electric rates are structured to recover the wholesale power costs. The City uses a rate structure that adjusts a portion of the customer's bill on a semi-annual basis in order to recover the power costs. During fiscal year 2021-22, overall electricity sales increased by \$3,768,072 or 40.28% from \$9,355,489 in fiscal year 2020-21 to \$13,123,561 in fiscal year 2021-22. The cost of purchased power similarly rose by \$3,032,754 or 62.8% from \$4,827,412 in fiscal year 2020-21 to \$7,860,166 in fiscal year 2021-22. Total expenses in the Electric Fund increased by \$2,211,455 or 23.5% from \$9,405,814 in fiscal year 2020-21 to \$11,617,269 in fiscal year 2021-22. For the fiscal year ending September 30, 2022, the Electric Fund is reporting net gain of \$1,218,181. The City entered into an agreement with the Orlando Utilities Commission (OUC) for the purchase of power. The rates negotiated with OUC should provide significant cost savings to the City, which intends to pass a portion of the savings on to its customers but also to utilize a portion of the savings to fund future capital needs.

Water & Wastewater Fund

Operating revenues in the Water and Wastewater fund grew by \$1,299,421 or 10% from \$12,760,625 in fiscal year 2020-21 to \$14,060,046 in fiscal year 2021-22. Operating expenses increased from \$9,396,681 in fiscal year 2020-21 to \$9,763,837 in fiscal year 2021-22, an increase of \$367,156 or 3.9%. The City Council during fiscal year 2017-18 engaged a rate consultant to provide a five year plan to make sure that our rates keep pace with needed operating, debt and capital improvements. The fund experienced an increase to net position as of September 30, 2022 of \$4,429,434.

Other Enterprise Funds

Sanitation Fund

Consists chiefly of collecting the fees charged by a third-party hauler. The City adds a fee to offset a maintenance worker's costs as well as billing costs. The Sanitation Fund has experienced modest losses in net position over the past several years as some internal operational costs are not being fully recovered through the revenue stream. During fiscal year 2021-22, operating revenues rose by \$215,131 or 9.02% from \$2,385,059 in fiscal year 2020-21 to \$2,600,190 in fiscal year 2021-22. This is a decrease from the previous fiscal year, which had a 13.14% increase in operating revenues. Operating expenses totaled \$2,450,887 in fiscal year 2020-21 and grew by \$249,934 or 10.20% to \$2,700,821 in fiscal year 2021-22. Net position decreased by \$100,451 to a negative \$235,390 as of September 30, 2022. The City is in the process of evaluating its sanitation rates in an effort to become more financially viable.

Stormwater Fund

For the past several years operating expenses in the Stormwater Fund have exceeded operating revenues. However, in fiscal year 2021-22, operating revenues exceeded operating expenses. Operating revenues increased by \$153,958 or 11.89% from \$1,294,888 in fiscal year 2020-21 to \$1,448,846 in fiscal year 2021-22. This increase is due to an increase in the rates in order to recoup under collected revenues from prior years. Operating expenses experienced a 13.32% decrease from \$1,583,060 in fiscal year 2020-21 to \$1,372,222 in fiscal year 2021-22. Net position in the Stormwater Fund decreased by \$561,421. When added to the beginning net position (as of October 1, 2021) of \$7,841,257, ending net position in the Stormwater Fund (as of September 30, 2022) totals \$7,279,836.

Original Budget vs. Final Budget

General Fund

Accurate revenue projection is critical to sound budgeting. The amount of resources available for appropriation is the foundation for any budget and should be the basis for decision-making in the budget process. General Fund Revenues of \$21,366,032 were below the Amended Budget by \$6,506,172. The primary cause of the revenue being below the amended budget is the timing of federal grant revenue. Due to the uncertainty of potential future cost increases as a result of our current economic state, the Administration continues to tightly control the operational budget. General Fund Expenditures of \$21,225,269 were \$854,846 less than the amended budget of \$22,080,115 and under the Original Budget of \$23,581,283 by \$2,356,014. The amount of "net" other financing sources (i.e. interfund transfers in minus interfund transfers out) exceeded the final budget in the general fund in the amount of \$5,624,978.

City of Mount Dora, Florida
Management's Discussion and Analysis

As a result of operations, the General Fund experienced a net increase in fund balance of \$1,318,913 and after adding this amount from the October 1, 2021 General Fund balance of \$7,189,936 results in fund balance as of September 30, 2022 of \$8,508,849.

Requests for Information

This financial report is designed to present users with a general overview of the City's finances and to demonstrate the City's accountability. If you have questions concerning any of the information provided in this report or need additional financial information, please contact the City's Finance Department at 510 N. Baker Street, Mount Dora, Florida 32757. Copies of prior years' report and other financial documents may be viewed on our departmental webpage cityofmoundora.com

BASIC FINANCIAL STATEMENTS

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	Governmental Activities	Business-Type Activities	Total
Assets			
Pooled Cash and Investments	\$ 63,367,507	\$ 27,348,727	\$ 90,716,234
Receivables, Net	419,738	2,957,228	3,376,966
Due from Other Governments	944,443	263,152	1,207,595
Accrued Interest Receivable	59	10,183	10,242
Employee Advances	2,949	-	2,949
Inventories and Prepaid Items	14,032	2,050,778	2,064,810
Net Pension Asset	1,187,152	-	1,187,152
Leases Receivable	696,612	-	696,612
Internal Balances	159,753	(159,753)	-
Capital Assets:			
Capital Assets Not Being Depreciated	15,275,230	12,223,559	27,498,789
Capital Assets Being Depreciated, Net	32,430,098	53,801,885	86,231,983
Total Assets	114,497,573	98,495,759	212,993,332
Deferred Outflows of Resources			
Deferred Outflow on Interest Rate Swap	-	32,577	32,577
Pension Related Deferred Outflows	1,777,283	107,702	1,884,985
OPEB Related Deferred Outflows	1,175,068	316,342	1,491,410
Total Deferred Outflows of Resources	2,952,351	456,621	3,408,972
Liabilities			
Accounts Payable	2,111,194	1,772,000	3,883,194
Retainage Payable	177,897	11,482	189,379
Accrued Liabilities	388,288	141,735	530,023
Due to Other Governments	205,864	155,741	361,605
Unearned Revenue and Deposits	6,999,070	1,390,304	8,389,374
Long-Term Liabilities:			
Due Within One Year	2,688,679	1,789,664	4,478,343
Due in More Than One Year	44,689,480	19,909,623	64,599,103
Total Liabilities	57,260,472	25,170,549	82,431,021
Deferred Inflows of Resources			
Pension Related Deferred Inflows	3,531,124	409,756	3,940,880
OPEB Related Deferred Inflows	3,577,300	1,075,451	4,652,751
Leases Deferred Inflows	690,751	-	690,751
Total Deferred Inflows of Resources	7,799,175	1,485,207	9,284,382
Net Position			
Net Investment in Capital Assets	39,136,604	48,025,267	87,161,871
Restricted	15,842,236	9,983,281	25,825,517
Unrestricted	(2,588,563)	14,288,076	11,699,513
Total Net Position	\$ 52,390,277	\$ 72,296,624	\$ 124,686,901

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Function/Program Activities	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities				
General Government	\$ 4,781,648	\$ 1,139,870	\$ 243,926	\$ 720,170
Public Safety	12,319,094	4,482,664	36,535	381,784
Transportation	1,463,688	129,442	-	-
Culture and Recreation	5,557,603	1,384,732	55,976	1,905,703
Interest on Long-Term Debt	1,381,667	-	-	-
Total Governmental Activities	25,503,700	7,136,708	336,437	3,007,657
Business-Type Activities				
Electric Utility	11,617,269	13,123,561	-	374,220
Water and Wastewater Utility	10,321,467	14,060,046	-	3,195,707
Sanitation	2,700,821	2,600,190	-	-
Stormwater Utility	1,372,237	1,448,846	-	105,950
Total Business-Type Activities	26,011,794	31,232,643	-	3,675,877
Total Primary Government	\$ 51,515,494	\$ 38,369,351	\$ 336,437	\$ 6,683,534

General Revenues

Property Taxes
Public Service Taxes
Discretionary Sales Surtax
Local Option Fuel Taxes
Local Business Tax
Franchise Fees
State and County Shared Revenues (Unrestricted)
Investment Earnings (Losses)
Miscellaneous

Transfers

Total General Revenues and Transfers

Change in Net Position

Net Position, Beginning of Year

Net Position, End of Year

See accompanying notes.

Net (Expense) Revenue and Changes in Net Position

Primary Government

Governmental Activities	Business-Type Activities	Total
\$ (2,677,682)	\$ -	\$ (2,677,682)
(7,418,111)	-	(7,418,111)
(1,334,246)	-	(1,334,246)
(2,211,192)	-	(2,211,192)
(1,381,667)	-	(1,381,667)
<u>(15,022,898)</u>	<u>-</u>	<u>(15,022,898)</u>
-	1,880,512	1,880,512
-	6,934,286	6,934,286
-	(100,631)	(100,631)
-	182,559	182,559
<u>-</u>	<u>8,896,726</u>	<u>8,896,726</u>
<u>(15,022,898)</u>	<u>8,896,726</u>	<u>(6,126,172)</u>
7,983,744	-	7,983,744
2,418,019	-	2,418,019
1,874,300	-	1,874,300
359,070	-	359,070
28,483	-	28,483
1,028,524	-	1,028,524
3,171,654	-	3,171,654
167,716	(21,627)	146,089
151,563	338,490	490,053
4,227,846	(4,227,846)	-
<u>21,410,919</u>	<u>(3,910,983)</u>	<u>17,499,936</u>
<u>6,388,021</u>	<u>4,985,743</u>	<u>11,373,764</u>
<u>46,002,256</u>	<u>67,310,881</u>	<u>113,313,137</u>
<u>\$ 52,390,277</u>	<u>\$ 72,296,624</u>	<u>\$ 124,686,901</u>

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
BALANCE SHEET
ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022

	General Fund	Fire Assessment Fee Fund	Other Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
Assets					
Pooled Cash and Investments	\$ 8,256,250	\$ 15,036,610	\$ 1,072,355	\$ 15,660,745	\$ 40,025,960
Receivables (Net)	419,593	-	-	-	419,593
Due from Other Governments	712,550	-	-	231,893	944,443
Accrued Interest Receivable	23	-	-	31	54
Employee Advances	2,949	-	-	-	2,949
Inventory and Prepaid Items	14,032	-	-	-	14,032
Lease Receivables	696,612	-	-	-	696,612
Advances to Other Funds	944,696	-	-	-	944,696
Total Assets	11,046,705	15,036,610	1,072,355	15,892,669	43,048,339
Liabilities, Deferred Inflows of Resources, and Fund Balances					
Liabilities					
Accounts Payable	389,067	1,200	1,126,732	149,539	1,666,538
Retainage Payable	-	-	177,897	-	177,897
Accrued Liabilities	377,765	-	-	10,523	388,288
Due to Other Governments	40	-	-	205,824	205,864
Unearned Revenues and Deposits	535,148	-	-	-	535,148
Advances from Other Funds	-	-	-	784,943	784,943
Total Liabilities	1,302,020	1,200	1,304,629	1,150,829	3,758,678
Deferred Inflows of Resources					
Leases	690,751	-	-	-	690,751
Unavailable Revenues	545,085	-	-	-	545,085
Total Deferred Inflows of Resources	1,235,836	-	-	-	1,235,836
Fund Balances (Deficit)					
Non-Spendable:					
Inventory and Prepaid Items	14,032	-	-	-	14,032
Long-Term Interfund Receivables	944,696	-	-	-	944,696
Restricted for:					
Capital Improvements	-	-	-	7,856,141	7,856,141
Redevelopment	-	-	-	4,245,498	4,245,498
Building Inspections	-	-	-	3,055,755	3,055,755
Fire Protection	-	15,035,410	-	-	15,035,410
Law Enforcement	-	-	-	21,220	21,220
Debt Service	-	-	-	84,529	84,529
Perpetual Care	-	-	-	263,640	263,640
Assigned for Future Expenditures:					
Subsequent Year's Budgets	1,062,359	-	-	-	1,062,359
Unassigned (Deficits)	6,487,762	-	(232,274)	(784,943)	5,470,545
Total Fund Balances (Deficit)	8,508,849	15,035,410	(232,274)	14,741,840	38,053,825
Total Liabilities and Fund Balances	\$ 11,046,705	\$ 15,036,610	\$ 1,072,355	\$ 15,892,669	\$ 43,048,339

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

Total Fund Balances of Governmental Funds	\$	38,053,825
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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. The cost of the assets is \$91,952,849 and the accumulated depreciation is \$(44,247,521) (includes internal service fund).		47,705,328
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The internal service fund is used by management to charge the costs of fleet management, health insurance and other services to individual funds. The assets and liabilities of the internal service fund are included in governmental activities in the statement of net position. This amount excludes internal service fund fixed assets and long-term debt reported in other line items.		16,433,119
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Deferred outflows and inflows of resources do not affect current financial resources and, therefore, are not reported in the government funds:

Pension Related Deferred Outflows		1,777,283
OPEB Related Deferred Outflows		1,175,068
Pension Related Deferred Inflows		(3,531,124)
OPEB Related Deferred Inflows		(3,577,300)

The net pension asset is not a current financial resource; and therefore, is not reported in governmental funds.		1,187,152
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Certain receivables are not "available" in the current period and, therefore, are not recognized as revenues in the governmental funds:

Deferred Inflows - Unavailable Revenues		545,085
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Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:

Bonds Payable		(34,114,319)
Leases Payable		(213,012)
Financed Purchases		(360,500)
Compensated Absences		(2,895,413)
Net Pension Liability		(188,487)
Net OPEB Liability		(9,606,428)

Net Position of Governmental Activities	\$	52,390,277
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See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	General Fund	Fire Assessment Fee Fund	Other Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
Revenues					
Taxes	\$ 10,684,120	\$ -	\$ -	\$ 1,874,300	\$ 12,558,420
Permits, Fees, and Special Assessments	1,354,367	1,912,753	-	1,657,269	4,924,389
Intergovernmental	3,215,435	-	-	1,121,119	4,336,554
Charges for Service	1,652,595	-	-	218,347	1,870,942
Fines and Forfeitures	63,372	-	-	10,376	73,748
Impact Fees	-	-	-	1,835,258	1,835,258
Miscellaneous (Loss)	349,092	126,241	-	(21,928)	453,405
Interfund Charges	4,047,051	-	-	-	4,047,051
Total Revenues	21,366,032	2,038,994	-	6,694,741	30,099,767
Expenditures					
General Government	6,914,006	-	245,089	939,594	8,098,689
Public Safety	9,083,158	236,301	-	1,768,084	11,087,543
Transportation	945,154	-	-	-	945,154
Culture and Recreation	3,941,448	-	-	137,354	4,078,802
Capital Outlay	-	-	6,360,930	-	6,360,930
Debt Service:					
Principal Payments	289,904	-	-	1,335,297	1,625,201
Interest	51,599	-	-	963,096	1,014,695
Other Debt Service Costs	-	431	-	431	862
(Total Expenditures)	(21,225,269)	(236,732)	(6,606,019)	(5,143,856)	(33,211,876)
Excess (Deficiency) of Revenues Over (Under) Expenditures	140,763	1,802,262	(6,606,019)	1,550,885	(3,112,109)
Other Financing Sources (Uses)					
Debt Proceeds	87,424	-	-	795	88,219
Transfers in	4,708,513	-	6,373,745	2,713,721	13,795,979
Transfers (out)	(3,617,787)	(6,211,840)	-	(2,146,253)	(11,975,880)
Total Other Financing Sources (Uses)	1,178,150	(6,211,840)	6,373,745	568,263	1,908,318
Net Change in Fund Balances	1,318,913	(4,409,578)	(232,274)	2,119,148	(1,203,791)
Fund Balances, Beginning of Year	7,189,936	19,444,988	-	12,622,692	39,257,616
Fund Balances (Deficit), End of Year	\$ 8,508,849	\$ 15,035,410	\$ (232,274)	\$ 14,741,840	\$ 38,053,825

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Net Change in Fund Balance - Total Governmental Funds	\$ (1,203,791)
Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:	
Governmental funds report capital outlays 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. This reconciling item is the amount by which capital purchases (net disposals) of \$6,450,348 differed from depreciation expense of \$3,484,872.	2,335,487
The issuance of bonds and similar long-term debt provides current financial resources to governmental funds and thus contribute to the change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the statement of net position. Also, governmental funds report the effect of issuance costs, premium, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The amounts of the items that make up these differences in treatment of long-term debt and related items are:	
Issuance of Debt	(88,219)
Principal Repayments:	
Bonds	1,051,498
Leases Payable	51,371
Financed Purchases	522,332
Amortization of Premium and Discount	72,393
The changes in net pension liability and pension related deferred outflows and inflows of resources result in an adjustment to Pension expense in the statement of activities, but not in the governmental fund statements.	1,190,184
Certain receivables are not "available" in the current period and, therefore, are not recognized as revenues in the governmental funds:	
Deferred Inflows - Unavailable Revenues	445,918
The changes in net OPEB liability and OPEB related deferred outflows and inflows of resources result in an adjustment to OPEB expense in the statement of activities, but not in the governmental fund statements.	868,748
Some expenses reported in the statement of activities, such as compensated absences and accrued interest, do not require the use of current financial resources and are not reported as expenditures in governmental funds:	
Compensated Absences	(1,440,149)
The internal service fund is used by management to charge the costs of activities that benefit the entire government. The net (expense) income of the internal service fund is reported with governmental activities.	2,582,249
Change in Net Position of Governmental Activities	\$ 6,388,021

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2022

	Business-Type Activities - Enterprise Funds		
	Electric Utility Fund	Water and Wastewater Fund	Sanitation Fund
Assets			
Current Assets:			
Pooled Cash and Investments	\$ 5,258,325	\$ 10,046,972	\$ -
Receivables:			
Customers (Net of Allowance for Uncollectible Accounts)	1,648,611	912,305	202,003
Due from Other Governments	-	263,152	-
Accrued Interest Receivable	10,146	36	-
Inventories, at Cost	788,013	399,681	-
Prepaid Items	863,084	-	-
Total Current Assets	8,568,179	11,622,146	202,003
Non-Current Assets:			
Restricted Assets:			
Pooled Cash and Investments:			
Unspent Debt Proceeds	-	-	-
Customer Deposits	720,429	560,859	109,596
Sinking	-	923,635	-
Water Impact Fees	-	2,945,254	-
Wastewater Impact Fees	-	6,114,392	-
Total Restricted Assets	720,429	10,544,140	109,596
Account Receivable, Non-Current	-	-	-
Capital Assets:			
Property, Plant and Equipment	18,963,588	87,619,702	75,605
Right to Use Buildings	90,122	90,122	-
Right to Use Equipment	795	5,564	-
(Accumulated Depreciation and Amortization)	(12,648,994)	(39,141,277)	(74,105)
Construction in Progress	351,369	3,984,189	-
Total Capital Assets -			
Cost Less Depreciation and Amortization	6,756,880	52,558,300	1,500
Total Non-Current Assets	7,477,309	63,102,440	111,096
Total Assets	16,045,488	74,724,586	313,099
Deferred Outflows			
Deferred Outflow on Interest Rate Swap	-	32,577	-
Pension Related Deferred Outflow	50,214	57,488	-
OPEB Related Deferred Outflow	119,047	173,568	6,527
Total Deferred Outflows	169,261	263,633	6,527

See accompanying notes.

Business-Type Activities - Enterprise Funds		Governmental Activities -
Stormwater Utility Fund	Totals	Internal Service Funds
\$ 669,265	\$ 15,974,562	\$ 11,750,342
147,094	2,910,013	145
-	263,152	-
1	10,183	5
-	1,187,694	-
-	863,084	-
<u>816,360</u>	<u>21,208,688</u>	<u>11,750,492</u>
-	-	11,591,205
-	1,390,884	-
-	923,635	-
-	2,945,254	-
-	6,114,392	-
<u>-</u>	<u>11,374,165</u>	<u>11,591,205</u>
47,215	47,215	-
13,447,158	120,106,053	3,010,822
-	180,244	127,813
795	7,154	-
(6,913,344)	(58,777,720)	(2,245,503)
<u>174,155</u>	<u>4,509,713</u>	<u>685,970</u>
<u>6,708,764</u>	<u>66,025,444</u>	<u>1,579,102</u>
<u>6,755,979</u>	<u>77,446,824</u>	<u>13,170,307</u>
<u>7,572,339</u>	<u>98,655,512</u>	<u>24,920,799</u>
-	32,577	-
-	107,702	-
<u>17,200</u>	<u>316,342</u>	<u>-</u>
<u>17,200</u>	<u>456,621</u>	<u>-</u>

Continued

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2022
(Concluded)

	Business-Type Activities - Enterprise Funds		
	Electric Utility Fund	Water and Wastewater Fund	Sanitation Fund
Liabilities and Net Position			
Current Liabilities:			
Accounts Payable	\$ 1,212,551	\$ 321,916	\$ 204,251
Retainage Payable	1,353	10,129	-
Accrued Expenses	18,112	118,239	1,469
Due to Other Governments	148,345	7,396	-
Leases Payable	46,758	48,316	-
Bonds and Loans Payable	-	1,366,123	-
OPEB Liability	39,114	52,855	3,185
Compensated Absences	101,420	102,240	4,690
Customer Deposits	719,849	560,859	109,596
Unearned Revenue	-	-	-
Advances from Other Funds	-	-	159,753
Total Current Liabilities	2,287,502	2,588,073	482,944
Long-Term Liabilities:			
Leases Payable	410	2,865	-
Bonds Payable	-	16,556,131	-
Fair Market Value of Interest Rate Swap	-	32,577	-
Compensated Absences	159,300	306,944	6,087
OPEB Liability	1,033,730	1,599,063	53,113
Net Pension Liability	3,750	4,404	-
Total Long-Term Liabilities	1,197,190	18,501,984	59,200
Total Liabilities	3,484,692	21,090,057	542,144
Deferred Inflows of Resources			
Pension Deferred Inflow	191,267	218,489	-
OPEB Deferred Inflow	385,998	580,287	12,872
Total Deferred Inflows of Resources	577,265	798,776	12,872
Net Position			
Net Investment in Capital Assets	6,708,359	34,607,313	1,500
Restricted for Capital Improvements	-	9,059,646	-
Restricted for Debt Service	-	923,635	-
Unrestricted	5,444,433	8,508,792	(236,890)
Total Net Position	\$ 12,152,792	\$ 53,099,386	\$ (235,390)

See accompanying notes.

Business-Type Activities - Enterprise Funds		Governmental Activities -
Stormwater Utility Fund	Totals	Internal Service Funds
\$ 33,282	\$ 1,772,000	\$ 444,656
-	11,482	-
3,915	141,735	-
-	155,741	-
260	95,334	30,642
-	1,366,123	240,000
10,539	105,693	-
14,164	222,514	-
-	1,390,304	-
-	-	6,463,922
-	159,753	-
62,160	5,420,679	7,179,220
409	3,684	68,274
-	16,556,131	11,156,870
-	32,577	-
10,862	483,193	-
139,978	2,825,884	-
-	8,154	-
151,249	19,909,623	11,225,144
213,409	25,330,302	18,404,364
-	409,756	-
96,294	1,075,451	-
96,294	1,485,207	-
6,708,095	48,025,267	1,208,479
-	9,059,646	-
-	923,635	400,000
571,741	14,288,076	4,907,956
\$ 7,279,836	\$ 72,296,624	\$ 6,516,435

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-Type Activities - Enterprise Funds		
	Electric Utility Fund	Water and Wastewater Fund	Sanitation Fund
Operating Revenues			
Charges for Services	\$ 13,123,561	\$ 14,060,046	\$ 2,600,190
Operating Expenses			
Purchased Power	7,860,166	-	-
Plant Operations	-	2,537,992	-
Distribution and Collection	1,408,354	2,290,302	2,186,120
Administration and General	1,732,604	2,268,792	511,545
Rental Expense	-	-	-
Depreciation and Amortization	613,625	2,666,751	3,156
Total Operating Expenses	(11,614,749)	(9,763,837)	(2,700,821)
Operating Income (Loss)	1,508,812	4,296,209	(100,631)
Non-Operating Revenues (Expenses)			
Investment Earnings	3,215	(23,595)	-
Interest Expense and Amortization of Debt Related Items	(2,520)	(557,630)	-
Miscellaneous Income	301,082	35,731	180
Total Non-Operating Revenues (Expenses)	301,777	(545,494)	180
Income (Loss) Before Capital Contributions and Transfers	1,810,589	3,750,715	(100,451)
Capital Contributions and Transfers			
Capital Contributions	374,220	3,195,707	-
Transfers in	500,000	-	-
Transfers (out)	(1,466,628)	(2,516,988)	-
Net Capital Contributions and Transfers	(592,408)	678,719	-
Change in Net Position	1,218,181	4,429,434	(100,451)
Net Position, Beginning of the Year	10,934,611	48,669,952	(134,939)
Net Position, End of Year	\$ 12,152,792	\$ 53,099,386	\$ (235,390)

See accompanying notes.

Business-Type Activities - Enterprise Funds		Governmental Activities -
Stormwater Utility Fund	Totals	Internal Service Funds
<u>\$ 1,448,846</u>	<u>\$ 31,232,643</u>	<u>\$ 3,911,282</u>
-	7,860,166	-
-	2,537,992	-
-	5,884,776	-
850,595	5,363,536	3,652,500
-	-	140,774
521,627	3,805,159	269,678
<u>(1,372,222)</u>	<u>(25,451,629)</u>	<u>(4,062,952)</u>
<u>76,624</u>	<u>5,781,014</u>	<u>(151,670)</u>
(1,247)	(21,627)	78,706
(15)	(560,165)	(438,504)
<u>1,497</u>	<u>338,490</u>	<u>-</u>
<u>235</u>	<u>(243,302)</u>	<u>(359,798)</u>
<u>76,859</u>	<u>5,537,712</u>	<u>(511,468)</u>
105,950	3,675,877	685,970
-	500,000	6,352,391
<u>(744,230)</u>	<u>(4,727,846)</u>	<u>(3,944,644)</u>
<u>(638,280)</u>	<u>(551,969)</u>	<u>3,093,717</u>
(561,421)	4,985,743	2,582,249
<u>7,841,257</u>	<u>67,310,881</u>	<u>3,934,186</u>
<u>\$ 7,279,836</u>	<u>\$ 72,296,624</u>	<u>\$ 6,516,435</u>

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-Type Activities - Enterprise Funds		
	Electric Utility Fund	Water and Wastewater Fund	Sanitation Fund
Cash Flows from Operating Activities			
Cash Received from Customers, Including			
Cash Deposits	\$ 11,587,844	\$ 14,086,834	\$ 2,592,781
Cash Paid to Suppliers	(9,737,773)	(5,735,087)	(2,571,895)
Cash Paid for Salaries and Administrative Costs	(1,334,015)	(2,036,704)	(112,407)
Net Cash Provided by (Used in) Operating Activities	<u>516,056</u>	<u>6,315,043</u>	<u>(91,521)</u>
Cash Flows from Non-Capital Financing Activities			
Transfers in	500,000	-	85,598
Transfers (out)	(1,466,628)	(2,516,988)	-
Net Cash Provided by (Used in) Non-Capital Financing Activities	<u>(966,628)</u>	<u>(2,516,988)</u>	<u>85,598</u>
Cash Flows from Capital and Related Financing Activities			
Capital Contributions/Grants	-	1,616,362	-
Connection/Impact Fees	374,220	3,002,580	-
Property, Plant and Equipment Acquisitions	(728,160)	(1,345,651)	-
Proceeds from Debt	795	5,564	-
Principal Payments on Debt	(43,749)	(486,944)	-
Interest Paid	(2,520)	(557,630)	-
Miscellaneous Income	301,082	35,731	180
Net Cash Provided by (Used in) Capital and Related Financing Activities	<u>(98,332)</u>	<u>2,270,012</u>	<u>180</u>
Cash Flows from Investing Activities			
Net Investment Activity	2,218	(23,585)	-
Total Cash Flows from Investing Activities	<u>2,218</u>	<u>(23,585)</u>	<u>-</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(546,686)	6,044,482	(5,743)
Cash and Cash Equivalents, Beginning of Year	<u>6,525,440</u>	<u>14,546,630</u>	<u>115,339</u>
Cash and Cash Equivalents, End of Year	<u>\$ 5,978,754</u>	<u>\$ 20,591,112</u>	<u>\$ 109,596</u>

See accompanying notes.

Business-Type Activities - Enterprise Funds		Governmental Activities -
Stormwater		Internal
Utility		Service
Fund	Totals	Funds
\$ 2,616,037	\$ 30,883,496	\$ 3,911,137
(455,774)	(18,500,529)	(3,746,356)
(392,972)	(3,876,098)	-
1,767,291	8,506,869	164,781
-	585,598	6,352,391
(919,230)	(4,902,846)	(3,944,644)
(919,230)	(4,317,248)	2,407,747
-	1,616,362	7,149,892
105,950	3,482,750	-
(288,758)	(2,362,569)	(899,667)
795	7,154	-
(126)	(530,819)	(588,288)
(15)	(560,165)	(438,504)
1,497	338,490	-
(180,657)	1,991,203	5,223,433
(1,248)	(22,615)	78,747
(1,248)	(22,615)	78,747
666,156	6,158,209	7,874,708
3,109	21,190,518	15,466,839
\$ 669,265	\$ 27,348,727	\$ 23,341,547

Continued

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022
(Concluded)

	Business-Type Activities - Enterprise Funds		
	Electric Utility Fund	Water and Wastewater Fund	Sanitation Fund
<u>Shown in the Financial Statements as</u>			
Pooled Cash and Investments	\$ 5,258,325	\$ 10,046,972	\$ -
Non-Current Restricted Cash:			
Unspent Debt Proceeds	-	-	-
Customer Deposits	720,429	560,859	109,596
Sinking	-	923,635	-
Water Impact Fees	-	2,945,254	-
Wastewater Impact Fees	-	6,114,392	-
Total	\$ 5,978,754	\$ 20,591,112	\$ 109,596
<u>Reconciliation of Operating Income (Loss) to Net Cash</u>			
<u>Provided by (Used in) Operating Activities</u>			
Operating Income (Loss)	\$ 1,508,812	\$ 4,296,209	\$ (100,631)
Adjustments to Reconcile Operating Income			
(Loss) to Net Cash Provided by (Used in)			
Operating Activities:			
Depreciation and Amortization	613,625	2,666,751	3,156
Power Costs Recovered in Advance (Returned)	(925,519)	-	-
Pension and OPEB Related Costs	(215,272)	(262,345)	(6,418)
Changes in Assets Decrease (Increase) and			
Liabilities Increase (Decrease):			
Accounts Receivable - Net	(590,433)	(21,557)	(16,913)
Inventories	(241,330)	(146,507)	-
Prepaid Items	-	30,000	-
Due from Other Governments	-	-	-
Accounts Payable and Accrued Liabilities	198,059	(510,344)	12,647
Due to Other Governments	49,393	3,101	-
Compensated Absences	138,486	201,261	7,134
Retainage Payable	-	10,129	-
Customer Deposits	(19,765)	48,345	9,504
Total Adjustments	(992,756)	2,018,834	9,110
Net Cash Provided by (Used in) Operating Activities	\$ 516,056	\$ 6,315,043	\$ (91,521)

Non-Cash Items - None

See accompanying notes.

Business-Type Activities - Enterprise Funds		Governmental Activities -	
Stormwater Utility Fund	Totals	Internal Service Funds	
\$ 669,265	\$ 15,974,562	\$ 11,750,342	
-	-	11,591,205	
-	1,390,884	-	
-	923,635	-	
-	2,945,254	-	
-	6,114,392	-	
<u>\$ 669,265</u>	<u>\$ 27,348,727</u>	<u>\$ 23,341,547</u>	
<u>\$ 76,624</u>	<u>\$ 5,781,014</u>	<u>\$ (151,670)</u>	
521,627	3,805,159	269,678	
-	(925,519)	-	
(21,094)	(505,129)	-	
(43,479)	(672,382)	(145)	
-	(387,837)	-	
-	30,000	-	
1,210,670	1,210,670	-	
25,971	(273,667)	46,918	
-	52,494	-	
(3,028)	343,853	-	
-	10,129	-	
-	38,084	-	
<u>1,690,667</u>	<u>2,725,855</u>	<u>316,451</u>	
<u>\$ 1,767,291</u>	<u>\$ 8,506,869</u>	<u>\$ 164,781</u>	

See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
PENSION TRUST FUNDS
SEPTEMBER 30, 2022

Assets

Cash and Other Short Term	\$ 44,247
Investments:	
Money Market Funds	814,392
Fixed Income Mutual Funds	9,172,279
Equities Mutual Funds	23,991,728
Real Estate Investment Trust	6,326,230
Total Investments	<u>40,304,629</u>

Total Assets	<u>40,348,876</u>
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Liabilities - Payables	<u>23,946</u>
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Net Position

Restricted for Pensions	<u><u>\$ 40,324,930</u></u>
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See accompanying notes.

CITY OF MOUNT DORA, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
PENSION TRUST FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Additions

Contributions:	
Employee	\$ 379,048
Employer	1,084,518
State of Florida	266,606
Total Contributions	<u>1,730,172</u>
Investment Income:	
Investment Earnings (Losses)	(5,098,213)
(Less Investment Management Fees)	<u>(121,635)</u>
Net Investment Income (Loss)	<u>(5,219,848)</u>
Total Additions	<u>(3,489,676)</u>
Deductions	
Pension Benefit Payments and Refunds	2,508,877
General and Administrative	90,505
(Total Deductions)	<u>(2,599,382)</u>
Net Increase	(6,089,058)
Net Position, Beginning of Year	<u>46,413,988</u>
Net Position, End of Year	<u><u>\$ 40,324,930</u></u>

See accompanying notes.

NOTES TO FINANCIAL STATEMENTS

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

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

The financial statements of the City of Mount Dora, Florida (the City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental 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:

Reporting Entity

The City of Mount Dora, Florida is the City's official name. The City was originally incorporated as a town on March 25, 1910, and later incorporated as a city on April 23, 1953, pursuant to Chapter 29302, L.O.F. On September 17, 1991, the City adopted its current Charter by Ordinance Number 91-585.

The City operates under a council-manager form of government and provides the following services, as authorized by its charter: public safety, public works, public utilities, culture, recreation and community development.

In evaluating the City as a reporting entity, management has addressed all potential component units (traditionally separate reporting entities) for which the City may or may not be financially accountable and, as such, be included within the City's financial statements. The City (the primary government) is financially accountable if it appoints a voting majority of the organization's governing board, and: (1) it is able to impose its will on the organization or (2) there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the City. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

■ **Blended Component Units**

The City established the Community Redevelopment Agency and the Northeast Community Redevelopment Agency as component units of the City. The City Council is the governing body for both agencies.

These agencies are authorized by Florida Statutes and formed by City Ordinance. The Community Redevelopment Agency was created by Ordinance Number 447 passed on June 16, 1987 and the Northeast Community Redevelopment Agency was created by Ordinance Number 546 passed on April 3, 1990. The statutory life of these community redevelopment agencies is thirty years unless extended by ordinance and notification to contributing parties. The City passed Ordinance 2012-05 on May 1, 2012 to extend the CRA for an additional thirty years. The governing bodies are appointed by the City (or its officials) who retains the corporate powers of these agencies. These organizations are reported as blended component units as part of the primary government since the City is able to impose its will on the organization or there is a potential for specific financial benefits or burdens on the City. Separate financial statements for the CRA are prepared and are available by contacting the City at 510 Baker St. Mt. Dora, FL 32757.

■ **Related Organization - Not Included in Entity**

The Board of the Mount Dora Health Facilities Authority is appointed by the City Council, but the City's accountability does not extend beyond making these appointments. There was no activity or expenditures this fiscal year. Neither funding nor bonded debt approval is provided by the City Council. This organization is excluded from the reporting entity.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The statement of activities demonstrates the degree to which the direct expenses, or a given function or segment, are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Indirect expenses are allocated automatically and certain indirect costs are included in program expenses reported for individual functions and activities. Program revenues include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Fiduciary funds are excluded from the government-wide financial statements. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide financial statements are reported using 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. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation. Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions. Internally-dedicated resources are reported as general revenues rather than as program revenues.

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers receivables collected within sixty days after the year-end to be available and recognizes them as revenues of the current year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, other postemployment benefit expenditures, pension related expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Property taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City operates the following major governmental funds:

■ **Governmental Funds**

Governmental funds are used to account for all or most of a government's general activities. The City operates the following major governmental funds:

- The **General Fund** is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- The **Fire Assessment Fee Fund** accounts for receipts and disbursements of the fire assessment fees which are restricted for fire protection.
- The **Other Capital Projects Fund** accounts for the intermittent resources that are restricted, committed or assigned for constructing multi-year public buildings and renovations.

■ **Proprietary Funds**

The Proprietary funds are used to account for a government's ongoing activities, which are similar to those found in the private sector, where the determination of changes in net position is necessary or useful to sound financial administration.

The City reports the following major proprietary funds:

- The **Electric Utility Fund** accounts for the fiscal activity of providing electric services to residential and commercial customers.
- The **Water and Wastewater Fund** accounts for the fiscal activity of providing water and wastewater services to residential and commercial customers within and outside City limits.
- The **Sanitation Fund** accounts for the operations and maintenance of the City's refuse collection and recycling system.
- The **Stormwater Utility Fund** accounts for the operations and maintenance of the City's stormwater management system.

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

- **Special Revenue Funds** account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes.
 - ▶ **Building Inspection Fund**—To account for the legally restricted revenues and expenditures related to Building Inspection Program.
 - ▶ **Law Enforcement Trust Fund**—To account for the judicially confiscated forfeitures restricted for law enforcement expenditures.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

- ▶ The **Community Redevelopment Agency Fund** accounts for receipts and disbursements of additional tax monies for the City's Downtown Redevelopment Tax District.
- ▶ The **Northeast Redevelopment Agency Fund** accounts for receipts and disbursements of tax proceeds and other revenues to redevelop the northeast section of the City.
- ▶ The **Impact Fees Fund** accounts for the receipts and disbursements of impact fees restricted for capital improvements for law enforcement, fire control, recreation, and libraries activities.
- ▶ The **Discretionary Sales Tax Fund** accounts for receipts and disbursements of the City's portion of the one percent Local Government Infrastructure Surtax. In November of 2015, this revenue source was renewed and began a new 15 year period beginning January 1, 2018 with a sunset date of December 31, 2032.
- ▶ The **Cemetery Fund** accounts for the operation and maintenance of the City owned cemetery.
- **Debt Service Funds** account for the proceeds of general long-term debt and payment of principal and interest payments.
 - ▶ **Debt Service Fund**—To account for the accumulation of the resources that are restricted, committed or assigned for the payment of general long-term debt principal and interest.
- **Internal Service Funds** account for the provision of goods and/or services to other City Departments on a cost reimbursement basis. The City has the following internal service funds.
 - ▶ **Internal Service Fund—Fleet Maintenance and Warehouse Fund**—To account for the accumulation of funds for future vehicle maintenance related depreciation. In addition, the prior debt proceeds from the 2018 capital bonds were transferred to this fund. This fund was combined with the Vehicle Replacement Fund in the current year.
 - ▶ **Internal Service Fund – Warehouse and Vehicle Replacement Fund**—To account for the accumulation of funds for future vehicle replacements, related depreciation and charges for vehicle purchased under the replacement program, including vehicles acquired via financed purchases.
 - ▶ **Insurance Fund**—To account for the cost of operating a self-funded healthcare coverage program. Such costs are billed to other departments on a break-even basis based upon the estimated individual premiums. These costs include network and claims administration, third-party stop loss insurance premiums, life insurance premiums, as well as the cost of pharmaceutical, hospital, doctor and other medical claims, as well as the cost of operating the City's Employee Health Clinic.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

- **The Pension Trust Funds** —To accounts for the activities of the City's General Employees', Firefighters', and Police Officers' Retirement Funds, which accumulate resources for pension benefit payments for qualified retiring employees. They are excluded from the government-wide financial statements because they are fiduciary in nature and do not represent resources available to the government for operations.

Summary of Significant Accounting Policies

Proprietary Funds

Proprietary funds distinguish operating revenues and expenses from non-operating items. The operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and of the internal service funds are customer charges for sales and services. Operating expenses for enterprise funds and the internal service funds include the cost of services, administrative expenses, and depreciation. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. These non-operating revenues include investment earnings, grants, impact fees, insurance reimbursements, rental income plus the sale of scrap and equipment.

When both restricted and unrestricted resources are available for use, it is the City's policy to generally use restricted resources first, and then unrestricted resources, as they are needed for their intended purposes; however, this decision is frequently made on a case-by-case basis based upon facts and circumstances. Revenues of the enterprise funds are recognized on the basis of services rendered. Enterprise funds billing cycles that overlap September 30 are prorated based upon the meter-reading dates.

Budgets and Budgetary Accounting

The City's procedures in preparing and adopting the annual budget, which is adopted on a basis consistent with generally accepted accounting principles, are as follows:

- The City Manager is responsible for preparing a proposed operating budget for the upcoming year prior to September 30 that includes estimated revenues, proposed expenditures, and other financing sources and uses.
- Public hearings are held to obtain taxpayer comments and suggestions. The budget is enacted through passage of a resolution.
- Budgetary controls are set at the fund level allowing budget amendments to be made by City Manager when changes are under \$25,000. The City Manager is authorized to transfer budgeted amounts within any fund or department, but may not revise total fund expenditures without the approval of the City Council. The budgetary data presented agrees with the originally adopted budget, as amended by the City Council.
- Formal budgetary integration is employed as a management control device during the year for all funds. Budgets are adopted on a basis consistent with generally accepted accounting principles. For funds with a legally adopted budget (i.e., the governmental fund types), the level at which expenditures may not legally exceed the amount budgeted is the fund level. Appropriations lapse at the end of the year and are re-appropriated in the ensuing year's budget. Budgets are legally adopted for the governmental fund types and are adopted on a "pro forma" basis for the proprietary funds (enterprise funds and internal service funds).

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Pooled Cash and Investments

Pooled cash and investments include cash on hand, demand deposits with banks, deposits in cash management pools that have the general characteristics of demand deposit accounts, as well as investments. The City's pooled investment account is considered to be cash equivalent since each fund can effectively deposit or withdraw funds at any time without prior notice or penalty.

Each fund utilizing the pooled cash and investments account participates on a dollar-equivalent basis. Interest is distributed quarterly based on average cash balances. The nature of the pooled accounts permits temporary negative cash balances upon overdrawing of cash available in individual funds, which is presented as interfund receivables and payables. The investments of the pension trust funds, bond proceeds, and the electric fund rate stabilization account are held separately from those of other City funds. Investments, including pension funds, are stated at fair value - quoted market price or the best available estimate.

Receivables (Net)

Receivables include amounts due from utility customers, third-party collectors of taxes and miscellaneous sources. Receivables and revenues are reported net of an allowance for uncollectible accounts. Allowances are reported when accounts are proven to be uncollectible. Allowances for uncollectible accounts netted with accounts receivable were \$605 for the General Fund; \$35,649 for the Electric Utility Fund; \$12,015 for the Water & Wastewater Fund; \$4,022 for the Sanitation Fund; and \$1,752 for the Stormwater Utility Fund as of September 30, 2022.

Interfund Receivables and Payables, and Transfers

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds" (i.e., the current portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Transfers are recognized in the accounting period in which the interfund receivable and payable arise. Transfers are made from the enterprise funds to finance operations of the General Fund. Transfers are also made from the General Fund to the Community Redevelopment Funds to meet the City's tax increment funding requirements.

Capital Grants and Contributions

Accounts receivable from other governments include amounts due from grantors. Program and capital grants for general capital assets are recorded as receivables and revenues at the time reimbursable costs are incurred. Revenues received in advance of costs being incurred are deferred. Capital grants and other contributions for capital asset additions to the proprietary funds are recorded as non-operating revenues. Contributed assets are recorded in the proprietary funds and in general assets at fair value at the time received.

Inventory

Inventories held by the proprietary funds are carried at cost, determined using the weighted-average cost method. Inventory shown in the general fund consists of janitorial and office supplies held for consumption. General fund inventories are valued at cost, as determined using the weighted-average cost method. Inventory is accounted for by use of the consumption method.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Prepaid Items

Payments made to vendors for services that will benefit periods beyond September 30 are recorded as prepaid items. Prepaids are accounted for by use of the consumption method.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Property, plant, equipment and lease right to use intangible assets with initial, individual costs that equal or exceed \$5,000 and estimated useful lives of over one year are recorded as capital assets. Roads, bridges, and sidewalks are capitalized when their initial or improvement costs equal or exceed \$25,000 and possess estimated useful lives of more than one year. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. Infrastructure assets acquired prior to October 1, 2003, have been recorded.

Major outlays for capital assets and improvements are capitalized as projects are constructed. During 2022, the City did not capitalize any interest incurred during the construction of capital assets. 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 and amortized using the straight-line method over the following estimated useful life:

Plant, Buildings and Improvements	25-50 Years
Utility Line Extensions	30-50 Years
Machinery, Equipment, Intangibles and Vehicles	3-25 Years
Meters, Poles and Transformers	10-33 Years
Studies	5 Years

Proprietary fund expenses for repairs and maintenance are expensed when incurred. Additions, major renewals and replacements, which increase the useful lives of the assets, are capitalized.

Compensated Absences

In governmental fund financial statements, the amount of compensated absences associated with employee vacations that are recorded as expenditures represent the amounts paid during the year, plus the amount accrued at year-end that would normally be liquidated with available spendable resources. Only the amount of the compensated absence liability that has matured (i.e., unused reimbursable leave still outstanding following an employee's resignation or retirement) that would normally be liquidated with current expendable available resources in the next fiscal year is recorded in the fund financial statements of governmental funds. In the government-wide financial statements, all governmental fund compensated absences are recorded and split between the current and non-current portions.

In proprietary funds, the amount of compensated absences associated with employee vacations that are recorded as expenses represent the amounts paid during the year and accrued at year-end. The entire liability for compensated absences of these funds is reflected in the respective financial statements split between the current and non-current portions.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

The City's sick leave paid-out policy upon termination varies depending upon whether or not a specific employee is included in a recognized bargaining unit; however, for some employees there is no maximum amount that an employee can accrue. For Police Union employees, there is a 720 hour cap on the amount of sick leave that may be paid out. For Fire Union employees hired after 1/1/96, the sick leave accrual payout is capped at 467 hours, for those employed prior to that date the maximum is 720 hours. General employees who had more than 720 hours prior to 10/1/90 are paid a maximum of 960 hours and all others are paid a maximum of 720 hours. All payouts for sick leave depend upon which bargaining unit (if any) the employee is in and the circumstances of the employee's departure. Sick leave payout of accrued hours is at a rate of 25%, if an employee leaves, or 50%, if they retire. The City accrues 25% of sick leave hours at the employee's current pay rate for financial reporting purposes, except those employees who are vested and have reached retirement age, which the sick leave accruals are computed at 50%. Each fund is required to liquidate the related liability that becomes current during that fiscal year and was recorded within that fund.

Deferred Inflows and Outflows of Resources

Deferred outflows of resources represent the consumption of net assets that is applicable to a future reporting period and will not be recognized as an outflow of resources until that future time. Deferred inflows of resources represent the acquisition of net assets that is applicable to a future reporting period and will not be recognized as an inflow of resources until that future time. Deferred outflows have a positive effect on net position, similar to assets, while deferred inflows have a negative effect on net position, similar to liabilities. The City reports deferred outflows of resources related to a derivative associated with the 2006 Utility Bonds, as well as pension and OPEB-related deferred inflows and outflows of resources. The City also reports deferred inflows of resources related to future lease revenues.

Fund Balance (Deficits)/Net Position Disclosure

In accordance with GASB Statement 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, the City classifies governmental fund balances as follows:

- **Non-Spendable Fund Balance**—Includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal/contractual requirements. Examples are Prepaid Items and Inventory.
- **Spendable Fund Balance**—Includes Restricted, Committed, Assigned and Unassigned designations.
 - **Restricted**—Includes fund balance amounts that are limited for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation. Examples would be:
 - ▶ **Community Redevelopment Agency and the Northeast Redevelopment Agency Funds**—As noted under Blended Component Units, these two agencies were established to enhance redevelopment activities in two different sections of the City. The interlocal agreement with the County as well as the State Statutes contains certain restrictions on the expenditures of funds.
 - ▶ **Impact Fees Fund**—The City Council has adopted ordinances that require new developments to pay a fee for their impact on recreation, library, police, and fire services. These fees are accounted for separately and may be used only for additions and extensions to the respective system or debt service on previous qualified projects. The impact fees and interest earned on these funds are recognized as restricted.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

- ▶ **Discretionary Sales Tax Fund**—The City Council has entered into an interlocal agreement with the County and other municipalities to share revenue from a countywide optional one cent sales tax. The proceeds are distributed to various governments based upon an agreed formula. The funds are restricted for infrastructure capital uses as outlined in the agreement.
- ▶ **Building Inspections Fund**—Florida Statutes require that building and fire permit revenue are only to be used for activities related to those operations. In order to comply with those requirements, the City records all revenues and expenditures in this fund that qualify under the Statutes.
- ▶ **Law Enforcement Trust Fund**—This fund was established to receive forfeiture funds, which are restricted by Federal and State Statutes as to their usage.
- ▶ **Debt Service Fund**—This fund was established in accordance with bond covenants for the repayment of outstanding bonds and recording of interest and principal payments.
- ▶ **Fire Special Assessment Fund**—These funds were assessed to provide fire protection.
- **Committed**—includes fund balance amounts that are obligated to a specific purpose which are internally imposed by the government through formal action by ordinances, which is the highest level of City Council. These commitments can only be overturned by a like action.
- **Assigned**—includes spendable fund balance amounts that are intended to be used for specific purposes that are considered neither restricted nor committed. It is the City's policy that undesignated excess Fund Balances may be assigned by the City Council, City Manager or Finance Director for specific purposes through the budget process or agenda items as authorized by City Council, which designation may be reversed at any public meeting.
- **Unassigned**—includes the spendable residual fund balance amount in the General Fund and deficits balances in other governmental funds.

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

The City established a Fund Balance Policy with Resolution No. 2020-127. The policy established the following minimum and maximum reserve balance targets of the City's General Fund and Enterprise Funds. These targets are based on current fiscal year operating expenditures and transfers out less non-recurring capital budgeted for the funds:

<u>Fund</u>	<u>Minimum Percent</u>	<u>Maximum Percent</u>
General	17%	25%
Community Redevelopment Agencies	50%	100%
Fire Assessment Fee Fund	17%	25%
Electric	17%	25%
Water and Wastewater	17%	25%
Sanitation	17%	25%
Stormwater	17%	25%
Self Insurance	50%	100%

**CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

If, at the end of any fiscal year, the actual amount of Unassigned Fund Balance falls below the targeted levels set forth above, a plan is required to be established to achieve the target by adding a designated amount to cover the deficiency over a period not to exceed five fiscal years.

- **Net Position**—is utilized in the government-wide and business-type Fund Financial Statements presentations. Net position is categorized as net investment in capital assets, plus restricted and unrestricted net position.
 - **Net Investment in Capital Assets**—is intended to reflect the portion of net position, which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less outstanding liquid assets and any associated unamortized costs associated with that debt.
 - **Restricted Net Position**—is liquid assets, which have third-party (statutory, bond covenant or granting agency) limitations on their use. The City typically uses restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use until a future project.
 - **Unrestricted Net Position**—typically represents unrestricted liquid assets. The City Council has the authority to revisit or alter this designation.

Property Taxes

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 County Property Appraiser and County Tax Collector. The laws of the State regulating tax assessments are also designed to assure a consistent property valuation method statewide. Florida Statutes permit municipalities to levy property taxes at a rate of up to 10 mills (a mill is \$1.00 of taxes per \$1,000.00 of taxable value). The millage rate assessed by the City for the fiscal year ended September 30, 2022, was 5.9603 mills.

All property is assessed according to its fair market value on January 1 of each year. Each assessment roll is submitted to the Executive Director of the State Department of Revenue for review to determine if the rolls meet all of the appropriate requirements of Florida Statutes.

The current-year taxes for the fiscal year beginning October 1 are billed in the month of November and are due no later than March 31. On April 1, all unpaid amounts become delinquent and are subject to interest and penalties. Discounts are allowed for early payment, as follows:

November	4%
December	3%
January	2%
February	1%
March	0%

On or prior to June 1 of the following tax year, certificates are sold for all delinquent taxes on real property. After sale, tax certificates bear interest at 18% per year or at any lower rate bid by the buyer. The certificate holder may make application for a tax deed on any unredeemed tax certificates at any time for a five-year period beginning two years after the original issue of a tax certificate. Delinquent taxes on personal property bear interest up to 18% per year until the tax is satisfied either by seizure and sale of the property or by the seven-year statute of limitations.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

There were no material delinquent and uncollected property taxes at year-end. The City's tax calendar is as follows:

Valuation Date:	January 1
Levy Date:	November 1
Due Date:	March 31 (Succeeding Year)
Lien Date:	April 1 (Succeeding Year)

Legal Compliance – Budgets

Budgets and Budgetary Accounting

The annual operating budget serves as legal authorization for expenditures and the proposed means of financing them. The 2021-22 annual operating budgets were prepared for all funds, except Pension Trust Funds.

Budget submissions are completed during the month of April and are due to the City Manager by May 31. A proposed budget is presented to the City Council in July. The City Council conducts a series of budget work sessions during the month of July. During these work sessions, the proposed expenditure budgets are reconciled to the revenue estimates provided by the Director of Finance. The revenue estimates include the amount of ad valorem taxes to be derived from the tax roll certified by the Property Appraiser on or before July 1. Within thirty-five days from that date, the City Council must advise the Property Appraiser of the proposed maximum and rolled back millage rates.

Within eighty days, but not earlier than sixty-five days after the Property Appraiser certifies the tax roll, the City Council is required by state law to conduct a public hearing to adopt tentative millage rate(s) and budget. No sooner than two days and no later than twenty days following the first public hearing, a second public hearing be held to formally adopt the final millage rate(s) and budget.

On-Behalf Payments for Fringe Benefits

The City receives on-behalf payments from the State of Florida to be used for Police Officers' and Firefighters' Retirement Plan Contributions. For the fiscal year ended September 30, 2022, the On-Behalf payments to the City totaled \$142,224 for the Police Officers' Retirement Plan and \$124,382 for the Firefighters' Retirement Plan. Such payments are recorded as intergovernmental revenue and public safety expenditures.

Note 2 - Cash and Investments

Pooled Cash and Investments

The City maintains a cash and investment pool that carries all of the City's general cash and investments. Cash and investments for Pension Trust Funds, unspent bond proceeds, and the electric fund "rate stabilization account" are held separately from the City's general investments. Each fund's portion of the pool is displayed in the accompanying financial statements as "Pooled Cash and Investments." All cash and investments of the pool are considered cash equivalents for the statement of cash flows.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Cash Deposits

As of September 30, 2022, the City's pooled cash deposits were entirely covered by federal depository insurance or by the banking network provided by Chapter 280 of the Florida Statutes. Florida Statutes provide for collateral pooling by banks and savings and loans, and limit local government deposits to "authorized depositories." Therefore, all pooled cash deposits held by banks can be classified as fully insured.

Restricted Cash

Customer deposits, sinking fund, unspent bond proceeds, and unspent impact fees are shown as restricted cash due to the legal limitations imposed on them.

Investments

The City's investment policy allows the City to invest surplus money in instruments as provided by Florida Statute 218.415. Among them are:

- The State Board of Administration of Florida Local Government Surplus Trust Fund.
- Florida regulated or federal banking institutions (provided such deposits are secured by collateral, as required).
- Direct or guaranteed obligations of the United States Government.
- Obligations of the Federal Farm Credit Banks; the Federal Home Loan Mortgage Corporation (including participation certificates), or the Federal Home Loan Bank or its district banks or obligation guaranteed by the Government National Mortgage Association.
- Open or closed-end management-type investment company or investment trust registered under the Investment Company Act of 1940.

The City ordinance authorizes investments for the Pension Trust Funds as follows:

- Annuity and life insurance contracts.
- Time and savings accounts of a National Bank and a State of Florida bank insured by FDIC.
- Obligations of the United States; State and local government bonds (as restricted).
- Corporate stocks and bonds (as restricted).
- Pooled funds including, but not limited to, mutual funds, commingled funds, exchange-traded funds, limited partnerships, and private equity.

Fair Value

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

City Investments

Type Investment	Fair Value	Active Markets for Identical Assets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
City Investments by Fair Value Level				
U.S. Treasury Notes	\$ 997,580	\$ -	\$ 997,580	\$ -
Florida Municipal Investment Trust Fund	<u>4,931,278</u>	<u>-</u>	<u>4,931,278</u>	<u>-</u>
Total City Investments by Fair Value Level	<u>5,928,858</u>	<u>\$ -</u>	<u>\$ 5,928,858</u>	<u>\$ -</u>
City Investments Measured at Amortized Cost				
Florida SAFE Stable NAV	28,299,401			
Florida PRIME	96,922			
Certificate of Deposits	3,000,000			
Money Market Accounts	<u>8,504,694</u>			
Total Investments Measured at Amortized Cost	<u>39,901,017</u>			
Total City Investments	<u>\$ 45,829,875</u>			

The City's investments in government, agencies and corporate fixed income are high-quality bonds that are valued using a matrix pricing model (Level 2). Investments in money market accounts, and non-negotiable certificates of deposit are exempt from the GASB Statement No. 72 fair value hierarchy disclosures per paragraph 69 of GASB 72, and are valued at the City's cost and any accrued interest on these investments. The City's investment in Florida PRIME and Florida SAFE are external investment pools that have adopted operating procedures consistent with the requirements of GASB Statement No. 79 to measure its investments at amortized cost. Therefore, the City's investment in Florida PRIME and Florida SAFE are recorded at amortized cost.

Pension Investments

Type Investment	Fair Value	Active Markets for Identical Assets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Pension Investments by Fair Value Level				
Fixed Income Mutual Funds	\$ 9,172,279	\$ 9,172,279	\$ -	\$ -
Equities Mutual Funds	<u>23,991,728</u>	<u>23,991,728</u>	<u>-</u>	<u>-</u>
Total Pension Investments by Fair Value Level	<u>33,164,007</u>	<u>\$ 33,164,007</u>	<u>\$ -</u>	<u>\$ -</u>
Pension Investments Measured at Net Asset Value (NAV)				
Real Estate Investment Trusts	<u>6,326,230</u>			
Total Investments Measured at NAV	<u>6,326,230</u>			
Pension Investments Measured at Amortized Cost				
Money Market Accounts	<u>814,392</u>			
Total Investments Measured at Amortized Cost	<u>814,392</u>			
Total Pension Investments	<u>\$ 40,304,629</u>			

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Investments in domestic and international stocks and mutual funds, which are deemed actively traded, are valued using quoted market prices at current exchange rates (Level 1). Real estate investment trusts are valued based on the net asset value (NAV) and are exempt from the GASB 72 fair value hierarchy. Investments in money market accounts are exempt from the GASB 72 fair value hierarchy disclosures per paragraph 69 of GASB 72, and are valued at amortized cost.

The following is a summary of pooled cash and investments held by the City as of September 30, 2022:

Type	Fair Value	Maturities			
		1 Year or Less	1-5 Years	5-10 Years	10+ Years
U.S. Treasury Notes	\$ 997,580	\$ 997,580	\$ -	\$ -	\$ -
Florida Municipal Investment Trust Fund	4,931,278	-	4,931,278	-	-
Local Government Surplus Trust Fund	96,922				
FL SAFE Investment Trust Fund	28,299,401				
Money Market Funds	8,504,694				
Certificates of Deposits	<u>3,000,000</u>				
Total Investments	45,829,875				
Demand Deposits	44,856,912				
Petty Cash	<u>29,447</u>				
Total	<u>\$ 90,716,234</u>				

The following is a summary of pension investments held by the City as of September 30, 2022:

Type	Fair Value	Maturities			
		1 Year or Less	1-5 Years	5-10 Years	10+ Years
Money Market Accounts	\$ 814,392	\$ 814,392	\$ -	\$ -	\$ -
Fixed income					
Mutual funds	9,172,279	418,267	3,577,703	4,549,982	626,327
Equities Mutual funds	23,991,728				
Real Estate Investment Trust	<u>6,326,230</u>				
Total Investments	<u>\$ 40,304,629</u>				

Interest Rate Risk—To mitigate interest rate risk, the City’s Investment Policy requires that the investment portfolio structure maturities to meet the City’s cash needs for ongoing operations and that operating funds be invested primarily in short-term securities. Of the total Cash and Investments outstanding at year-end, 90% have maturities of one year or less. The City’s policy requires that individual securities have maturities no greater than five years and two months. The Local Government Surplus Funds Trust Fund (Florida Prime) had a weighted average maturity of 21 days as of September 30, 2022. The Florida Municipal Investment Trust 0-2 Year High Quality Bond Fund has 0.70 year weighted average maturity and the 1-3 Year High Quality Bond Fund has 1.50 year weighted average maturity. The Pension Investment Policies do not restrict maturities.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Credit Quality Risk—To mitigate credit risk, the City invests primarily in U.S. Federal Agency obligations and State of Florida Qualified Public Depositories, Florida Municipal Investment Trust 0-2 Year High Quality Bond Fund (\$1,666,628) and the 1-3 Year High Quality Bond Fund (\$3,264,650), which are AAAs/S1 and AAAs/S2 rated funds. The Local Government Surplus Funds Trust Fund (Florida Prime) is an AAAM money market fund. All Federal Agency Bonds held at year-end had AAA rating. All of these investments meet the criteria under the City's Pooled Investment Policy. Under that policy, the credit risk is mitigated by: (1) limiting investments to the safest types of securities; (2) pre-qualifying the financial institutions, broker/dealers, intermediaries and advisors with which any entity will do business; and (3) diversifying the investment portfolio so that the potential losses on individual securities will be minimized. The Pension Investment Policies restricts bond investments to investment grade quality. The pension funds do not have any direct investments in fixed income securities.

Custodial Risk—To mitigate custodial risk, broker/dealers must meet established capital requirements, as set forth by the Securities Exchange Commission, be registered in the State of Florida, provide proof of registration, complete a broker/dealer questionnaire, certify an understanding of the City's Pooled Investment Policy, and provide a copy of their most recent audit report. The FL SAFE and Florida Municipal Investment Trust separately issued financial statements can be found at flsafe.org and floridaleagueofcities.com. All pension assets are held by a third party.

Concentration of Credit Risk—The City's Investment Policy requires that investments be diversified by security type, maturity and institution. The allocation limits and security types do not apply to the investment of debt proceeds which have been invested in the FL SAFE investment fund. A maximum of 100% of available funds may be invested in United States Government Securities and the State Board of Administration's Local Government Surplus Funds Trust Fund. A maximum of 50% of available funds may be invested in non-negotiable interest bearing time certificates of deposit and money market funds. A maximum of 40% of available funds may be invested in intergovernmental investment pools. The Pension Investment Policies do not restrict individual investment concentrations. The Pension Fund investment policies restrict that not more than 5% of the plan's assets, at the time of purchase, shall be invested in the equities of one company, and restricts the value of bonds issued by any single corporation shall not exceed 3% of the total fund. At September 30, 2022, the three pension plans did not have any direct investments in equities or fixed income investments.

Investments in Entities that Calculate Net Asset Value Per Share

The fair values of investments in the pension trust funds are based on the investments' net asset value (NAV) per share (or its equivalent) of the City's ownership interest in the partners' capital. The real estate funds invest in a diversified real estate equity portfolio consisting primarily of high quality, well-leased real estate properties in multi-family, industrial, office, retail, and hotel sectors. Distributions from each fund will be received as the underlying investments of the funds are liquidated, which is expected to occur between 5 and 10 years. The individual investments that will be sold have not yet been determined. Because it is not probable that any specific individual investment will be sold, the fair value of each individual investment has been determined using the NAV per share (or its equivalent) of the pension trust fund's ownership interest in partners' capital.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Note 3 - Capital Assets

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

	Beginning Balance *	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets Not Being Depreciated:				
Land and Improvements	\$ 8,032,053	\$ 1,600	\$ -	\$ 8,033,653
Historical Art Collection	-	12,000	-	12,000
Construction in Progress	3,049,182	5,317,130	(1,136,735)	7,229,577
Total Capital Assets, Not Being Depreciated	11,081,235	5,330,730	(1,136,735)	15,275,230
Capital Assets, Being Depreciated:				
Buildings and Improvements	20,957,422	73,069	-	21,030,491
Infrastructure	38,687,405	1,188,435	-	39,875,840
Equipment, Furniture, Fixtures, and Vehicles	14,865,990	921,477	(1,060,063)	14,727,404
Media Collection	718,982	86,965	(55,343)	750,604
Right to Use Leased Buildings	205,061	-	-	205,061
Right to Use Leased Equipment	-	88,219	-	88,219
Total Capital Assets, Being Depreciated	75,434,860	2,358,165	(1,115,406)	76,677,619
Less Accumulated Depreciation/Amortization:				
Buildings and Improvements	(13,668,911)	(830,410)	-	(14,499,321)
Infrastructure	(18,592,257)	(1,346,261)	-	(19,938,518)
Equipment	(8,902,277)	(1,224,199)	1,001,565	(9,124,911)
Media Collection	(612,798)	-	12,029	(600,769)
Right to Use Leased Buildings	-	(69,299)	-	(69,299)
Right to Use Leased Equipment	-	(14,703)	-	(14,703)
Total Accumulated Depreciation/Amortization	(41,776,243)	(3,484,872)	1,013,594	(44,247,521)
Total Capital Assets Being Depreciated, Net	33,658,617	(1,126,707)	(101,812)	32,430,098
Governmental Activities Capital Assets, Net	\$ 44,739,852	\$ 4,204,023	\$ (1,238,547)	\$ 47,705,328

*The beginning balance above was restated by the addition of \$205,061 in the asset class Right to Use Leased Buildings due to the effects of implementing GASB Statement No. 87, *Leases* in 2022.

Depreciation expense was charged to the following functions/programs:

Depreciation Expense – Governmental Activities	
General Government and Administration	\$ 479,147
Public Safety	1,099,621
Transportation	707,798
Culture and Recreation	928,628
Capital Assets Held by the Internal Service	
Funds are Charged to the Various Functions:	
Based Upon Their Usage of the Assets	269,678
Total Depreciation Expense – Governmental Activities	\$ 3,484,872

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Capital asset activity of business-type activities for the year ended September 30, 2022, was as follows:

*The beginning balance below was restated by the addition of \$180,245 in the asset class Right to Use Leased Buildings due to the effects of implementing GASB Statement No. 87, *Leases* in 2022.

	Beginning Balance *	Increases	Decreases	Ending Balance
Business-Type Activities				
Capital Assets, Not Being Depreciated:				
Land	\$ 7,457,272	\$ 256,575	\$ -	\$ 7,713,847
Construction in Progress	4,733,089	802,687	(1,026,064)	4,509,712
Total Capital Assets, Not Being Depreciated	12,190,361	1,059,262	(1,026,064)	12,223,559
Capital Assets, Being Depreciated:				
Buildings	19,381,572	-	-	19,381,572
Infrastructure	86,056,478	1,671,486	-	87,727,964
Equipment	4,631,941	650,730	-	5,282,671
Right to Use Leased Buildings	180,245	-	-	180,245
Right to Use Leased Equipment	-	7,154	-	7,154
Total Capital Assets, Being Depreciated	110,250,236	2,329,370	-	112,579,606
Less Accumulated Depreciation/Amortization:				
Buildings	(7,104,914)	(480,813)	-	(7,585,727)
Infrastructure	(44,566,707)	(2,943,256)	-	(47,509,963)
Equipment	(3,300,941)	(289,776)	-	(3,590,717)
Right to Use Leased Buildings	-	(90,122)	-	(90,122)
Right to Use Leased Equipment	-	(1,192)	-	(1,192)
Total Accumulated Depreciation/Amortization	(54,972,562)	(3,805,159)	-	(58,777,721)
Total Capital Assets Being Depreciated, Net	55,277,674	(1,475,789)	-	53,801,885
Business-Type Activities Capital Assets, Net	\$ 67,468,035	\$ (416,527)	\$ (1,026,064)	\$ 66,025,444

CITY OF MOUNT DORA, FLORIDA
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Depreciation Expense was charged to the following functions/programs:

Depreciation Expense – Business-Type	
Electric Utility	\$ 613,625
Water and Wastewater Utility	2,666,751
Sanitation	3,156
Stormwater Utility	<u>521,627</u>
Total Depreciation Expense – Business-Type	<u>\$ 3,805,159</u>

Note 4 - Long-Term Liabilities

Long-term liability activity for the year ended September 30, 2022, was as follows:

	Beginning Balance *	Additions	Reductions	Ending Balance	Due within One Year
Governmental Activities					
Revenue Bonds and Notes:					
Improvement Revenue,					
Bonds, 2011 (Direct Placement)	\$ 922,100	\$ -	\$ (301,500)	\$ 620,600	\$ 307,300
CRA Revenue Bond, 2013 (Direct Placement)	1,268,000	-	(170,000)	1,098,000	173,000
Capital Improvement					
Revenue Note, 2018 (Direct Borrowing)	1,350,000	-	(175,000)	1,175,000	180,000
Fire Protection Assessment					
Revenue Bonds, Series 2018	20,070,000	-	(405,000)	19,665,000	420,000
Premium	472,642	-	(79,053)	393,589	-
Discount	(241,400)	-	6,660	(234,740)	-
Capital Improvement Revenue					
Bonds, Series 2018	11,720,000	-	(230,000)	11,490,000	240,000
Premium	95,551	-	(21,355)	74,196	-
Discount	(171,472)	-	4,146	(167,326)	-
Total Revenue Bonds and Notes	<u>35,485,421</u>	<u>-</u>	<u>(1,371,102)</u>	<u>34,114,319</u>	<u>1,320,300</u>
Leases Payable	205,061	88,219	(80,268)	213,012	99,308
Financed Purchases:					
Police Vehicles	466,109	-	(466,109)	-	-
Police Radios	416,723	-	(56,223)	360,500	57,263
Enterprise Vehicles	312,183	-	(312,183)	-	-
Total Financed Purchases	<u>1,195,015</u>	<u>-</u>	<u>(834,515)</u>	<u>360,500</u>	<u>57,263</u>
Other Liabilities:					
Compensated Absences	1,455,264	2,402,840	(962,691)	2,895,413	778,984
Net Pension Liability	3,960,270	-	(3,771,783)	188,487	-
OPEB Liability	9,202,901	403,527	-	9,606,428	432,824
Total Other Liabilities	<u>14,618,435</u>	<u>2,806,367</u>	<u>(4,734,474)</u>	<u>12,690,328</u>	<u>1,211,808</u>
Governmental Activity					
Long-Term Liabilities	<u>\$ 51,503,932</u>	<u>\$ 2,894,586</u>	<u>\$ (7,020,359)</u>	<u>\$ 47,378,159</u>	<u>\$ 2,688,679</u>

*The beginning balance above was restated by the addition of \$205,061 in Leases Payable due to the effects of implementing GASB Statement No. 87, *Leases* in 2022.

CITY OF MOUNT DORA, FLORIDA
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	Beginning Balance *	Additions	Reductions	Ending Balance	Due within One Year
Business-Type Activities					
Revenue Bonds:					
2006 Serial Bonds (Direct Placement)	\$ 2,310,000	\$ -	\$ (740,000)	\$ 1,570,000	\$ 770,000
Issuance Discount	(11,920)	-	7,922	(3,998)	-
Fair Value of Interest Swap	74,600	-	(42,023)	32,577	-
2014 Serial Bonds (Direct Placement)	6,821,000	-	(294,000)	6,527,000	152,000
WW351440 SRF Loan (Direct Borrowing)	1,702,902	-	(93,901)	1,609,001	94,654
DW351450 SRF Loan (Direct Borrowing)	1,407,409	-	(75,020)	1,332,389	75,933
WW351490 SRF Loan (Direct Borrowing)	2,025,404	-	(99,650)	1,925,754	100,709
DW3514A0 SRF Loan (Direct Borrowing)	1,143,080	486,901	(43,913)	1,586,068	74,032
WW351470 SRF Loan (Direct Borrowing)	1,658,721	484,354	(75,132)	2,067,943	98,795
Note Payable - LCBOCC	1,308,097	-	-	1,308,097	-
Total Revenue Bonds	18,439,293	971,255	(1,455,717)	17,954,831	1,366,123
Leases Payable	180,245	7,154	(88,381)	99,018	95,334
Other Liabilities:					
Compensated Absences	361,854	1,419,701	(1,075,848)	705,707	222,514
Net Pension Liability	610,435	-	(602,281)	8,154	-
OPEB Liability	2,833,038	98,539	-	2,931,577	105,693
Total Other Liabilities	3,805,327	1,518,240	(1,678,129)	3,645,438	328,207
Total Business-Type Activities	\$ 22,424,865	\$ 2,496,649	\$ (3,222,227)	\$ 21,699,287	\$ 1,789,664

*The beginning balance above was restated by the addition of \$180,245 in Leases Payable due to the effects of implementing GASB Statement No. 87, *Leases* in 2022.

Other Liabilities

Compensated absences and net pension liabilities are generally liquidated with resources from the fund that created the liability. Total Other Post Employment Obligations have been paid by the general and proprietary funds on a pay-as-you go basis, with allocations to the proper fund/department.

Capital Improvement Refunding Revenue Bonds, Series 2011

In 2011, the City issued Capital Improvement Refunding Revenue Bonds, Series 2011, (Series 2011 Bonds) through a direct placement in the amount of \$3,635,400, with a fixed interest rate of 1.95%. The proceeds were used to defease the 2001 Bonds and to pay issuance costs.

The Series 2011 Bonds are payable from a secured lien and pledge of the Florida Communications Services Tax Imposed pursuant to Section 203.01(1)(a)2, Florida Statutes and the public services tax pursuant to Section 166.2331, Florida Statutes. Annual principal and interest on the bonds are expected to require approximately 15% of such tax revenue and are payable through 2024. Principal and interest for the current year was \$319,481. Pledged revenues available for debt service totaled \$2,418,019 for the year. At year-end, pledged future revenues totaled \$638,811, which was equal to the amount of the remaining principal and interest on the bonds. There was no Federal arbitrage liability on these bonds at year-end.

CRA Redevelopment Revenue Note, Series 2013

In May 2013, the City issued CRA Redevelopment Revenue Note, Series 2013, (Series 2013 Note) through a direct borrowing in the amount of \$2,500,000, with a fixed interest rate of 2.17%. The proceeds were used to fund the Downtown Streetscape Project and to pay issuance costs.

CITY OF MOUNT DORA, FLORIDA
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The Series 2013 Note is payable from a secured lien and pledge of the Community Redevelopment Agency revenues with a secondary pledge of public services tax pursuant to Section 166.2331, Florida Statutes. Annual principal and interest on the bonds are expected to require approximately 35% of such tax revenue and are payable through 2028. Pledged revenues available for debt service totaled \$649,500 for the year. At year-end, pledged future revenues totaled \$1,176,988, which was equal to the amount of the remaining principal and interest on the bonds. There was no Federal arbitrage liability on these bonds at year-end.

Capital Improvement Revenue Note, Series 2018

In August 2018, the City authorized Series 2018, Capital Improvement Revenue Note through a direct borrowing in the amount not to exceed \$4,000,000. The proceeds are to be used for financing the acquisition and improvement of surface lot parking projects. The note is a draw-down note. Proceeds of the 2018 Note may be drawn by the City on a monthly basis in minimum amounts of \$100,000 during the initial eighteen months of the 2018 Note. The City made an initial draw of \$865,000 on the date of issuance of the 2018 Note. During fiscal year 2020, the City made a second draw of \$650,000. The total principal and interest paid in the current year was \$223,330 with an estimated final maturity date of September 30, 2028. The interest rate is fixed at 3.58% for the term of the loan.

Capital Improvement Revenue Bonds, Series 2018

In November 2018, the City issued the Capital Improvement Revenue Bonds, Series 2018 in the amount of \$12,160,000. The issuance consists of \$3,935,000 of serial bonds with maturities beginning November 1, 2019 through November 1, 2032 at a fixed interest rate of 4% and \$8,225,000 of term bonds with maturity dates of November 1, 2035, November 1, 2038, November 1, 2043, and November 1, 2048 at a fixed rate of 4.0%. The Series 2018 bonds are payable from Non-Ad Valorem revenues budgeted and appropriated by the City for the purposes of payment of the debt service on the Series 2018 Bonds. The proceeds of the bonds are to be used to construct a public works building and for other municipal capital improvements as approved by the City Council. The Series 2018 Bonds maturing on or before November 1, 2028 are not subject to redemption prior to maturity. The Series 2018 Bonds maturing after November 1, 2028 are subject to redemption prior to their stated dates of maturity at the option of the City in whole or part, from such maturities selected by the City on November 1, 2028 or any date thereafter, at a redemption price equal to 100% of the principal amount and accrued interest to the date fixed for redemption and without premium. The Series 2018 (Term) Bonds maturing on November 1, 2035, 2038, 2043, and 2048 have mandatory redemptions beginning in 2033 and ending in 2043.

Fire Protection Assessment Revenue Bonds, Series 2018

In November 2018, the City issued the Fire Protection Assessment Revenue Bonds, Series 2018 in the amount of \$21,740,000. The issuance consists of \$7,885,000 of serial bonds with maturities beginning May 1, 2019 through May 1, 2033 at fixed interest rates of 2.50% to 5.00% and \$13,855,000 of term bonds with maturity dates of May 1, 2035, May 1, 2038, May 1, 2043, and May 1, 2048 at a fixed rates of 3.75% to 4.00%. The Series 2018 bonds are payable from and secured by a pledge of Fire Protection Special Assessment revenues. The proceeds of the bonds are to be used to construct three new fire station facilities and related capital improvements. The Series 2018 Bonds maturing on or before May 1, 2028 are not subject to redemption prior to maturity. The Series 2018 Bonds maturing after May 1, 2028 are subject to redemption prior to their stated dates of maturity at the option of the City in whole or part, from such maturities selected by the City on May 1, 2028 or any date thereafter, at a redemption price equal to 100% of the principal amount and accrued interest to the date fixed for redemption and without premium. The Series 2018 (Term) Bonds maturing on May 1, 2035, 2038, 2043, and 2048 have mandatory redemptions beginning in 2033 and ending in 2043.

CITY OF MOUNT DORA, FLORIDA
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Annual principal and interest on the bonds are expected to require approximately 62% of such revenue and are payable through 2048. Principal and interest for the current year was \$1,244,463. At year-end, pledged future revenues totaled \$32,381,050, which was equal to the amount of the remaining principal and interest on the bonds. There was no Federal arbitrage liability due on these bonds at year-end.

Utility Bonds

The series 2006 Bonds were issued January 2006 in the amount of \$9,495,000 through a direct placement at a fixed rate of 3.74% to refund \$9,070,000 of outstanding Series 1998 Bonds, which matured in 2008. The net carrying amount is amount due at maturity, adjusted for issuance costs related to the old debt, as well as the deferred outflow associated with the derivative instrument that is an effective hedge on the new debt. Management expects that the net present value will provide a savings of over \$610,000 over the life of the new bonds.

The Series 2006 Bonds are payable from and secured by a pledge of and prior lien on the revenues derived from operations of the water and wastewater system. Annual principal and interest on the bonds are expected to require approximately 21% of such revenue and are payable through 2023. Principal and interest for the current year was \$812,556. At year-end, pledged future revenues totaled \$1,629,279, which was equal to the amount of the remaining principal and interest on the bonds. There was no Federal arbitrage liability due on these bonds at year-end.

The series 2014 Revenue Bonds were issued July 2014 in the amount of \$7,560,000 at a fixed rate of 2.95% for various water and wastewater projects. The Series 2014 Bonds are payable from and secured by a pledge of and lien on the revenues derived from operations of the water and wastewater system that is in parity with 2006 Bonds. Annual principal and interest on the bonds are expected to require approximately 19% of such revenue and are payable through 2029. Principal and interest for the current year was \$591,522. At year-end, pledged future revenues totaled \$7,393,651, which was equal to the amount of the remaining principal and interest on the bonds. There was no Federal arbitrage liability due on these bonds at year-end.

State Revolving Fund Loans – Florida Department of Environmental Protection

Clean Water – WW351440

During 2017, the City authorized a State Revolving Fund Loan (WW351440) through a direct borrowing to finance construction costs to construct wastewater collection, transmission and reuse transmission facilities as part of the approved U.S. 441/State Route 46 Intersection Utilities Line Location. The final principal amount of the loan is \$1,981,087. Principal and Interest payments are due semiannually beginning on October 15, 2018 and semiannually thereafter on April 15 and October 15 of each year until April 15, 2038. Interest is payable at a rate of 0.80%. Net Water, Sewer, and Reclaimed Water revenues are pledged as collateral for the loan. These pledged revenues are subordinate to the Water and Sewer Refunding Bond, Series 2006 and the Water and Sewer Revenue Note, Series 2014. Annual principal and interest on the loan is expected to require approximately 0.2% of such revenue and are payable through April 15, 2038. At year-end, pledged future revenue totaled \$1,717,385, which was equal to the current amount of principal and interest remaining on the loan.

Drinking Water – DW351450

During 2017, the City authorized a State Revolving Fund Loan (DW351450) through a direct borrowing to finance construction costs to construct water line improvements as part of the approved State Route 46 Utilities Extension. The final principal amount of the loan is \$1,591,757. Principal and Interest payments are due semiannually beginning on October 15, 2018 and semi-annually thereafter on April 15 and

CITY OF MOUNT DORA, FLORIDA
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October 15 of each year until April 15, 2037. Interest is payable at a rate of 1.21%. Net Water, Sewer, and Reclaimed Water revenues are pledged as collateral for the loan. These pledged revenues are subordinate to the Water and Sewer Refunding Bond, Series 2006 and the Water and Sewer Revenue Note, Series 2014. Annual principal and interest on the loan is expected to require approximately 0.2% of such revenue and are payable through April 15, 2038. At year-end, pledged future revenue totaled \$1,469,933, which was equal to the amount of principal and interest remaining on the loan.

Clean Water – WW351490

During 2019, the City received a State Revolving Fund Loan (WW351490) through a direct borrowing with a maximum loan amount of \$2,371,690 to finance construction costs related to the Mount Dora Apopka Reclaimed Water Interconnect. The City received \$1,397,136 of proceeds during fiscal year 2019 and drew down \$741,690 during fiscal year 2020 for a total of \$2,138,826. Principal and Interest payments are due semiannually beginning on June 15, 2020 and semiannually thereafter on June 15 and December 15 of each year until December 15, 2039. Interest is payable at a rate of 1.06%. Net Water, Sewer, and Reclaimed Water revenues are pledged as collateral for the loan. These pledged revenues are subordinate to the Water and Sewer Refunding Bond, Series 2006 and the Water and Sewer Revenue Note, Series 2014. Annual principal and interest on the bonds are expected to require approximately 0.2% of such revenue and are payable through 2040. At year-end, pledged future revenue totaled \$2,114,972 which was equal to the amount of principal and interest remaining on the loan.

Clean Water – WW351470

During 2018, the City executed a State Revolving Fund Loan (CW351470) through a direct borrowing with a maximum loan amount of \$2,727,681 to finance construction costs related to the City of Mount Dora US 441 Utility Relocation Project. The City received \$669,341 of proceeds during fiscal year 2020 and drew down \$989,380 during fiscal year 2021 and \$477,098 during fiscal year 2022. Principal and Interest payments will be due semiannually beginning on May 15, 2021 and semiannually thereafter on June 15 and December 15 of each year until December 15, 2041. Interest will be payable at a rate of 1.06%. Net Water, Sewer, and Reclaimed Water revenues are pledged as collateral for the loan. These pledged revenues are subordinate to the Water and Sewer Refunding Bond, Series 2006 and the Water and Sewer Revenue Note, Series 2014. Once the drawn is fully drawn down expected principal to be repaid is \$2,727,681. Annual principal and interest on the bonds are expected to require approximately 0.25% of such revenue and are payable through 2041. At year-end, pledged future revenue totaled \$2,288,628 which was equal to the amount of principal drawn as of September 30, 2022.

Drinking Water – DW3514A0

During 2019, the City executed a State Revolving Fund Loan (DW3514A0) through a direct borrowing with a maximum loan amount of \$1,662,973 to finance construction costs related to the City of Mount Dora US 441 Utility Relocation Project. The City received \$615,567 of proceeds during fiscal year 2020, drew down \$527,513 in fiscal year 2021, and drew down \$486,901 in fiscal year 2022. Principal and Interest payments will be due semiannually beginning on June 15, 2021 and semiannually thereafter on June 15 and December 15 of each year until 2041. Interest will be payable at a rate of 1.31%. Net Water, Sewer, and Reclaimed Water revenues are pledged as collateral for the loan. These pledged revenues are subordinate to the Water and Sewer Refunding Bond, Series 2006 and the Water and Sewer Revenue Note, Series 2014. Once the drawn is fully drawn down expected principal to be repaid is \$1,662,973. Annual principal and interest on the bonds are expected to require approximately 0.25% of such revenue and are payable through 2041. At year-end, pledged future revenue totaled \$1,796,796 which was equal to the amount of principal drawn as of September 30, 2022.

CITY OF MOUNT DORA, FLORIDA
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Note Payable - Lake County

The City entered into an agreement Lake County Board of County Commissioners for a Florida Job Growth Infrastructure Grant. The grant was for completion of a master lift station at Round Lake Road to service the Wolf Branch Innovation District. This note payable has a 10 year term. The City has opted to repay the balance at the end of the 10 years. The balance of the loan at fiscal year-end is \$1,308,097.

Default Provisions

The outstanding notes from direct borrowings and direct placements contain provisions (as noted in bond resolutions) that in an event of default, may require the entire unpaid principal and interest amounts to become immediately due, acceleration of principal and interest payments, or other remedies as determined by a court.

Derivative Instruments

Simultaneous to the issuance of the Series 2006 Bonds, the City entered into a pay-fixed receive variable interest rate swap, a derivative instrument, in order to fix the rate on the bonds at 3.74%. The bonds carry a variable interest rate that changes monthly based as described below. Because the swap variable rate and all other relevant terms are the same as the bonds, the pay-fix interest rate swap rate does not vary. Accordingly, the derivative instrument is considered effective for financial reporting purposes. The interest rate swap is recorded at fair value as a liability of the Water and Wastewater Fund with a corresponding Deferred Outflow.

The fair value balance and notional amount of the derivative instrument outstanding as of September 30, 2022, classified by type, and the change in fair value of the derivative instrument for the year then ended as reported in the 2022 financial statement is as follows (rounded):

	Changes in Fair Value		Fair Value at September 30, 2022		Notional
	Classification	Amount	Classification	Amount	
Business-Type Activities					
Cash Flow Hedge:					
Pay-Fixed Interest	Deferred				
Rate Swap	Outflow	\$ 42,023	Debt	\$ (32,577)	\$ 1,570,000

The fair value of the interest rate swap was estimated using the estimated price or spread level at which an agent for the City might find liquidity for a round lot transaction within the relevant market. Valuations are based in part upon historical cash and asset information furnished to our agent by third parties.

The City's objective and terms of the hedging derivative instrument as of September 30, 2022, was as follows:

Type:	Pay-fixed Interest Rate Swap – Counterparty Credit Rating: A/A2
Objective:	To Provide a Fix Rate on the Series 2006 Bonds
Original Notional Amount:	\$9,495,000 – Current Notional Amount: \$1,570,000
Date of Agreement:	September 21, 2005 – Effective Date: January 17, 2006
Maturity Date:	October 1, 2023 – Adjustment Period: First of Each Month
Terms:	Pay 3.74% Fixed Rate with the Variable Rate at 63.7% of London Interbank Offered Rate (LIBOR) plus 0.55% and the Variable Rate of the Interest Rate is the Same as the Bonds

CITY OF MOUNT DORA, FLORIDA
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Risks

Credit Risk—The agreement is subject to termination if there is a credit event due to merger or bankruptcy of either party. In such event close-out netting provision permits the non-defaulting party to terminate the agreement and pay or receive a single amount.

The fair value of the hedging derivative was negative \$32,577 as of September 30, 2022. This is the maximum liability that the City would have if there was an early termination of the bond agreement.

Interest Rate Risk—The City is exposed to interest rate risk on the hedging instrument. A pay-fix interest rate swap, the amount that may be payable due to early termination, will increase or decrease in direct relationship to the change in the LIBOR rate.

Basis Risk—The City is exposed to basis risk with this pay-fix interest rate swap only if there is an early termination. The amount of risk is dependent on the prevailing current market rate at that time.

Termination Risk—The City may terminate the pay-fix interest rate swap at any time and be subject to pay or receive payment based upon Net Settlement Amount equal to the market value of the derivative.

Rollover Risk—The City has no rollover risk as the derivative instrument has an identical maturity date to that of the outstanding bonds.

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

<u>Description of the Bonds</u>	<u>Purpose of the Issue</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>	<u>Interest Rate</u>
Governmental Activities				
Revenue Bonds and Notes:				
Improvement Revenue				
Refunding Bonds,				
Series 2011	Refunding	\$ 3,635,400	\$ 620,600	1.95%
CRA Revenue Note,				
Series 2013	Improvements	2,500,000	1,098,000	2.17%
Capital Improvement				
Revenue Note 2018	Improvements	1,515,000	1,175,000	4.00%
Fire Protection Assessment				
Revenue Bonds, Series 2018	Improvements	21,740,000	19,665,000	2.50% -5.00%
Capital Improvement Revenue				
Bonds, Series 2018	Improvements	<u>12,160,000</u>	<u>11,490,000</u>	4.00%
Total Bonds		<u>41,550,400</u>	<u>34,048,600</u>	
Financed Purchases:				
Bancorp	Police Vehicles	972,115	-	N/A
Lake County BOCC	Police Radios	511,460	360,500	N/A
Enterprise	City Fleet	<u>639,354</u>	<u>-</u>	N/A
Total Governmental Activities		<u>\$ 43,673,329</u>	<u>\$ 34,409,100</u>	

CITY OF MOUNT DORA, FLORIDA
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<u>Description of the Bonds</u>	<u>Purpose of the Issue</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>	<u>Interest Rate</u>
Business-Type Activities				
Revenue Bonds:				
Utility Revenue Bonds, Series 2006	Refunding	\$ 9,495,000	\$ 1,570,000	3.74%
Utility Revenue Bonds, Series 2014	Improvements	7,560,000	6,527,000	2.95%
WW351440 SRF Loan	Improvements	1,981,087	1,609,001	1.21%
DW351450 SRF Loan	Improvements	1,591,322	1,332,389	1.21%
DW351490 SRF Loan	Improvements	1,397,136	1,925,754	1.06%
WW351470 SRF Loan	Improvements	2,143,075	2,067,943	1.06%
DW3514A0 SRF Loan	Improvements	1,629,981	1,586,068	1.31%
Lake County BOCC	Job Growth Grant	1,308,097	1,308,097	0.00%
Total Business-Type Activities		<u>\$ 27,105,698</u>	<u>\$ 17,926,252</u>	

Debt service to maturity on the City's bonded indebtedness, and note payables are as follows:

<u>Year Ending September 30,</u>	<u>Governmental-Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 1,320,300	\$ 1,355,123
2024	1,365,300	1,312,311
2025	1,086,000	1,267,916
2026	1,130,000	1,228,364
2027	1,174,000	1,187,068
2028-2032	4,873,000	5,254,856
2033-2037	5,555,000	4,152,125
2038-2042	6,765,000	2,941,100
2043-2047	8,240,000	1,464,400
2048-2052	2,540,000	102,200
Total	<u>\$ 34,048,600</u>	<u>\$ 20,265,463</u>

<u>Year Ending September 30,</u>	<u>Business-Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 1,366,123	\$ 325,583
2024	2,235,899	274,650
2025	1,469,728	225,317
2026	1,504,610	190,020
2027	1,540,546	153,770
2028-2032	5,950,796	348,560
2033-2037	2,525,533	149,893
2038-2042	1,333,017	28,417
Total	<u>\$ 17,926,252</u>	<u>\$ 1,696,210</u>

Conduit Debt

Periodically, the City will issue conduit debt to fulfill a public need or purpose. These obligations are not reported as liabilities in the financial statements as the City is not obligated in any manner for repayment of the debt. In April 2017, the City authorized the issuance of \$6,250,000 of conduit bonds under the authority of the Florida Statutes, Part II Chapter 159 for Christian Home and Bible School, Inc., who is solely responsible for the debt, issuance costs and all debt payments. The 2017 bonds issued have a final maturity on May 3, 2027. There was \$5,394,881 outstanding as of September 30, 2022.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Financed Purchases and Leases Payable

Financed Purchases

The City entered into a finance purchase agreement for financing police radio equipment with Lake County Board of County Commissioners. The assets acquired through the police radio equipment financing total \$469,800.

The police radio equipment future minimum obligations and the net present value of these payments as of September 30, 2022, were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>
2023	\$ 63,933
2024	63,933
2025	63,933
2026	63,933
2027	63,933
2028	63,933
Total Minimum Payments	383,598
Amounts Representing Interest	(23,098)
Present Value of Minimum Payments	<u>\$ 360,500</u>

The City had financed purchases for police vehicles and fleet vehicles that were paid off during the fiscal year.

Leases Payable

The City enters into noncancelable lease agreements for the right to use land, buildings and equipment throughout its operations. When the City is the lessee, the contracts result in recognition of a right-to-use intangible asset that is offset by a corresponding lease liability. Lease intangible assets are reported with capital assets and lease payables are reported with long term liabilities on the government-wide and proprietary fund financial statements. At commencement of a lease when the City is the lessee, the City initially measures the lease liability at present value of total payments over the lease term. The lease asset is measured as the value of the lease liability, adjusted for any prepayments, plus certain initial direct costs. Estimates and judgments are sometimes made when determining the discount rate and overall lease term. The City monitors its leases for significant changes in circumstances that warrant a remeasurement of the lease liability and associated intangible asset.

The City is the lessee of land, buildings and equipment in several departments. The City has two leases for land and buildings with monthly rental payments of \$10,439 and annual payment of \$32,669. The leases run through 2023 and 2025. The City's leases payable at September 30, 2022 is \$213,012 for governmental activities and \$99,018 for business-type activities.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Future debt service payments at September 30 are as follows:

<u>Year Ending</u> <u>September 30,</u>	<u>Governmental-Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 99,308	\$ 6,321
2024	62,914	3,000
2025	50,790	535
Total	<u>\$ 213,012</u>	<u>\$ 9,856</u>

<u>Year Ending</u> <u>September 30,</u>	<u>Business-Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 95,334	\$ 2,225
2024	2,431	103
2025	1,253	15
Total	<u>\$ 99,018</u>	<u>\$ 2,343</u>

Defeased Debt

There is no outstanding defeased debt.

Note 5 - Interfund Balances and Transfers

Interfund balances at September 30, 2022, are as follows:

<u>Receivable Funds</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Impact Fees Fund	\$ 784,943
General Fund	Sanitation Fund	159,753
Total		<u>\$ 944,696</u>

In 2010, the City Council passed Resolution 2010-16, which authorized long-term interfund loans from the General Fund to the Impact Fees Fund. The other interfund payables are temporary advances from the general to the respective funds due to timing differences. The other interfund payables/receivables are expected to be repaid in the next fiscal year.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Interfund transfers during 2021-22 were made as follows:

<u>Fund</u>	<u>Transfers in</u>	<u>Transfers (out)</u>
Major Funds		
General Fund	\$ 4,708,513	\$ 3,617,787
Fire Assessment Fund	-	6,211,840
Other Capital Projects	6,373,745	-
Electric Utility Fund	500,000	1,466,628
Water and Wastewater Utility Fund	-	2,516,988
Stormwater Utility Fund	-	744,230
Non-Major Funds		
Special Revenue Funds	1,069,013	2,146,253
Debt Service Fund	1,644,708	-
Internal Service Funds	<u>6,352,391</u>	<u>3,944,644</u>
Total	<u>\$ 20,648,370</u>	<u>\$ 20,648,370</u>

The enterprise funds transfer money to the General Fund based upon a calculation of the estimated amount of taxes and investment returns that would be expected to be received by the general government if the utilities were privately owned. The Fleet Maintenance and Warehouse Fund transferred operations to the Warehouse and Vehicle Replacement Fund. The NECRA transferred money to the debt service fund to cover debt service. The Capital Projects Fund received transfers from the Fire Assessment and other Special Revenue funds to cover the costs of City construction projects.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Note 6 - Restricted Net Position

	Restricted For							
	Capital Improvements	Community Redevelopment	Building Inspections	Law Enforcement	Debt Service	Fire Protection	Perpetual Care	Total Funds
Governmental Activities	\$ 7,517,116	\$ 4,245,498	\$ 3,055,755	\$ 21,220	\$ 484,529	\$ 254,478	\$ 263,640	\$ 15,842,236
Business-Type Activities	9,059,646	-	-	-	923,635	-	-	9,983,281
	<u>\$ 16,576,762</u>	<u>\$ 4,245,498</u>	<u>\$ 3,055,755</u>	<u>\$ 21,220</u>	<u>\$ 1,408,164</u>	<u>\$ 254,478</u>	<u>\$ 263,640</u>	<u>\$ 25,825,517</u>

Note 7 - All Requirements for Electric Service/Purchased Electric Power Cost Agreement

In March 2020, the Council approved an all-requirements purchase agreement with the Orlando Utilities Commission for the purchase of power for the City's electric utility. The agreement was effective on January 1, 2021 and is set to run until January 1, 2028.

Note 8 - Agreement for Exclusive Right to Collect Refuse

On August 18, 2013, the City Council approved a new agreement with Waste Management, Inc. The agreement grants exclusive rights to Waste Management, Inc. to collect refuse within the City, commenced on October 1, 2013, subject to termination upon default. The contract is for seven years and may be extended for an additional five-year term.

The City continues to bill and collect from sanitation customers. The City retains 20% of the current sanitation rate billed per month for each customer as revenue in the sanitation fund for operational costs. A 10% franchise fee is collected and recognized in the general fund. Waste Management, Inc. has furnished the City with a performance bond in the amount of \$250,000 insuring the faithful performance of the agreement. In addition, a liability policy naming the City as an additional insured in the amount of \$1,000,000 per occurrence and \$1,000,000 in the aggregate has been obtained.

Note 9 - Other Postemployment Benefits

The City provides, through annual City Council appropriation, for eligible retirees and dependents. The Plan is a single employer plan and postemployment benefits are funded for by the general and enterprise funds on a "pay-as-you-go" basis. Stand-alone financial reports are not issued. In addition, the City provides health insurance coverage to terminated employees in accordance with the COBRA law. These COBRA benefits are provided at a limited cost by the City, since the former employees reimburse the City for the full estimated premium allowed by law.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

The City contributes either 50% or 100% of the active health insurance premium for certain groups of retirees with at least 10 years of service on September 30, 2003 and who were participating in the City's group insurance plan. For those employees hired prior to April 15, 2003 with less than 10 years of service on September 30, 2003, the City contributes 2.5% for each year of service toward the retiree premium in the City's group insurance up to 75% for normal retirees and 50% for early retirees. Pursuant to Section 112.01, Florida Statutes, the City is required to permit participation in the health insurance program by retirees and their eligible dependents, at a cost to the retirees that is no greater than the cost at which coverage is available for active employees. The City also contributes 100% of the active life insurance premium for normal retirees with at least 10 years of service on September 30, 2003 and participating in the City's group life insurance plan. Life insurance coverage is available up to \$5,000 and may be purchased by the retiree at the active premium rate. The City currently has no plans to fund the Unfunded Actuarial Accrued Liability.

Membership Information

The following table provides a summary of the number of participants in the plan as of September 30, 2020 (the latest valuation date).

Active Participants	195
Retirees, Beneficiaries, and Disabled Members	<u>52</u>
Total Plan Members	<u><u>247</u></u>

Total OPEB Liability – The City's Total OPEB Liability was measured as of September 30, 2021. The City's total OPEB liability as of September 30, 2022 (reporting date) was \$12,538,005.

Changes in the Total OPEB Liability

Total OPEB Liability,	
Beginning of Year	\$ <u>12,035,939</u>
Service Cost	372,280
Interest on Total OPEB Liability	292,775
Difference Between Expected and Actual Experience	-
Changes of Assumptions and Other Inputs	356,795
Benefit Payments	<u>(519,784)</u>
Net Change in Total OPEB Liability	<u>502,066</u>
Total OPEB Liability, End of Year	<u><u>\$ 12,538,005</u></u>

Changes of Assumptions

The changes of assumptions reflect a change in the discount rate from 2.41% for the reporting period ended September 30, 2021, to 2.19% for the reporting period ended September 30, 2022.

**CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

The health coverage acceptance assumption remained at 50% for those hired prior to April 15, 2003. For those hired on or after April 15, 2003, health coverage acceptance assumption remained at 20%.

The mortality rates were those used in the July 1, 2020 actuarial valuation of the Florida Retirement System (FRS). Mortality assumptions were developed in a statewide experience study conducted by the FRS covering the period 2013 through 2018. For more information regarding these rates, refer to the July 1, 2020 actuarial valuation of the Florida Retirement System.

The City's OPEB liability was rolled forward twelve months from the actuarial valuation date to the measurement date using standard actuarial techniques.

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

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 discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
	1.19%	2.19%	3.19%
Total OPEB Liability	\$ 14,387,011	\$ 12,538,005	\$ 11,038,801

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 healthcare cost trend rates that are one percentage point lower or one percentage point higher than the current healthcare cost trend rates:

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
Total OPEB Liability	\$ 10,911,529	\$ 12,538,005	\$ 14,548,836

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

For the fiscal year ended September 30, 2022, the City recognized OPEB expense of \$(552,533). At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ -	\$ 305,568
Changes of Assumptions	952,893	4,347,183
Benefits Paid After Measurement Date	538,517	-
Total	\$ 1,491,410	\$ 4,652,751

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Of the total amount reported as deferred outflows of resources related to OPEB, \$538,517 resulting from benefits paid subsequent to the measurement date and before the end of the fiscal year will be included as a reduction of the total OPEB liability in the year ended September 30, 2023. Other amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ending September 30,	Amount
2023	\$ (1,217,588)
2024	(1,217,588)
2025	(373,843)
2026	(590,561)
2027	(332,713)
Thereafter	32,435
Total	\$ (3,699,858)

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of the valuation and the historical pattern of sharing benefit costs between the employer and plan members. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

Actuarial methods and assumptions include the following:

Actuarial Valuation Date:	September 30, 2020
Measurement Date:	September 30, 2021
Reporting Date:	September 30, 2022
Actuarial Cost Method:	Entry Age Normal Cost
Inflation Rate:	2.25%
Discount Rate:	2.19%
Projected Salary Increases:	5.50%-6.00%
Retirement Age:	Retirement ages follow the pension plan retirement ages as described in Note 12.
Mortality:	Mortality rates are the same as used in the July 1, 2020 actuarial valuation of the Florida Retirement System. These rates were taken from adjusted Pub-2010 mortality tables published by the Society of Actuaries with generational mortality improvements using Scale MP-2018. Adjustments to referenced tables are based on the results of a statewide experience study covering the period 2013 through 2018.

Discount Rate

Given the City's decision not to fund the program, all future benefit payments were discounted using a high-quality municipal bond rate of 2.19%. The high-quality municipal bond rate was based on the week closest but not later than the measurement date of the Bond Buyer 20-Bond Index as published by the Federal Reserve. The 20-Bond Index consists of 20 general obligation bonds that mature in 20 years. The average rating of the 20 bonds is roughly equivalent to Moody's Investors Services' Aa2 rating and Standard & Poor's AA.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

COMPONENTS OF OPEB EXPENSE
(For the Year Ended September 30, 2022)

	<u>Total OPEB Liability</u>	<u>Deferred Inflows</u>	<u>Deferred Outflows</u>	<u>OPEB Expense</u>
Beginning Balance	\$ 12,035,939	\$ 6,141,119	\$ 1,396,930	\$ -
Employer Contributions Made After September 30, 2021	-	-	528,249	(528,249)
Total OPEB Liability Factors				
Service Cost	372,280	-	-	372,280
Interest	292,775	-	-	292,775
Current Year Amortization of Experience Difference	-	(1,488,368)	(270,780)	(1,217,588)
Change in Assumptions About Future Economic or Demographic Factors or Other Inputs	356,795	-	356,795	-
Benefit Payments	(519,784)	-	(519,784)	-
Net Change	<u>502,066</u>	<u>(1,488,368)</u>	<u>94,480</u>	<u>(1,080,782)</u>
Ending Balance	<u>\$ 12,538,005</u>	<u>\$ 4,652,751</u>	<u>\$ 1,491,410</u>	<u>\$ (1,080,782)</u>

Note 10 - Uncertainties

The City participates in a number of Federal and State programs funded by grants received from other governmental units. Expenditures financed by grants are subject to audit by the grantor. The City believes that disallowed expenditures discovered in subsequent audits, if any, will not have a material effect on any individual fund or the overall financial position of the City.

Note 11 - Risk Management and Litigation

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters, which the City carries commercial insurance. The City has effectively managed risks through insurance coverage subject to coverage limits from commercial insurance companies. For each of the past three fiscal years, no losses in excess of the insurance coverage have occurred. There have been no significant reductions in coverage limits from prior years.

Insurance against losses are provided through various commercial carriers for the following:

- General Liability
- Property
- Automobile
- Police Professional
- Fire Legal Liability
- Boiler and Machinery Liability
- Pollution Liability
- Accidental Death and Dismemberment
- Group Health (Partially Self-insured)
- Employee Dishonesty
- Emergency Medical Treatment

In 2010, the City established a limited risk management program to help contain rising health insurance costs. The program consists of purchasing an aggregate stop loss and individual maximum claims reinsurance policies with the City being responsible for the claims not covered by the policies. Premiums are charged to each fund and department based upon the individuals selection of coverage. Then the employees are charged for a portion of individual or family coverage. The premiums collected are then deposited into the internal service fund called Self-Insurance fund. All administrative, networks, insurance and claims costs are charged to the fund. If there were to be a shortage, then the excess would be charged to each fund and department based upon their portioned share.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Liabilities of the fund are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs) based the estimated claims incurred as of September 30 and offset by any estimated recovery from the excess insurance. The results of the process to estimate the claims liability is not an exact amount as it depends on timing of claims being reported and processed through the system. During the year, the excess individual insurance policy covers claims in excess of \$90,000, while aggregate covers total claims in excess of \$1,000,000.

	September 30, 2022	September 30, 2021
Unpaid Claims, Beginning of Fiscal Year	\$ 121,000	\$ 566,256
Incurred Claims (Including IBNRs)	1,591,540	1,443,226
Claims Payments	(1,601,540)	(1,888,482)
Unpaid Claims, End of Fiscal Year	<u>\$ 111,000</u>	<u>\$ 121,000</u>

Note 12 - Defined-Benefit Pension Plans

Plan Descriptions and Contribution Information

The City maintains three separate single-employer pension defined benefit plans for police officers, firefighters, and general employees that cover substantially all full-time Police and Fire employees and most full-time General Employees hired before October 1, 2010. These plans are maintained as Pension Trust Funds, utilize the accrual basis of accounting and are included as part of the City's reporting entity. State law requires contributions to be determined by actuarial studies at least every three years. The City elects to have actuarial studies conducted annually. Stand-alone financial reports are not issued.

Investments are reported at fair value and are managed by third party money managers. The City's independent custodian and the individual money managers price each instrument (using various third party pricing sources) and reconcile material differences. Investments that do not have an estimated market are reported at estimated fair value. Performance reporting, manager fees and the City's asset valuations are based on the custodian's determination of the fair value.

Membership of each plan consisted of the following at October 1, 2020, the date of the latest actuarial valuation:

	<u>General Employees</u>	<u>Police Officers</u>	<u>Firefighters</u>	<u>Total</u>
Retirees and Beneficiaries receiving Benefits	92	18	17	127
Inactive, Non-Retired (including, members with frozen benefits)	45	18	3	66
Active Plan Members with continuing benefit Accruals	5	44	36	85

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

■ **General Employees' Retirement Plan**

● **Plan Description**

The General Employees' Retirement Plan (GERP) provides retirement, death and disability benefits to plan members and their beneficiaries. The GERP is a defined-benefit pension plan formed under authority of Florida Statutes, Chapter 112, covering substantially all full-time employees hired before October 1, 2010, who are not classified as full-time sworn police officers or firefighters. It is not subject to the provisions of the Employee Retirement Income Security Act of 1974 (ERISA). The City Council has the authority to establish and amend the benefit provisions of the plan. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. On September 21, 2010, the City council passed Ordinance 2010-14, which materially changed the number of employees eligible for the Plan. Only employees with seven years of service and age 55 or older (15 members) as of September 30, 2010 and non-certified employees of the Police Union (8 members) continued to participate in the plan after October 1, 2010. On March 6, 2012 the plan was closed to non-certified employees of the Police Union. All future employees participate in a defined contribution plan. On April 17, 2012, the definition of pensionable earnings was changed to exclude overtime pay earned in excess of 300 hours after March 6, 2012. The Plan is administered by five trustees. The Mayor or City Manager is one trustee, three are elected by the membership and the fifth trustee is selected by a majority of the other four trustees.

● **Contributions**

None are required for members hired prior to October 1, 1985, while 7.14% of pay for additional benefits provided to contributing members (optional for members hired prior to October 1, 1985, and mandatory for all subsequent members). City contributions are required for the remaining amount necessary to fund annual normal costs and amortization of the unfunded actuarial accrued liability.

● **Investments**

Investment Policy—The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the trustees by a majority vote of its members. It is the policy of the Plan to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The pension plan's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans. The following was the Board's adopted asset allocation policy as of September 30, 2022:

<u>Asset Class</u>	<u>Target Allocation</u>
Domestic Equity	45%
International Equity	15%
Broad Based Fixed Income	20%
Global Fixed Income	5%
TIPS Fixed Income	5%
Real Estate	10%
Total	<u>100%</u>

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Concentration of Credit Risk—See Note 2

Rate of Return—For the year ended September 30, 2022, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was -10.62% percent.

■ **Police Officers' Retirement Plan**

● **Plan Description**

The Police Officers' Retirement Plan (PORP) provides retirement, death and disability benefits to plan members and their beneficiaries. The PORP is a defined-benefit pension plan covering all regular sworn police officers employed by the City. It is not subject to the provisions of ERISA. The PORP is modeled after Florida Statutes, Chapter 185, as amended by City Ordinance. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. The Plan is administered by five trustees. The City Council selects two trustees, two are elected by the membership and the fifth trustee is selected by a majority of the other four trustees.

● **Contributions**

Plan members are required to contribute 7.55% of their annual covered salary. The State of Florida collects and remits proceeds from a 1% excise tax levied on insurance premiums within the City limits. The City contributes the proceeds from the State and an additional amount equal to the actuarially-determined amount each year. The State contribution is recognized when received, which was \$142,224 for fiscal year 2022.

● **Investments**

Investment Policy—The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the trustees by a majority vote of its members. It is the policy of the Plan to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The pension plan's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans. The following was the Board's adopted asset allocation policy as of September 30, 2022:

<u>Asset Class</u>	<u>Target Allocation</u>
Domestic Equity	45%
International Equity	15%
Broad Based Fixed Income	20%
Global Fixed Income	5%
TIPS Fixed Income	5%
Real Estate	10%
Total	<u>100%</u>

Concentration of Credit Risk—See Note 2

Rate of Return—For the year ended September 30, 2022, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was -12.79% percent.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

■ **Firefighters' Retirement Plan**

● **Plan Description**

The Firefighters' Retirement Plan (FRP) provides retirement, death and disability benefits to plan members and their beneficiaries. The FRP is a defined-benefit pension plan covering all certified full-time and volunteer firefighters. It is not subject to the provisions of the ERISA. The FRP is modeled after Florida Statutes, Chapter 175, as amended by City Ordinance. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Ordinance 2014-02, adopted on March 18, 2014 increased the retirement options with social security plus lump sum options and allowed purchase of prior military and firefighter service at full calculated actuarial cost. There was no financial impact from these changes. The Plan is administered by five trustees. The City Council selects two trustees, two are elected by the membership and the fifth trustee is selected by a majority of the other four trustees.

● **Contributions**

Plan members are required to contribute 6.99% of their annual covered salary. The State of Florida collects and remits proceeds from a 1% excise tax levied on insurance premiums within the city limits. The City contributes the proceeds from the State and the additional amount equal to the actuarially-determined amount each year. The State contribution is recognized when received, which was \$124,382 for fiscal year 2022.

● **Investments**

Investment Policy—The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the trustees by a majority vote of its members. It is the policy of the Plan to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The pension plan's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans. The following was the Board's adopted asset allocation policy as of September 30, 2022:

<u>Asset Class</u>	<u>Target Allocation</u>
Domestic Equity	45%
International Equity	15%
Broad Based Fixed Income	20%
Global Fixed Income	5%
TIPS Fixed Income	5%
Real Estate	10%
Total	<u>100%</u>

Concentration of Credit Risk—See Note 2

Rate of Return—For the year ended September 30, 2022, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was -11.55% percent.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Deferred Retirement Option Program (DROP)

For all three plans, when a member reaches normal retirement age, they may elect in writing to participate in the DROP for a maximum of five years. Participants receive a credit equal to the monthly calculated pension amount plus quarterly interest on the average monthly balance. There were no current participants in either the GERP or PORP. The balance of the DROP for the FRP is \$104,171.

Other Pension Information

The annual required contribution for the current year was determined as part of the actuarial valuation, as indicated. The assumptions do not include other post-retirement benefits, which are not funded under the pension plans.

Actuarial Valuation, October 1*	<u>2020</u>	<u>2020</u>	<u>2020</u>
	<u>General</u>	<u>Police</u>	
	<u>Employees'</u>	<u>Officers'</u>	<u>Firefighters'</u>
Actuarial Valuation Method -			
Entry Age Normal (E.A.N.)	E.A.N.	E.A.N.	E.A.N.
Discount Rate	6.50%	7.25%	7.00%
Rate of Return	6.50%	7.25%	7.00%
Projected Salary Increase	6.00%	6.00%-12.5%	5.50%
Inflation Rate	2.50%	2.5%	2.50%
Cost-of-living Adjustment	N/A	N/A	N/A
Mortality Table	PUB-2010	PUB-2010	PUB-2010

*Actuarial valuation date of October 1, 2020.

As permitted by GASB Statement No. 68, the City elected to use a measurement date to value the net pension liability and related deferred inflows and outflows as of September 30, 2021, one year prior measurement date. The actuarial value of assets was determined using a five-year smoothed market for the all Plans. The excess of the actuarial value of assets over the actuarial accrued liabilities is being amortized using the level dollar method for the GERP and is not applicable for the PORP and FRP. The remaining amortization period at October 1, 2018, is eleven years for the GERP and is closed. For actuarial calculation, administrative expenses are assumed to be the average of actual expenses over the previous two years. Actuarial valuations involve estimates and assumptions about events far in the future and are subject to continual revisions. The actuarial valuations reflect long-term perspective and are designed to reduce short-term volatility. The Aggregate Actuarial Cost Method used by the Police Officers' and Firefighters' Retirement Plans does not identify or separately amortize unfunded actuarial accrued liabilities, information about the funded status and funding progress is presented using the entry age actuarial cost method and the information presented is intended to serve as a surrogate for the funded status and funding progress of the plan.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

The total net pension liability of \$196,641 and net pension asset of \$1,187,152 are as follows:

Net Pension Liability (Asset)

(As of September 30, 2021 measurement date)

	<u>General Employees'</u>	<u>Police Officers'</u>	<u>Firefighters'</u>
Plan's Pension Liability	\$ 19,029,397	\$ 14,725,549	\$ 11,668,646
Plan's Fiduciary Net Position	<u>19,002,601</u>	<u>15,912,701</u>	<u>11,498,801</u>
City's Net Pension Liability (Asset)	<u>\$ 26,796</u>	<u>\$ (1,187,152)</u>	<u>\$ 169,845</u>
Plan's Fiduciary Net Position as Percentage of the Total Pension Liability (Asset)	<u>99.86%</u>	<u>108.06%</u>	<u>98.54%</u>

Discount Rate

A single discount rate was used to measure the total pension liability. This single discount rate was based upon the expected rate of return on the pension plan investments and applied to all periods to determine the total pension liability. The projection of cash flows used to determine this single discount rate assumed that plan members' contributions will be made at the current rate and the employer contributions will be made equal to the difference between the actuarially determined contribution rates and the member rate. Based upon these assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on investments was applied to all periods of projected benefit payments to determine the total liability based upon the actuarial valuation dated October 1, 2020.

Sensitivity of the Net Pension Liability (Asset) to Changes in the Single Discount Rate Assumption

	<u>1% Decrease (5.50%)</u>	<u>Current Discount Rate (6.50%)</u>	<u>1% Increase (7.50%)</u>
General Employees' Pension	\$ 1,162,537	\$ 26,796	\$ (1,993,127)
	<u>1% Decrease (6.25%)</u>	<u>Current Discount Rate (7.25%)</u>	<u>1% Increase (8.25%)</u>
Police Officers' Pension	\$ 812,480	\$ (1,187,152)	\$ (2,844,569)
	<u>1% Decrease (6.00%)</u>	<u>Current Discount Rate (7.00%)</u>	<u>1% Increase (8.00%)</u>
Firefighter's Pension	\$ 1,730,590	\$ 169,845	\$ (1,116,506)

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

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

For the year ended September 30, 2022, the City reported deferred outflow of resources and deferred inflows of resources to the pension plans from the following sources as follows:

	<u>General Employees'</u>	<u>Police Officers'</u>	<u>Firefighters'</u>	<u>Total</u>
Deferred Outflows				
Net Difference Between Projected and Actual Earnings on Plan Investments	\$ -	\$ -	\$ -	\$ -
Difference Between Expected and Actual Experience	-	14,430	-	14,430
Contribution to Pension Plan after Measurement Date	358,667	518,228	487,909	1,364,804
Changes of Assumptions or Other Inputs	-	96,685	409,066	505,751
Total	<u>\$ 358,667</u>	<u>\$ 629,343</u>	<u>\$ 896,975</u>	<u>\$ 1,884,985</u>
Deferred Inflows				
Net Difference Between Projected and Actual Earnings on Plan Investments	\$ 1,366,091	\$ 987,528	\$ 632,718	\$ 2,986,337
Changes in Assumptions	-	-	171,233	171,233
Difference Between Expected and Actual Experience	-	650,028	133,282	783,310
Total	<u>\$ 1,366,091</u>	<u>\$ 1,637,556</u>	<u>\$ 937,233</u>	<u>\$ 3,940,880</u>

Deferred outflows of resources are reported by the City for employer contributions subsequent to the measurement date and 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 related to pensions will be recognized in pension expense as follows:

<u>Year Ended September 30,</u>	<u>General Employees'</u>	<u>Police Officers'</u>	<u>Firefighters'</u>	<u>Total</u>
2023	\$ (403,826)	\$ (434,174)	\$ (24,845)	\$ (862,845)
2024	(348,658)	(318,240)	(52,403)	(719,301)
2025	(324,004)	(373,276)	(163,378)	(860,658)
2026	(289,603)	(400,751)	(257,231)	(947,585)
2027	-	-	81	81
Thereafter	-	-	(30,391)	(30,391)
Total	<u>\$ (1,366,091)</u>	<u>\$ (1,526,441)</u>	<u>\$ (528,167)</u>	<u>\$ (3,420,699)</u>

Pension Expense

For the year ended September 30, 2022, the City recognized total pension expenses of \$(118,572) as noted in the table below.

	<u>General Employees'</u>	<u>Police Officers'</u>	<u>Firefighters'</u>	<u>Total</u>
Pension Expense	\$ (618,415)	\$ 52,087	\$ 447,756	\$ (118,572)

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

General Employees' Plan

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at September 30, 2020	\$ 19,453,735	\$ 17,419,336	\$ 2,034,399
Changes for the Year:			
Service Cost	65,057	-	65,057
Interest	1,223,999	-	1,223,999
Difference Between Expected and Actual Experience of the Total Pension Liability	(8,294)	-	(8,294)
Assumption Changes	(329,026)	-	(329,026)
Contributions - Employer	-	426,611	(426,611)
Contributions - Employee	-	18,489	(18,489)
Net Investment Income	-	2,548,897	(2,548,897)
Benefit Payments, Including Refunds of Contributions	(1,376,074)	(1,376,074)	-
Administrative Expenses	-	(34,658)	34,658
Net Changes	(424,338)	1,583,265	(2,007,603)
Balances at September 30, 2021	<u>\$ 19,029,397</u>	<u>\$ 19,002,601</u>	<u>\$ 26,796</u>
September 30, 2022			
Total Pension Liability			\$ 18,477,275
Plan Net Position			16,095,843
Net Pension Liability			<u>\$ 2,381,432</u>

Police Officers' Plan

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Balances at September 30, 2020	\$ 13,784,221	\$ 12,891,621	\$ 892,600
Changes for the Year:			
Service Cost	700,596	-	700,596
Interest	1,065,046	-	1,065,046
Difference Between Expected and Actual Experience of the Total Pension Liability	(380,139)	-	(380,139)
Assumption Changes	124,245	-	124,245
Contributions - Employer	-	332,989	(332,989)
Contributions - State	-	131,131	(131,131)
Contributions - Employee	-	223,359	(223,359)
Net Investment Income	-	2,942,372	(2,942,372)
Benefit Payments, Including Refunds of Contributions	(568,420)	(568,420)	-
Administrative Expenses	-	(40,351)	40,351
Net Changes	941,328	3,021,080	(2,079,752)
Balances at September 30, 2021	<u>\$ 14,725,549</u>	<u>\$ 15,912,701</u>	<u>\$ (1,187,152)</u>
September 30, 2022			
Total Pension Liability			\$ 15,927,223
Plan Net Position			13,976,024
Net Pension Liability			<u>\$ 1,951,199</u>

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Firefighters' Plan

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at September 30, 2020	\$ 11,128,951	\$ 9,485,245	\$ 1,643,706
Changes for the Year:			
Service Cost	544,129	-	544,129
Interest	797,447	-	797,447
Difference Between Expected and Actual Experience of the Total Pension Liability	(40,616)	-	(40,616)
Changes of Assumptions	(199,304)	-	(199,304)
Contributions - Employer	-	389,511	(389,511)
Contributions - State	-	118,770	(118,770)
Contributions - Employee	-	147,484	(147,484)
Net Investment Income	-	1,952,655	(1,952,655)
Benefit Payments, Including Refunds of Contributions	(561,961)	(561,961)	-
Administrative Expenses	-	(32,903)	32,903
Net Changes	539,695	2,013,556	(1,473,861)
Balances at September 30, 2021	<u>\$ 11,668,646</u>	<u>\$ 11,498,801</u>	<u>\$ 169,845</u>
September 30, 2022			
Total Pension Liability			\$ 12,236,142
Plan Net Position			10,266,858
Net Pension Liability			<u>\$ 1,969,284</u>

	General Employees' Retirement Plan	Police Officers' Retirement Plan	Firefighters' Retirement Plan	2022 Totals
Assets				
Cash and Other Short Term	\$ 384	\$ 24,363	\$ 19,500	\$ 44,247
Investments at Fair Value	16,089,164	13,958,286	10,257,179	40,304,629
Total Assets	<u>16,089,548</u>	<u>13,982,649</u>	<u>10,276,679</u>	<u>40,348,876</u>
Liabilities				
Accounts Payable and Accrued Liabilities	7,500	6,625	9,821	23,946
Total Liabilities	<u>7,500</u>	<u>6,625</u>	<u>9,821</u>	<u>23,946</u>
Total Net Position				
Held in Trust for Pension Benefits	<u>\$ 16,082,048</u>	<u>\$ 13,976,024</u>	<u>\$ 10,266,858</u>	<u>\$ 40,324,930</u>

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

	General Employees' Retirement Plan	Police Officers' Retirement Plan	Firefighters' Retirement Plan	2022 Totals
Additions				
Contributions:				
Employer	\$ 344,872	\$ 376,004	\$ 363,642	\$ 1,084,518
Employees	10,504	234,381	134,163	379,048
State of Florida	-	142,224	124,382	266,606
Total Contributions	<u>355,376</u>	<u>752,609</u>	<u>622,187</u>	<u>1,730,172</u>
Investment Earnings:				
Investment Earnings (Loss)	(1,872,209)	(1,966,348)	(1,259,656)	(5,098,213)
(Less Investment Management Fees)	<u>(58,337)</u>	<u>(32,601)</u>	<u>(30,697)</u>	<u>(121,635)</u>
Net Investment Earnings	<u>(1,930,546)</u>	<u>(1,998,949)</u>	<u>(1,290,353)</u>	<u>(5,219,848)</u>
Total Additions	<u>(1,575,170)</u>	<u>(1,246,340)</u>	<u>(668,166)</u>	<u>(3,489,676)</u>
Deductions				
Benefits	1,316,247	662,734	529,896	2,508,877
Administrative Expenses	<u>29,136</u>	<u>27,603</u>	<u>33,766</u>	<u>90,505</u>
Total Deductions	<u>(1,345,383)</u>	<u>(690,337)</u>	<u>(563,662)</u>	<u>(2,599,382)</u>
Change in Net Position	(2,920,553)	(1,936,677)	(1,231,828)	(6,089,058)
Net Position, Beginning of Year	<u>19,002,601</u>	<u>15,912,701</u>	<u>11,498,686</u>	<u>46,413,988</u>
Net Position, End of Year	<u>\$ 16,082,048</u>	<u>\$ 13,976,024</u>	<u>\$ 10,266,858</u>	<u>\$ 40,324,930</u>

Note 13 - Deferred Compensation Program and 401(a)

The City offers its employees a deferred compensation program created in accordance with the Internal Revenue Code (IRC) Section 457 and Florida Statutes. The City complied with the requirements of subsection (g) of IRC Section 457 and, accordingly, all assets and income of the plan are held in trust for the exclusive benefit of the participants and their beneficiaries.

The City also provides a defined contribution plan under the Internal Revenue Code, Section 401(a). The plan provides an employer-paid, pre-tax allowance for the non-union and General Employees Union employees that do not qualify for the Defined Benefit Plan, the City Manager and part-time employees that work over 1000 hours the previous year. The benefit is in replacement of a pension plan for these employees. The City contributes 6% of the employee's base salary and will match the employees' contribution up to another 4%, for a maximum contribution of 10% for an employee. The employee vests in the City's contribution evenly over a five year period. For the year ended September 30, 2022, the City contributed \$756,272.

CITY OF MOUNT DORA, FLORIDA
NOTES TO FINANCIAL STATEMENTS

Note 14 – Leases Revenues and Receivables

The City is the lessor in contracts with outside parties for the right to use some of its land and infrastructure. When the City is lessor, the contract results in recognition of a lease receivable and corresponding deferred inflow of resources. At commencement of a lease when the City is the lessor, the City measures the lease receivable at the present value of expected rental receipts over the lease term. The deferred inflow of resources is measured as the initial amount of the lease receivable, adjusted for prepayments received prior to the lease commencement.

The City has two leases for land and cell tower through 2050 with current monthly payments of \$2,232 and \$3,317 and interest rates of 1.24% - 2.54%. The City has \$696,612 in outstanding lease receivables at September 30, 2022. During the fiscal year, the City recognized \$58,251 in lease revenue and \$14,012 in lease interest revenue.

Note 15 - Construction Commitments

During 2021-22, the City entered into numerous contracts. Below are the significant uncompleted contracts as of September 30, 2022. All expenditures and the related contract retainage (if any) have been recorded in the appropriate funds. The remaining portion of the contracts is as follows:

<u>Project</u>	<u>Spent to Date</u>	<u>Remaining Commitment</u>
Cauley Lott Park	\$ 249,625	\$ 1,778,151

Note 16 - Other Disclosures

Deficit Net Position and Deficit Fund Balances

The Sanitation Fund had a deficit net position of \$(235,390) as of September 30, 2022. The Other Capital Projects Fund had a deficit unassigned fund balance of \$(232,274) and the Impact Fees Fund had a deficit unassigned fund balance of \$(784,943) as of September 30, 2022. These deficits will be remedied in future years with additional fund transfers and as the Interfund Advance is paid off.

Note 17 – Change in Accounting Principle

In fiscal year 2022, the City implemented GASB Statement No. 87, *Leases*, which resulted in a change in accounting principle for reporting certain leasing transactions including recognition of right-to-use lease intangible assets, lease receivables, lease liabilities and deferred inflows of resources in the financial statements. The effect of this change in accounting resulted in a restatement of the City's beginning assets, liabilities and deferred inflows of resources; however, it did not result in a change to the beginning net position or fund balance.

REQUIRED SUPPLEMENTARY INFORMATION

The following supplemental schedules present trend information regarding the retirement plans for the City's general employees, police officers, firefighters and major fund budgetary comparison schedules. This information is necessary for a fair presentation in conformity with generally accepted accounting principles. The basis for budgetary comparisons shown is same as GAAP.

CITY OF MOUNT DORA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
MAJOR FUND - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues				
Taxes:				
Ad Valorem	\$ 7,870,161	\$ 7,983,161	\$ 7,983,744	\$ 583
Local Option Gas Tax	245,068	245,068	254,591	9,523
Utility Taxes	1,494,532	1,818,532	1,917,239	98,707
Communication Service Tax	508,694	508,694	500,780	(7,914)
Local Business Tax	27,966	27,966	27,766	(200)
Total Taxes	<u>10,146,421</u>	<u>10,583,421</u>	<u>10,684,120</u>	<u>100,699</u>
Permits and Fees:				
Franchise Fees:				
Electric	627,804	627,804	717,295	89,491
Gas	63,477	63,477	73,004	9,527
Solid Waste	209,414	209,414	231,628	22,214
Other	6,240	6,240	6,597	357
Street Lights	18,337	18,337	19,175	838
Other Permits	507	306,507	306,668	161
Total Permits and Fees	<u>925,779</u>	<u>1,231,779</u>	<u>1,354,367</u>	<u>122,588</u>
Intergovernmental Revenue:				
Federal Grants	312,493	7,352,885	281,104	(7,071,781)
State Grants	10,000	10,000	-	(10,000)
State Revenue Sharing	1,744,768	1,945,768	2,110,878	165,110
Local Shared Revenues	639,790	794,790	823,453	28,663
Total Intergovernmental Revenue	<u>2,707,051</u>	<u>10,103,443</u>	<u>3,215,435</u>	<u>(6,888,008)</u>
Charges for Services:				
General Government	200,000	257,000	303,347	46,347
Public Safety	227,961	286,961	295,089	8,128
Culture/Recreation	828,714	1,045,714	1,054,159	8,445
Total Charges for Services	<u>1,256,675</u>	<u>1,589,675</u>	<u>1,652,595</u>	<u>62,920</u>
Fines and Forfeitures:				
Judgements and Fines	23,024	23,024	28,322	5,298
Library Fines	7,205	7,205	12,795	5,590
Code Enforcement Fines	500	20,500	22,255	1,755
Total Fines and Forfeitures	<u>30,729</u>	<u>50,729</u>	<u>63,372</u>	<u>12,643</u>
Miscellaneous Revenue:				
Miscellaneous	7,967	7,967	42,537	34,570
Investment Earnings (Losses)	8,353	8,353	(15,077)	(23,430)
Lease Revenue	96,445	68,445	94,116	25,671
Sale of Surplus Property	51,207	79,207	81,291	2,084
Contributions	66,500	8,600	18,501	9,901
Other Revenues	40,543	93,543	127,724	34,181
Total Miscellaneous Revenue	<u>271,015</u>	<u>266,115</u>	<u>349,092</u>	<u>82,977</u>
Interfund Charges	<u>4,373,115</u>	<u>4,047,042</u>	<u>4,047,051</u>	<u>9</u>
Total Revenues	<u>19,710,785</u>	<u>27,872,204</u>	<u>21,366,032</u>	<u>(6,506,172)</u>

CITY OF MOUNT DORA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
MAJOR FUND - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022
(Continued)

	Original Budget	Final Budget	Actual	Variance
Expenditures				
General Government:				
Legislative:				
Personal Services	\$ 68,700	\$ 68,700	\$ 63,068	\$ 5,632
Operating Expenses	72,254	80,654	27,912	52,742
Total Legislative	140,954	149,354	90,980	58,374
Executive:				
Personal Services	519,978	556,978	530,376	26,602
Operating Expenses	161,992	157,847	131,850	25,997
Capital Outlay	-	-	7,947	(7,947)
Total Executive	681,970	714,825	670,173	44,652
Finance and Administrative:				
Personal Services	1,728,300	1,728,300	1,648,911	79,389
Operating Expenses	478,916	474,713	463,433	11,280
Capital Outlay	-	-	18,545	(18,545)
Total Finance and Administrative	2,207,216	2,203,013	2,130,889	72,124
Legal Counsel:				
Operating Expenses	208,250	208,250	153,074	55,176
Total Legal Counsel	208,250	208,250	153,074	55,176
Information Technology:				
Personal Services	432,718	432,718	434,184	(1,466)
Operating Expenses	502,776	571,848	527,089	44,759
Total Information Technology	935,494	1,004,566	961,273	43,293
Planning, Development and Building Maintenance:				
Personal Services	889,900	889,900	806,370	83,530
Operating Expenses	1,147,163	909,603	586,963	322,640
Capital Outlay	-	-	2,649	(2,649)
Total Planning, Development and Building	2,037,063	1,799,503	1,395,982	403,521
Other General Government:				
Personal Services	957,367	957,367	1,064,709	(107,342)
Operating Expenses	283,562	554,062	287,614	266,448
Grants and Aid	275,000	154,500	11,700	142,800
Capital Outlay	186,163	186,163	147,612	38,551
Contingency	1,324,703	29,007	-	29,007
Total Other General Government	3,026,795	1,881,099	1,511,635	369,464
Total General Government	9,237,742	7,960,610	6,914,006	1,046,604
Public Safety:				
Law Enforcement:				
Personal Services	5,312,100	5,312,100	5,124,764	187,336
Operating Expenses	699,502	682,502	740,879	(58,377)
Capital Outlay	-	-	31,791	(31,791)
Total Law Enforcement	6,011,602	5,994,602	5,897,434	97,168
Fire Control:				
Personal Services	2,910,800	2,820,800	2,879,059	(58,259)
Operating Expenses	402,390	378,514	298,717	79,797
Capital Outlay	-	-	7,948	(7,948)
Total Fire Control	3,313,190	3,199,314	3,185,724	13,590
Total Public Safety	9,324,792	9,193,916	9,083,158	110,758

CITY OF MOUNT DORA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
MAJOR FUND - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022
(Concluded)

	Original Budget	Final Budget	Actual	Variance
Expenditures (Concluded)				
Transportation:				
Roads and Streets:				
Personal Services	\$ 472,700	\$ 472,700	\$ 416,557	\$ 56,143
Operating Expenses	690,356	514,854	525,948	(11,094)
Capital Outlay	-	-	2,649	(2,649)
Total Transportation	1,163,056	987,554	945,154	42,400
Culture and Recreation:				
Leisure Services Admin and Facility Care:				
Personal Services	750,300	757,300	782,216	(24,916)
Operating Expenses	112,103	111,098	89,608	21,490
Total Leisure Services Admin and Facility Care	862,403	868,398	871,824	(3,426)
Parks and Recreation:				
Personal Services	1,299,800	1,394,800	1,347,563	47,237
Operating Expenses	951,316	939,411	961,717	(22,306)
Capital Outlay	-	-	7,948	(7,948)
Total Parks and Recreation	2,251,116	2,334,211	2,317,228	16,983
Library and Historical Venues:				
Personal Services	636,200	636,200	588,028	48,172
Operating Expenses	105,974	99,226	156,420	(57,194)
Capital Outlay	-	-	7,948	(7,948)
Total Library and Historical Venues	742,174	735,426	752,396	(16,970)
Total Culture and Recreation	3,855,693	3,938,035	3,941,448	(3,413)
Debt Service:				
Principal Expense	-	-	289,904	(289,904)
Interest Expense	-	-	51,599	(51,599)
Total Debt Service	-	-	341,503	(341,503)
(Total Expenditures)	(23,581,283)	(22,080,115)	(21,225,269)	854,846
Excess (Deficiency) of Revenue Over (Under) Expenditures	(3,870,498)	5,792,089	140,763	(5,651,326)
Other Financing Sources (Uses)				
Transfers in:				
Electric	1,223,650	1,223,650	1,223,652	2
Water and Wastewater	2,193,250	2,193,250	2,193,252	2
Stormwater	187,350	187,350	187,356	6
Fire Assessment	817,776	817,776	817,776	-
Other Funds	316,781	177,781	286,477	108,696
Proceeds from Lease	-	-	87,424	87,424
Transfers (out):				
Capital Projects Fund	(539,544)	(542,146)	(125,162)	416,984
CRA Funds	-	1,069,014	(1,069,013)	(2,138,027)
Warehouse and Vehicle Fund	-	(9,254,022)	(2,104,136)	7,149,886
Debt Service Fund	(423,611)	(319,481)	(319,476)	5
Total Other Financing Sources (Uses)	3,775,652	(4,446,828)	1,178,150	5,624,978
Net Change in Fund Balances	(94,846)	1,345,261	1,318,913	(26,348)
Fund Balance, Beginning of Year	94,846	(1,345,261)	7,189,936	8,535,197
Fund Balance, End of Year	\$ -	\$ -	\$ 8,508,849	\$ 8,508,849

CITY OF MOUNT DORA, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
MAJOR FUND - FIRE ASSESSMENT FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts		Actual	Variance With
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Revenues				
Permits, Fees, and Special Assessments	\$ 1,882,601	\$ 1,882,601	\$ 1,912,753	\$ 30,152
Miscellaneous	-	-	126,241	126,241
Total Revenues	<u>1,882,601</u>	<u>1,882,601</u>	<u>2,038,994</u>	<u>156,393</u>
Expenditures				
Public Safety:				
Operating Expenses	-	11,970	10,539	1,431
Administrative Expenditures	50,000	50,000	50,004	(4)
Capital Outlay	217,815	217,815	175,758	42,057
Total Public Safety	<u>267,815</u>	<u>279,785</u>	<u>236,301</u>	<u>43,484</u>
Debt Service:				
Interest and Other Debt Service Costs	-	431	431	-
Total Debt Service	<u>-</u>	<u>431</u>	<u>431</u>	<u>-</u>
(Total Expenditures)	<u>(267,815)</u>	<u>(280,216)</u>	<u>(236,732)</u>	<u>43,484</u>
Excess (Deficiency) of Revenue				
Over (Under) Expenditures	<u>1,614,786</u>	<u>1,602,385</u>	<u>1,802,262</u>	<u>199,877</u>
Other Financing Sources (Uses)				
Transfers	(14,579,021)	(14,484,080)	(6,211,840)	8,272,240
Total Other Financing Sources (Uses)	<u>(14,579,021)</u>	<u>(14,484,080)</u>	<u>(6,211,840)</u>	<u>8,272,240</u>
Net Change in Fund Balance	(12,964,235)	(12,881,695)	(4,409,578)	8,472,117
Fund Balance, Beginning of Year	<u>12,964,235</u>	<u>12,881,695</u>	<u>19,444,988</u>	<u>6,563,293</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,035,410</u>	<u>\$ 15,035,410</u>

CITY OF MOUNT DORA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
GENERAL EMPLOYEES' RETIREMENT PLAN (GERP)
LAST 10 FISCAL YEARS

Description	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016	September 30, 2015	September 30, 2014	September 30, 2013
Actuarially Determined Contribution	\$ 358,667	\$ 426,611	\$ 392,269	\$ 388,792	\$ 179,015	\$ 179,917	\$ 222,679	\$ 278,366	\$ 400,004	\$ 570,759
Contributions in Relation to the										
Actuarially Determined Contributions	358,667	426,611	392,269	388,792	179,015	179,917	420,000	461,400	585,400	577,401
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (197,321)</u>	<u>\$ (183,034)</u>	<u>\$ (185,396)</u>	<u>\$ (6,642)</u>
Covered Payroll**	\$ 147,109	\$ 258,950	\$ 329,202	\$ 290,770	\$ 393,039	\$ 551,807	\$ 621,681	\$ 708,855	\$ 668,731	\$ 3,836,623
Contributions as a Percentage of										
Covered Payroll	243.81%	164.75%	119.16%	133.71%	45.55%	32.61%	67.56%	65.09%	87.54%	15.05%

**The Covered Payroll numbers shown are in compliance with GASB Statement No. 82, except for the September 30, 2015 measurement period which includes DROP payroll.

Notes to Schedule

Valuation Date: October 1, 2020

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Frozen Initial Liability (FIL)
Amortization Method	Level Dollar Amortization Closed
Remaining Amortization Method	9 years
Asset Valuation Method	5-Year Smoothed Market
Inflation	2.50%
Salary Increases	6.00%, Including Inflation
Investment Rate Return	6.50%
Retirement Age	Experience-Based Table Rates
Mortality	PUB-2010 Headcount Weighted General Mortality Tables (for pre-retirement mortality) and the PUB-2010 Headcount Weighted General Healthy Mortality Tables for annuitants (for post-retirement mortality), with future improvements in mortality projected to all future years using Scale MP-2018. Tables use ages set back one year for males. These are the same rates used for Regular Class members of the Florida Retirement System (FRS) in the July 1, 2019 FRS Valuation, as mandated by Chapter 112.63, Florida Statutes.

CITY OF MOUNT DORA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
POLICE OFFICERS' RETIREMENT PLAN (PORP)
LAST 10 FISCAL YEARS

Description	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016	September 30, 2015	September 30, 2014	September 30, 2013
Actuarially Determined Contribution	\$ 499,806	\$ 447,310	\$ 401,421	\$ 488,869	\$ 445,505	\$ 537,920	\$ 507,461	\$ 485,936	\$ 457,045	\$ 402,409
Contributions in Relation to the										
Actuarially Determined Contributions	518,228	464,120	474,011	488,869	445,505	553,589	513,275	496,613	459,586	427,051
Contribution Deficiency (Excess)	<u>\$ (18,422)</u>	<u>\$ (16,810)</u>	<u>\$ (72,590)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (15,669)</u>	<u>\$ (5,814)</u>	<u>\$ (10,677)</u>	<u>\$ (2,541)</u>	<u>\$ (24,642)</u>
Covered Payroll**	\$ 3,104,384	\$ 2,958,397	\$ 2,854,927	\$ 2,456,000	\$ 2,213,166	\$ 2,341,391	\$ 2,094,675	\$ 2,060,571	\$ 1,896,604	\$ 1,938,783
Contributions as a Percentage of										
Covered Payroll	16.69%	15.69%	16.60%	19.91%	20.13%	23.64%	24.50%	24.10%	24.23%	22.03%

**The Covered Payroll numbers shown are in compliance with GASB Statement No. 82, except for the 9/30/2015 measurement period which includes DROP payroll.

Notes to Schedule

Valuation Date: October 1, 2020

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

Funding Method	Aggregate
Amortization Method	N/A
Remaining Amortization Period	N/A
Asset Valuation Method	5-year Smoothed Market
Inflation	2.50%
Salary Increases	6.0%-12.5%, Including Inflation
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition.
Investment Rate Return	7.25%
Mortality	PUB-2010 Headcount Weighted Safety Mortality Tables (for pre-retirement mortality) and the PUB-2010 Headcount Weighted Safety Healthy Mortality Tables for annuitants (for post-retirement mortality), with future improvements in mortality projected to all future years using Scale MP-2018. These are the same rates used for Special Risk Class members of the Florida Retirement System (FRS) in the July 1, 2019 FRS Valuation, as mandated by Chapter 112.63, Florida Statutes

CITY OF MOUNT DORA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
FIREFIGHTERS' RETIREMENT PLAN (FRP)
LAST 10 FISCAL YEARS

Description	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016	September 30, 2015	September 30, 2014	September 30, 2013
Actuarially Determined Contribution	\$ 446,251	\$ 508,281	\$ 404,285	\$ 321,188	\$ 310,543	\$ 347,595	\$ 309,802	\$ 286,576	\$ 303,608	\$ 293,565
Contributions in Relation to the										
Actuarially Determined Contributions	487,909	508,281	483,301	411,355	318,244	347,595	309,802	290,937	307,590	351,863
Contribution Deficiency (Excess)	<u>\$ (41,658)</u>	<u>\$ -</u>	<u>\$ (79,016)</u>	<u>\$ (90,167)</u>	<u>\$ (7,701)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (4,361)</u>	<u>\$ (3,982)</u>	<u>\$ (58,298)</u>
Covered Payroll**	\$ 1,919,361	\$ 2,109,926	\$ 2,292,103	\$ 2,108,742	\$ 1,522,271	\$ 1,384,549	\$ 1,265,986	\$ 1,265,986	\$ 1,199,985	\$ 1,231,802
Contributions as a Percentage of										
Covered Payroll	25.42%	24.09%	21.09%	19.51%	20.91%	25.11%	24.47%	22.98%	25.63%	28.56%

**The Covered Payroll numbers shown are in compliance with GASB Statement No. 82, except for the 9/30/2015 measurement period which includes DROP payroll.

Notes to Schedule

Valuation Date: October 1, 2020

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

Funding Method	Aggregate
Amortization Method	N/A
Remaining Amortization Period	N/A
Asset Valuation Method	5-year Smoothed Market
Inflation	2.50%
Salary Increases	5.50%, Including Inflation
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition.
Investment Rate Return	7.00%
Mortality	PUB-2010 Headcount Weighted Safety Mortality Tables (for pre-retirement mortality) and the PUB-2010 Headcount Weighted Safety Healthy Mortality Tables for annuitants (for post-retirement mortality), with future improvements in mortality projected to all future years using Scale MP-2018. These are the same rates used for Special Risk Class members of the Florida Retirement System (FRS) in the July 1, 2019 FRS Valuation, as mandated by Chapter 112.63, Florida Statutes

CITY OF MOUNT DORA, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF INVESTMENT RETURNS
ALL RETIREMENT FUNDS
LAST 10 FISCAL YEARS

	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016	September 30, 2015	September 30, 2014	September 30, 2013
General Employees' Retirement Plan										
Annual Money-Weighted Rate of Return										
Net of Investment Expense	-10.62%	14.75%	7.39%	6.92%	9.21%	9.98%	8.30%	0.40%	10.70%	11.20%
Police Officers' Retirement Plan										
Annual Money-Weighted Rate of Return										
Net of Investment Expense	-12.79%	22.58%	2.88%	1.84%	7.13%	12.67%	8.20%	0.00%	10.30%	11.30%
Firefighters' Retirement Plan										
Annual Money-Weighted Rate of Return										
Net of Investment Expense	-11.55%	20.32%	2.98%	2.08%	6.67%	11.33%	7.50%	0.70%	10.10%	12.00%

CITY OF MOUNT DORA, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS NET PENSION
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS*

GENERAL EMPLOYEES' RETIREMENT FUND

	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016	September 30, 2015	September 30, 2014
Total Pension Liability									
Service Cost	\$ 37,546	\$ 65,057	\$ 70,866	\$ 75,671	\$ 105,529	\$ 126,057	\$ 141,576	\$ 154,932	\$ 193,644
Interest on the Total Pension Liability	1,196,573	1,223,999	1,234,270	1,243,111	1,299,228	1,268,701	1,263,567	1,243,451	1,219,220
Difference Between Expected and Actual Experience	(469,994)	(8,294)	(126,589)	(215,766)	(168,144)	(199,580)	(205,694)	32,457	(6,859)
Change in Assumptions	-	(329,026)	-	-	1,764,082	342,439	-	-	-
Benefit Payments Including Refunds of Contributions	(1,316,247)	(1,376,074)	(1,285,438)	(1,183,006)	(1,155,170)	(1,061,251)	(1,166,005)	(1,059,709)	(922,619)
Refunds	-	-	-	-	-	(3,703)	-	(72,839)	(33,252)
Net Change in Total Pension Liability	(552,122)	(424,338)	(106,891)	(79,990)	1,845,525	472,663	33,444	298,292	450,134
Total Pension Liability-Beginning	19,029,397	19,453,735	19,560,626	19,640,616	17,795,091	17,322,428	17,288,984	16,990,692	16,540,558
Total Pension Liability-Ending (a)	18,477,275	19,029,397	19,453,735	19,560,626	19,640,616	17,795,091	17,322,428	17,288,984	16,990,692
Plan Fiduciary Net Position									
Employer Contributions	358,667	426,611	392,269	388,792	179,015	179,917	420,000	461,400	585,400
Employee Contributions	10,504	18,489	23,505	20,761	28,063	39,399	44,388	52,452	53,903
Pension Plan Net Investment Income	(1,930,546)	2,548,897	1,252,154	1,182,044	1,455,448	1,541,678	1,224,944	61,657	1,526,251
Benefit Payments Including Refunds of Contributions	(1,316,247)	(1,376,074)	(1,285,438)	(1,183,006)	(1,155,170)	(1,061,251)	(1,166,005)	(1,059,709)	(922,619)
Refunds	-	-	-	-	-	(3,703)	-	(72,839)	(33,252)
Pension Plan Administrative Expense	(29,136)	(34,658)	(31,513)	(31,973)	(35,161)	(27,494)	(29,551)	(28,902)	(24,962)
Net Change in Plan Fiduciary Net Position	(2,906,758)	1,583,265	350,977	376,618	472,195	668,546	493,776	(585,941)	1,184,721
Plan Fiduciary Net Position-Beginning	19,002,601	17,419,336	17,068,359	16,691,741	16,219,546	15,551,000	15,057,224	15,643,165	14,458,444
Plan Fiduciary Net Position-Ending (b)	16,095,843	19,002,601	17,419,336	17,068,359	16,691,741	16,219,546	15,551,000	15,057,224	15,643,165
Net Pension Liability-Ending (a) – (b)	\$ 2,381,432	\$ 26,796	\$ 2,034,399	\$ 2,492,267	\$ 2,948,875	\$ 1,575,545	\$ 1,771,428	\$ 2,231,760	\$ 1,347,527
Plan Fiduciary Net Position as Percentage of Total Pension Liability	87.11%	99.86%	89.54%	87.26%	84.99%	91.15%	89.77%	87.09%	92.07%
Covered Payroll**	\$ 147,109	\$ 258,950	\$ 329,202	\$ 290,770	\$ 393,039	\$ 551,807	\$ 621,681	\$ 734,622	\$ 754,944
Net Pension Liability as a Percentage of Covered Payroll	1618.82%	10.35%	617.98%	857.13%	750.28%	285.52%	284.94%	303.80%	178.49%

* GASB Statement No. 67 was adopted for the 2014 fiscal year and the 10-year trend information will be developed from that date forward.

** The payroll-related figures have been updated to reflect the covered payroll as defined under GASB Statement No. 82.

CITY OF MOUNT DORA, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS NET PENSION
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS *

POLICE OFFICERS' RETIREMENT FUND

	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016	September 30, 2015	September 30, 2014
Total Pension Liability									
Service Cost	\$ 691,259	\$ 700,596	\$ 511,808	\$ 479,889	\$ 479,045	\$ 462,042	\$ 468,345	\$ 432,550	\$ 404,540
Interest on the Total Pension Liability	1,093,694	1,065,046	996,857	972,465	875,570	847,354	775,324	706,148	651,963
Difference Between Expected and Actual Experience	(400,998)	(380,139)	(290,745)	(714,056)	303,066	(341,762)	106,264	124,722	-
Change in Assumptions	480,454	124,245	-	-	57,660	(222,459)	-	-	-
Benefit Payments	(561,863)	(537,906)	(418,482)	(392,547)	(373,957)	(373,957)	(374,611)	(374,061)	(350,054)
Refunds	(100,872)	(30,514)	(8,137)	(70,822)	(11,188)	(12,822)	(5,063)	-	-
Net Change in Total Pension Liability	1,201,674	941,328	791,301	274,929	1,330,196	358,396	970,259	889,359	706,449
Total Pension Liability-Beginning	14,725,549	13,784,221	12,992,920	12,717,991	11,387,795	11,029,399	10,059,140	9,169,781	8,463,332
Total Pension Liability-Ending (a)	15,927,223	14,725,549	13,784,221	12,992,920	12,717,991	11,387,795	11,029,399	10,059,140	9,169,781
Plan Fiduciary Net Position									
Employer and State Contributions	518,228	464,120	474,011	488,869	445,505	553,589	513,275	496,613	459,586
Employee Contributions	234,381	223,359	215,547	185,428	167,094	176,775	158,148	152,488	133,710
Pension Plan Net Investment Income	(1,998,948)	2,942,372	379,343	251,858	805,949	1,225,804	694,832	2,492	742,881
Benefit Payments	(561,863)	(537,906)	(418,482)	(392,547)	(373,957)	(373,957)	(374,611)	(374,061)	(350,054)
Refunds	(100,872)	(30,514)	(8,137)	(70,822)	(11,188)	(12,822)	(5,063)	-	-
Pension Plan Administrative Expense	(27,603)	(40,351)	(31,645)	(26,642)	(28,375)	(29,350)	(26,063)	(20,253)	(31,111)
Net Change in Plan Fiduciary Net Position	(1,936,677)	3,021,080	610,637	436,144	1,005,028	1,540,039	960,518	257,279	955,012
Plan Fiduciary Net Position-Beginning	15,912,701	12,891,621	12,280,984	11,844,840	10,839,812	9,299,773	8,339,255	8,081,976	7,126,964
Plan Fiduciary Net Position-Ending (b)	13,976,024	15,912,701	12,891,621	12,280,984	11,844,840	10,839,812	9,299,773	8,339,255	8,081,976
Net Pension Liability-Ending (a) – (b)	\$ 1,951,199	\$ (1,187,152)	\$ 892,600	\$ 711,936	\$ 873,151	\$ 547,983	\$ 1,729,626	\$ 1,719,885	\$ 1,087,805
Plan Fiduciary Net Position as Percentage of Total Pension Liability	87.75%	108.06%	93.52%	94.52%	93.13%	95.19%	84.32%	82.90%	88.14%
Covered Payroll**	\$ 3,104,384	\$ 2,958,397	\$ 2,854,927	\$ 2,456,000	\$ 2,213,166	\$ 2,341,391	\$ 2,094,675	\$ 2,019,709	\$ 1,896,596
Net Pension Liability as a Percentage of Covered Payroll	62.85%	-40.13%	31.27%	28.99%	39.45%	23.40%	82.57%	85.16%	57.36%

* GASB Statement No. 67 was adopted for the 2014 fiscal year and the 10-year trend information will be developed from that date forward.

** The payroll-related figures have been updated to reflect the covered payroll as defined under GASB Statement No. 82.

CITY OF MOUNT DORA, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS NET PENSION
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS *

FIREFIGHTERS' RETIREMENT FUND

	September 30, 2022	September 30, 2021	September 30, 2020	September 30, 2019	September 30, 2018	September 30, 2017	September 30, 2016	September 30, 2015	September 30, 2014
Total Pension Liability									
Service Cost	\$ 501,805	\$ 544,129	\$ 511,561	\$ 360,520	\$ 302,754	\$ 311,801	\$ 293,973	\$ 270,159	\$ 263,464
Interest on the Total Pension Liability	833,385	797,447	750,445	697,542	667,003	664,349	615,232	562,613	520,739
Benefit Changes	-	-	(796)	-	-	-	-	-	-
Difference Between Expected and Actual Experience	(237,798)	(40,616)	(85,966)	(39,555)	(84,950)	(39,883)	46,598	78,871	7,284
Change in Assumptions	-	(199,304)	329,854	289,003	183,005	(166,032)	95,900	87,296	-
Benefit Payments	(472,184)	(424,942)	(415,113)	(373,010)	(729,963)	(393,514)	(250,523)	(252,370)	(272,510)
Refunds	(57,712)	(137,019)	(15,992)	(12,170)	(87,607)	(14,393)	-	(10,795)	(599)
Net Change in Total Pension Liability	567,496	539,695	1,073,993	922,330	250,242	362,328	801,180	735,774	518,378
Total Pension Liability-Beginning	11,668,646	11,128,951	10,054,958	9,132,628	8,882,386	8,520,058	7,718,878	6,983,104	6,464,726
Total Pension Liability-Ending (a)	12,236,142	11,668,646	11,128,951	10,054,958	9,132,628	8,882,386	8,520,058	7,718,878	6,983,104
Plan Fiduciary Net Position									
Employer and State Contributions	487,909	508,281	483,301	411,355	318,244	347,595	309,802	290,937	307,590
Employee Contributions	134,163	147,484	160,218	147,401	106,407	96,780	93,808	90,519	77,879
Pension Plan Net Investment Income	(1,290,353)	1,952,655	303,335	221,553	577,793	882,635	527,953	48,598	618,300
Benefit Payments	(472,184)	(424,942)	(415,113)	(373,010)	(729,963)	(393,514)	(250,523)	(252,370)	(272,510)
Refunds	(57,712)	(137,019)	(15,992)	(12,170)	(87,607)	(14,393)	-	(10,795)	(599)
Pension Plan Administrative Expense	(33,766)	(32,903)	(33,680)	(34,714)	(31,748)	(26,570)	(24,546)	(19,902)	(29,058)
Net Change in Plan Fiduciary Net Position	(1,231,943)	2,013,556	482,069	360,415	153,126	892,533	656,494	146,987	701,602
Plan Fiduciary Net Position-Beginning	11,498,801	9,485,245	9,003,176	8,642,761	8,489,635	7,597,102	6,940,608	6,793,621	6,092,019
Plan Fiduciary Net Position-Ending (b)	10,266,858	11,498,801	9,485,245	9,003,176	8,642,761	8,489,635	7,597,102	6,940,608	6,793,621
Net Pension Liability-Ending (a) – (b)	\$ 1,969,284	\$ 169,845	\$ 1,643,706	\$ 1,051,782	\$ 489,867	\$ 392,751	\$ 922,956	\$ 778,270	\$ 189,483
Plan Fiduciary Net Position as Percentage of Total Pension Liability	83.91%	98.54%	85.23%	89.54%	94.64%	95.58%	89.17%	89.92%	97.29%
Covered Payroll**	\$ 1,919,361	\$ 2,109,926	\$ 2,292,103	\$ 2,108,742	\$ 1,522,271	\$ 1,384,549	\$ 1,342,031	\$ 1,294,979	\$ 1,199,985
Net Pension Liability as a Percentage of Covered Payroll	102.60%	8.05%	71.71%	49.88%	32.18%	28.37%	68.77%	60.10%	15.79%

* GASB Statement No. 67 was adopted for the 2014 fiscal year and the 10-year trend information will be developed from that date forward.

** The payroll-related figures have been updated to reflect the covered payroll as defined under GASB Statement No. 82.

CITY OF MOUNT DORA, FLORIDA
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS *

	2022	2021	2020	2019
Total OPEB Liability				
Service Cost	\$ 372,280	\$ 167,058	\$ 160,633	\$ 256,327
Interest on the Total OPEB Liability	292,775	574,538	610,746	657,078
Difference Between Expected and Actual Experience	-	-	-	(916,708)
Changes of Assumptions and Other Inputs	356,795	(4,254,500)	1,300,318	(2,701,658)
Benefit Payments	(519,784)	(665,278)	(609,980)	(669,839)
Net Change in Total OPEB Liability	502,066	(4,178,182)	1,461,717	(3,374,800)
Total OPEB Liability - Beginning	12,035,939	16,214,121	14,752,404	18,127,204
Total OPEB Liability - Ending	\$ 12,538,005	\$ 12,035,939	\$ 16,214,121	\$ 14,752,404
 Covered-Employee Payroll	 \$ 11,794,816	 \$ 10,429,297	 \$ 12,588,540	 \$ 11,883,310
 Total OPEB Liability as a Percentage of Covered-Employee Payroll	 106.30%	 115.41%	 128.80%	 124.14%

Notes to the Schedule

Difference Between Expected and Actual Experience - Difference between expected and actual experience reflects the impact of changes to the census data from the prior valuation to the valuation as of October 1, 2018. This table will be built out to include a ten-year history.

Changes of Assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

Fiscal Year Ending September 30, 2019:	3.58%
Fiscal Year Ending September 30, 2020:	4.18%
Fiscal Year Ending September 30, 2021:	3.64%
Fiscal Year Ending September 30, 2022:	2.19%

* Presented years available - will eventually present 10-year trend information.

** Due to a change in actuary, isolation of the difference between the expected and actual experience of the Total OPEB Liability was not practical for the measurement year ending September 30, 2020.

*** Covered-Employee Payroll presented for the measurement year ended 2020 is an estimate based on the data submitted for the valuation.

****Noted no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the pension/OPEB plan.

OTHER SUPPLEMENTAL INFORMATION

CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - MAJOR FUND
OTHER CAPITAL PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues			
Intergovernmental	\$ 1,846,264	\$ -	\$ (1,846,264)
Total Revenues	<u>1,846,264</u>	<u>-</u>	<u>(1,846,264)</u>
Expenditures			
General Government:			
Operating	257,189	245,089	12,100
Capital Outlay	22,460,385	6,360,930	16,099,455
(Total Expenditures)	<u>(22,717,574)</u>	<u>(6,606,019)</u>	<u>16,111,555</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(20,871,310)	(6,606,019)	14,265,291
Other Financing Sources (Uses)			
Operating Transfers in	<u>20,871,310</u>	<u>6,373,745</u>	<u>(14,497,565)</u>
Net Change in Fund Balance	-	(232,274)	(232,274)
Fund Balances, Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances (Deficit), End of Year	<u>\$ -</u>	<u>\$ (232,274)</u>	<u>\$ (232,274)</u>

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**CITY OF MOUNT DORA, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Special Revenue Funds								
	Building Inspection Fund	Law Enforcement Trust Fund	Community Redevelopment Agency Fund	Northeast Redevelopment Agency Fund	Impact Fees Fund	Discretionary Sales Tax Fund	Cemetery Fund	Debt Service Fund	Totals
Assets									
Pooled Cash and Investments	\$ 3,399,825	\$ 21,220	\$ 2,295,731	\$ 1,961,496	\$ 4,545,135	\$ 3,084,590	\$ 268,219	\$ 84,529	\$ 15,660,745
Due from Other Governments	-	-	-	-	-	231,893	-	-	231,893
Accrued Interest Receivable	7	-	5	4	9	6	-	-	31
Total Assets	3,399,832	21,220	2,295,736	1,961,500	4,545,144	3,316,489	268,219	84,529	15,892,669
Liabilities and Fund Balances									
Liabilities									
Accounts Payable	127,730	-	11,307	431	5,492	-	4,579	-	149,539
Accrued Liabilities	10,523	-	-	-	-	-	-	-	10,523
Advances from Other Funds	-	-	-	-	784,943	-	-	-	784,943
Due to Other Governments	205,824	-	-	-	-	-	-	-	205,824
Total Liabilities	344,077	-	11,307	431	790,435	-	4,579	-	1,150,829
Fund Balances									
Restricted for:									
Capital Improvements	-	-	-	-	4,539,652	3,316,489	-	-	7,856,141
Community Redevelopment	-	-	2,284,429	1,961,069	-	-	-	-	4,245,498
Building Inspections	3,055,755	-	-	-	-	-	-	-	3,055,755
Law Enforcement	-	21,220	-	-	-	-	-	-	21,220
Debt Service Funds	-	-	-	-	-	-	-	84,529	84,529
Perpetual Care	-	-	-	-	-	-	263,640	-	263,640
Unassigned (Deficit)	-	-	-	-	(784,943)	-	-	-	(784,943)
Total Fund Balances	3,055,755	21,220	2,284,429	1,961,069	3,754,709	3,316,489	263,640	84,529	14,741,840
Total Liabilities and Fund Balances	\$ 3,399,832	\$ 21,220	\$ 2,295,736	\$ 1,961,500	\$ 4,545,144	\$ 3,316,489	\$ 268,219	\$ 84,529	\$ 15,892,669

CITY OF MOUNT DORA, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022

	Special Revenue Funds								
	Building Inspection Fund	Law Enforcement Trust Fund	Community Redevelopment Agency Fund	Northeast Redevelopment Agency Fund	Impact Fees Fund	Discretionary Sales Tax Fund	Cemetery Fund	Debt Service Fund	Totals
Revenues									
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,874,300	\$ -	\$ -	\$ 1,874,300
Permits and Fees	1,657,269	-	-	-	-	-	-	-	1,657,269
Charges for Services	133,197	-	-	-	-	-	85,150	-	218,347
Intergovernmental	-	-	687,732	373,044	60,343	-	-	-	1,121,119
Fines and Forfeitures	-	10,376	-	-	-	-	-	-	10,376
Impact Fees	-	-	-	-	1,835,258	-	-	-	1,835,258
Miscellaneous (Loss)	(4,652)	(39)	(3,757)	(3,144)	(5,924)	(3,837)	(348)	(227)	(21,928)
Total Revenues	1,785,814	10,337	683,975	369,900	1,889,677	1,870,463	84,802	(227)	6,694,741
Expenditures									
General Government	-	-	593,417	346,177	-	-	-	-	939,594
Public Safety	1,496,522	26,735	-	-	69,708	175,119	-	-	1,768,084
Culture and Recreation	-	-	-	-	89,253	-	48,101	-	137,354
Debit Services:									
Principal	126	-	345,000	-	-	283,671	-	706,500	1,335,297
Interest	15	-	75,003	-	-	30,635	-	857,443	963,096
Other Debt Service Costs	-	-	-	-	-	-	-	431	431
(Total Expenditures)	(1,496,663)	(26,735)	(1,013,420)	(346,177)	(158,961)	(489,425)	(48,101)	(1,564,374)	(5,143,856)
Excess (Deficiency) of									
Revenues Over (Under)									
Expenditures	289,151	(16,398)	(329,445)	23,723	1,730,716	1,381,038	36,701	(1,564,601)	1,550,885
Other Financing Sources									
(Uses)									
Issuance of Leases	795	-	-	-	-	-	-	-	795
Transfer in	-	-	696,111	372,902	-	-	-	1,644,708	2,713,721
Transfer (out)	-	-	(93,792)	(259,827)	(987,993)	(804,641)	-	-	(2,146,253)
Total Other Financing									
Sources (Uses)	795	-	602,319	113,075	(987,993)	(804,641)	-	1,644,708	568,263
Net Change in Fund Balances	289,946	(16,398)	272,874	136,798	742,723	576,397	36,701	80,107	2,119,148
Fund Balances,									
Beginning of Year	2,765,809	37,618	2,011,555	1,824,271	3,011,986	2,740,092	226,939	4,422	12,622,692
Fund Balances,									
End of Year	\$ 3,055,755	\$ 21,220	\$ 2,284,429	\$ 1,961,069	\$ 3,754,709	\$ 3,316,489	\$ 263,640	\$ 84,529	\$ 14,741,840

CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - NON-MAJOR FUND
BUILDING INSPECTION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
Revenues			
Permits and Fees	\$ 1,100,000	\$ 1,657,269	\$ 557,269
Charges for Services	86,045	133,197	47,152
Miscellaneous Income (Loss)	-	(4,652)	(4,652)
Total Revenues	<u>1,186,045</u>	<u>1,785,814</u>	<u>599,769</u>
Expenditures			
Public Safety:			
Operating	1,579,223	1,194,174	385,049
Allocations	211,845	211,848	(3)
Capital Outlay	79,350	90,500	(11,150)
Debt Service:			
Principal	-	126	(126)
Interest	-	15	(15)
(Total Expenditures)	<u>(1,870,418)</u>	<u>(1,496,663)</u>	<u>373,755</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(684,373)	289,151	973,524
Other Financing Sources (Uses)			
Issuance of Leases	-	795	795
Net Change in Fund Balance	(684,373)	289,946	974,319
Fund Balances, Beginning of Year	<u>684,373</u>	<u>2,765,809</u>	<u>2,081,436</u>
Fund Balances, End of Year	<u><u>\$ -</u></u>	<u><u>\$ 3,055,755</u></u>	<u><u>\$ 3,055,755</u></u>

CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - NON-MAJOR FUND
LAW ENFORCEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues			
Fines and Forfeitures	\$ -	\$ 10,376	\$ 10,376
Miscellaneous (Loss)	5,500	(39)	(5,539)
Total Revenues	<u>5,500</u>	<u>10,337</u>	<u>4,837</u>
Expenditures			
Public Safety:			
Capital Outlay	29,000	26,735	2,265
(Total Expenditures)	<u>(29,000)</u>	<u>(26,735)</u>	<u>2,265</u>
Net Change in Fund Balance	(23,500)	(16,398)	7,102
Fund Balances, Beginning of Year	<u>23,500</u>	<u>37,618</u>	<u>14,118</u>
Fund Balances, End of Year	<u><u>\$ -</u></u>	<u><u>\$ 21,220</u></u>	<u><u>\$ 21,220</u></u>

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CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - NON-MAJOR FUND
COMMUNITY REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues			
Intergovernmental	\$ 687,732	\$ 687,732	\$ -
Miscellaneous Income (Loss)	1,134	(3,757)	(4,891)
Total Revenues	<u>688,866</u>	<u>683,975</u>	<u>(4,891)</u>
Expenditures			
General Government:			
Operating	475,911	261,163	214,748
Allocations	367,156	332,254	34,902
Debt Service:			
Principal	345,000	345,000	-
Interest	74,924	75,003	(79)
(Total Expenditures)	<u>(1,262,991)</u>	<u>(1,013,420)</u>	<u>249,571</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(574,125)</u>	<u>(329,445)</u>	<u>244,680</u>
Other Financing Sources (Uses)			
Transfers in	696,111	696,111	-
Transfers (out)	(1,568,345)	(93,792)	1,474,553
Total Other Financing Sources (Uses)	<u>(872,234)</u>	<u>602,319</u>	<u>1,474,553</u>
Net Change in Fund Balance	(1,446,359)	272,874	1,719,233
Fund Balances, Beginning of Year	<u>1,446,359</u>	<u>2,011,555</u>	<u>565,196</u>
Fund Balances, End of Year	<u>\$ -</u>	<u>\$ 2,284,429</u>	<u>\$ 2,284,429</u>

CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - NON-MAJOR FUND
NORTHEAST REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 373,044	\$ 373,044	\$ -
Miscellaneous Income (Loss)	10,400	(3,144)	(13,544)
Total Revenues	<u>383,444</u>	<u>369,900</u>	<u>(13,544)</u>
Expenditures			
General Government			
Operating	413,745	139,689	274,056
Allocations	221,240	206,488	14,752
(Total Expenditures)	<u>(634,985)</u>	<u>(346,177)</u>	<u>288,808</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(251,541)</u>	<u>23,723</u>	<u>275,264</u>
Other Financing Sources (Uses)			
Transfers in	372,903	372,902	(1)
Transfers (out)	(1,106,538)	(259,827)	846,711
Total Other Financing Sources (Uses)	<u>(733,635)</u>	<u>113,075</u>	<u>846,710</u>
Net Change in Fund Balance	(985,176)	136,798	1,121,974
Fund Balances, Beginning of Year	<u>985,176</u>	<u>1,824,271</u>	<u>839,095</u>
Fund Balances, End of Year	<u>\$ -</u>	<u>\$ 1,961,069</u>	<u>\$ 1,961,069</u>

CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - NON-MAJOR FUND
IMPACT FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ -	\$ 60,343	\$ 60,343
Impact Fees	1,783,990	1,835,258	51,268
Miscellaneous Income (Loss)	-	(5,924)	(5,924)
Total Revenues	<u>1,783,990</u>	<u>1,889,677</u>	<u>105,687</u>
Expenditures			
Public Safety:			
Capital Outlay	70,000	69,708	292
Culture and Recreation:			
Capital Outlay	88,000	89,253	(1,253)
(Total Expenditures)	<u>(158,000)</u>	<u>(158,961)</u>	<u>(961)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>1,625,990</u>	<u>1,730,716</u>	<u>104,726</u>
Other Financing Sources (Uses)			
Transfers (out)	(3,500,648)	(987,993)	2,512,655
Total Other Financing Sources (Uses)	<u>(3,500,648)</u>	<u>(987,993)</u>	<u>2,512,655</u>
Net Change in Fund Balance	(1,874,658)	742,723	2,617,381
Fund Balances, Beginning of Year	<u>1,874,658</u>	<u>3,011,986</u>	<u>1,137,328</u>
Fund Balances, End of Year	<u>\$ -</u>	<u>\$ 3,754,709</u>	<u>\$ 3,754,709</u>

CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - NON-MAJOR FUND
DISCRETIONARY SALES TAX FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues			
Taxes	\$ 1,511,492	\$ 1,874,300	\$ 362,808
Miscellaneous Income (Loss)	-	(3,837)	(3,837)
Total Revenues	<u>1,511,492</u>	<u>1,870,463</u>	<u>358,971</u>
Expenditures			
Public Safety:			
Capital Outlay	539,293	175,119	364,174
Debt Service:			
Principal	230,168	283,671	(53,503)
Interest	20,205	30,635	(10,430)
(Total Expenditures)	<u>(789,666)</u>	<u>(489,425)</u>	<u>300,241</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>721,826</u>	<u>1,381,038</u>	<u>659,212</u>
Other Financing Sources (Uses)			
Debt Proceeds	-	-	-
Transfers (out)	(1,922,701)	(804,641)	1,118,060
Total Other Financing Sources (Uses)	<u>(1,922,701)</u>	<u>(804,641)</u>	<u>1,118,060</u>
Net Change in Fund Balance	(1,200,875)	576,397	1,777,272
Fund Balances, Beginning of Year	<u>1,200,875</u>	<u>2,740,092</u>	<u>1,539,217</u>
Fund Balances, End of Year	<u>\$ -</u>	<u>\$ 3,316,489</u>	<u>\$ 3,316,489</u>

CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - NON-MAJOR FUND
CEMETERY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ 80,000	\$ 85,150	\$ 5,150
Miscellaneous Income (Loss)	-	(348)	(348)
Total Revenues	<u>80,000</u>	<u>84,802</u>	<u>4,802</u>
Expenditures			
Culture and Recreation:			
Operating	29,137	27,801	1,336
Capital Outlay	18,500	20,300	(1,800)
(Total Expenditures)	<u>(47,637)</u>	<u>(48,101)</u>	<u>(464)</u>
Net Change in Fund Balance	32,363	36,701	4,338
Fund Balances, Beginning of Year	<u>(32,363)</u>	<u>226,939</u>	<u>259,302</u>
Fund Balances, End of Year	<u>\$ -</u>	<u>\$ 263,640</u>	<u>\$ 263,640</u>

CITY OF MOUNT DORA, FLORIDA
BUDGET TO ACTUAL COMPARISON - NON-MAJOR FUND
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
Revenues			
Miscellaneous Income (Loss)	\$ -	\$ (227)	\$ (227)
Total Revenues	<u>-</u>	<u>(227)</u>	<u>(227)</u>
Expenditures			
Debt Service:			
Principal	706,500	706,500	-
Interest	938,209	857,443	80,766
Other Debt Service Costs	-	431	(431)
(Total Expenditures)	<u>(1,644,709)</u>	<u>(1,564,374)</u>	<u>80,335</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(1,644,709)</u>	<u>(1,564,601)</u>	<u>80,108</u>
Other Financing Sources (Uses)			
Transfers in	1,644,709	1,644,708	(1)
Total Other Financing Sources (Uses)	<u>1,644,709</u>	<u>1,644,708</u>	<u>(1)</u>
Net Change in Fund Balance	-	80,107	80,107
Fund Balances, Beginning of Year	<u>-</u>	<u>4,422</u>	<u>4,422</u>
Fund Balances, End of Year	<u>\$ -</u>	<u>\$ 84,529</u>	<u>\$ 84,529</u>

INTERNAL SERVICE FUNDS COMBINING STATEMENTS

CITY OF MOUNT DORA, FLORIDA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
SEPTEMBER 30, 2022

	Fleet Maintenance and Warehouse Fund	Warehouse and Vehicle Replacement Fund	Self Insurance Fund	Total
Assets				
Current Assets:				
Pooled Cash and Investments	\$ -	\$ 9,878,900	\$ 1,871,442	\$ 11,750,342
Restricted Cash	-	11,591,205	-	11,591,205
Accounts Receivable	-	-	145	145
Accrued Interest Receivable	-	2	3	5
Total Current Assets	<u>-</u>	<u>21,470,107</u>	<u>1,871,590</u>	<u>23,341,697</u>
Capital Assets:				
Construction in Progress	-	685,970	-	685,970
Right to Use Lease Buildings	-	-	127,813	127,813
Property, Plant and Equipment	-	2,972,491	38,331	3,010,822
(Accumulated Depreciation and Amortization)	-	(2,176,496)	(69,007)	(2,245,503)
Total Capital Assets - Cost Less Depreciation	<u>-</u>	<u>1,481,965</u>	<u>97,137</u>	<u>1,579,102</u>
Total Assets	<u><u>-</u></u>	<u><u>22,952,072</u></u>	<u><u>1,968,727</u></u>	<u><u>24,920,799</u></u>
Liabilities and Net Position				
Current Liabilities				
Accounts Payable and Accrued Liabilities	-	95,645	349,011	444,656
Unearned Revenue	-	6,463,922	-	6,463,922
Leases Payable	-	-	30,642	30,642
Bonds Payable	-	240,000	-	240,000
Total Current Liabilities	<u>-</u>	<u>6,799,567</u>	<u>379,653</u>	<u>7,179,220</u>
Non-Current Liabilities				
Leases Payable	-	-	68,274	68,274
Bonds Payable	-	11,156,870	-	11,156,870
Total Non-Current Liabilities	<u>-</u>	<u>11,156,870</u>	<u>68,274</u>	<u>11,225,144</u>
Total Liabilities	<u>-</u>	<u>17,956,437</u>	<u>447,927</u>	<u>18,404,364</u>
Net Position				
Net Investment in Capital Assets	-	1,210,258	(1,779)	1,208,479
Restricted for Debt Service	-	400,000	-	400,000
Unrestricted	-	3,385,377	1,522,579	4,907,956
Total Net Position	<u>-</u>	<u>4,995,635</u>	<u>1,520,800</u>	<u>6,516,435</u>
Total Liabilities and Net Position	<u><u>\$ -</u></u>	<u><u>\$ 22,952,072</u></u>	<u><u>\$ 1,968,727</u></u>	<u><u>\$ 24,920,799</u></u>

CITY OF MOUNT DORA, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
SEPTEMBER 30, 2022

	Fleet Maintenance and Warehouse Fund	Warehouse and Vehicle Replacement Fund	Self Insurance Fund	Total
Operating Revenues				
Charges for Services	\$ -	\$ 257,628	\$ 3,653,654	\$ 3,911,282
Operating Expenses				
Administration and General	1,200	48,712	3,602,588	3,652,500
Rental Expense	-	140,774	-	140,774
Depreciation and Amortization	-	239,003	30,675	269,678
Total Operating Expenses	<u>1,200</u>	<u>428,489</u>	<u>3,633,263</u>	<u>4,062,952</u>
Operating Income (Loss)	<u>(1,200)</u>	<u>(170,861)</u>	<u>20,391</u>	<u>(151,670)</u>
Non-Operating Revenues (Expenses)				
Investment Earnings (Loss)	82,424	(1,641)	(2,077)	78,706
Interest Expense	(446,991)	8,487	-	(438,504)
Total Non-Operating Revenues (Expenses)	<u>(364,567)</u>	<u>6,846</u>	<u>(2,077)</u>	<u>(359,798)</u>
Income (Loss) Before Capital Contributions and Transfers	<u>(365,767)</u>	<u>(164,015)</u>	<u>18,314</u>	<u>(511,468)</u>
Capital Contributions and Transfers				
Capital Contributions	685,970	-	-	685,970
Transfers in	2,694,224	3,658,167	-	6,352,391
Transfers (out)	(3,658,167)	(286,477)	-	(3,944,644)
Net Capital Contributions and Transfers	<u>(277,973)</u>	<u>3,371,690</u>	<u>-</u>	<u>3,093,717</u>
Change in Net Position	(643,740)	3,207,675	18,314	2,582,249
Net Position, Beginning of Year	<u>643,740</u>	<u>1,787,960</u>	<u>1,502,486</u>	<u>3,934,186</u>
Net Position, End of Year	<u>\$ -</u>	<u>\$ 4,995,635</u>	<u>\$ 1,520,800</u>	<u>\$ 6,516,435</u>

CITY OF MOUNT DORA, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
SEPTEMBER 30, 2022

	Fleet Maintenance and Warehouse Fund	Warehouse and Vehicle Replacement Fund	Self Insurance Fund	Total
Cash Flows from Operating Activities				
Cash Received from Customers, Including Cash	\$ -	\$ 257,628	\$ 3,653,509	\$ 3,911,137
Cash Paid to Suppliers	(1,200)	(93,841)	(3,651,315)	(3,746,356)
Total Cash Provided by (Used in) Operating Activities	(1,200)	163,787	2,194	164,781
Cash Flows from Non-Capital Financing Activities				
Transfers in	2,694,224	3,658,167	-	6,352,391
Transfers (out)	(3,658,167)	(286,477)	-	(3,944,644)
Transfer Operation	(11,396,870)	11,396,870	-	-
Total Cash Provided by Non-Capital Financing Activities	(12,360,813)	14,768,560	-	2,407,747
Cash Flows from Capital and Related Financing Activities				
Acquisition and construction of capital assets	-	(899,668)	1	(899,667)
Grants Received for Capital Purposes	685,970	6,463,922	-	7,149,892
Loan Proceeds	-	-	-	-
Principal Paid	(247,209)	(312,182)	(28,897)	(588,288)
Interest Paid	(446,991)	8,487	-	(438,504)
Net Cash Provided by (Used in) Capital and Related Financing Activities	(8,230)	5,260,559	(28,896)	5,223,433
Cash Flows from Investing Activities				
Investment Earnings (Loss)	82,424	(1,639)	(2,038)	78,747
Total Cash Flows from Investing Activities	82,424	(1,639)	(2,038)	78,747
Net Increase (Decrease) in Cash and Cash Equivalents	(12,287,819)	20,191,267	(28,740)	7,874,708
Cash and Cash Equivalents, Beginning of Year	12,287,819	1,278,838	1,900,182	15,466,839
Cash and Cash Equivalents, End of Year	\$ -	\$ 21,470,105	\$ 1,871,442	\$ 23,341,547
<u>Shown in the Financial Statements as</u>				
Pooled Cash and Investments	-	9,878,900	1,871,442	11,750,342
Restricted Cash	-	11,591,205	-	11,591,205
Total Cash and Cash Equivalents	\$ -	\$ 21,470,105	\$ 1,871,442	\$ 23,341,547
<u>Reconciliation of Operating Income to Net Cash Provided by (Used in) Operating Activities</u>				
Operating Income (Loss)	\$ (1,200)	\$ (170,861)	\$ 20,391	\$ (151,670)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:				
Depreciation and Amortization	-	239,003	30,675	269,678
Changes in Assets Decrease (Increase) and Liabilities Increase (Decrease):				
Accounts Receivable	-	-	(145)	(145)
Accounts Payable	-	95,645	(48,727)	46,918
Total Adjustments	-	334,648	(18,197)	316,451
Net Cash Provided by (Used in) Operating Activities	\$ (1,200)	\$ 163,787	\$ 2,194	\$ 164,781

**STATISTICAL SECTION
(UNAUDITED)**

CITY OF MOUNT DORA
NET POSITION BY COMPONENT

Table A - 1
(accrual basis of accounting)
Last Ten Fiscal Years

	Fiscal Year				
	2022	2021	2020	2019	2018
Governmental Activities					
Net investment in capital assets	\$ 39,136,604	\$ 39,559,388	\$ 36,679,848	\$ 38,203,305	\$ 36,914,412
Restricted	15,842,236	14,687,023	10,219,447	9,095,455	9,116,325
Unrestricted	(2,588,563)	(8,244,155)	(7,820,206)	(11,257,473)	(11,995,733)
Total governmental activities net position	52,390,277	46,002,256	39,079,089	36,041,287	34,035,004
Business-type activities					
Net investment in capital assets	48,025,267	48,923,097	47,499,468	46,898,927	44,662,505
Restricted	9,983,281	7,762,319	5,684,207	5,118,454	3,985,588
Unrestricted	14,288,076	10,625,465	11,091,842	10,960,143	9,372,725
Total business-type activities net position	72,296,624	67,310,881	64,275,517	62,977,524	58,020,818
Primary government					
Net investment in capital assets	87,161,871	88,482,485	84,179,316	85,102,232	81,576,917
Restricted	25,825,517	22,449,342	15,903,654	14,213,909	13,101,913
Unrestricted	11,699,513	2,381,310	3,271,636	(297,330)	(2,623,008)
Total primary government net position	\$ 124,686,901	\$ 113,313,137	\$ 103,354,606	\$ 99,018,811	\$ 92,055,822
	Fiscal Year				
	2017	2016 ⁽²⁾	2015	2014 ⁽¹⁾	2013 ⁽¹⁾
Governmental Activities					
Net investment in capital assets	\$ 38,265,015	\$ 38,465,921	\$ 39,571,544	\$ 38,938,810	\$ 37,977,455
Restricted	7,126,140	5,238,368	3,241,613	3,675,538	4,446,851
Unrestricted	636,760	2,027,583	1,710,120	3,788,034	3,082,453
Total governmental activities net position	46,027,915	45,731,872	44,523,277	46,402,382	45,506,759
Business-type activities					
Net investment in capital assets	46,272,293	44,565,914	43,706,330	41,954,352	36,021,284
Restricted	3,387,839	3,541,192	3,374,523	3,163,254	3,256,639
Unrestricted	10,435,533	6,419,413	4,784,058	3,762,944	7,359,662
Total business-type activities net position	60,095,665	54,526,519	51,864,911	48,880,550	46,637,585
Primary government					
Net investment in capital assets	84,537,308	83,031,835	83,277,874	80,893,162	73,998,739
Restricted	10,513,979	8,779,560	6,616,136	6,838,792	7,703,490
Unrestricted	11,072,293	8,446,996	6,494,178	7,550,978	10,442,115
Total primary government net position	\$ 106,123,580	\$ 100,258,391	\$ 96,388,188	\$ 95,282,932	\$ 92,144,344

⁽¹⁾ Prior years were not restated for GASB Statement Number 68 - *Accounting and Financial Reporting for Pensions* - See Note 11

⁽²⁾ Prior year adjusted for prior period adjustment

**CITY OF MOUNT DORA
CHANGES IN NET POSITION**

Table A - 2, Part 1A
(*accrual basis of accounting*)
Last Five Fiscal Years*

	Fiscal Year				
	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Program Revenues					
Governmental activities					
Charges for Services					
General government	\$ 1,139,870	\$ 239,304	\$ 372,507	\$ 242,634	\$ 99,980
Public safety	4,482,664	5,043,231	3,062,087	3,340,793	1,496,587
Physical environment	-	-	-	-	-
Transportation	129,442	-	-	-	-
Culture and recreation	1,384,732	578,062	442,088	698,161	331,235
Operating Grants and Contributions					
General government	243,926	-	29,916	867,598	123,769
Public safety	36,535	835,159	1,846,575	412,254	-
Physical environment	-	-	-	-	-
Transportation	-	-	-	-	116,117
Culture and recreation	55,976	140,950	-	121,958	46,000
Grants and aid	-	-	-	-	-
Capital Grants and Contributions					
General government	720,170	-	-	-	-
Public safety	381,784	-	70,209	146,254	116,439
Physical environment	-	-	-	-	-
Transportation	-	-	-	-	-
Culture and recreation	1,905,703	640,330	370,922	672,883	526,192
Grants and aid	-	-	-	-	-
Total governmental activities program revenues	<u>10,480,802</u>	<u>7,477,036</u>	<u>6,194,304</u>	<u>6,502,535</u>	<u>2,856,319</u>
Business-type activities					
Charges for services					
Electric Utility	13,123,561	9,355,489	9,472,881	9,940,283	10,013,428
Water and Wastewater Utility	14,060,046	12,760,625	11,600,336	11,024,880	10,451,116
Sanitation	2,600,190	2,385,059	2,108,034	2,008,061	1,990,391
Stormwater Utility	1,448,846	1,294,888	1,097,604	1,062,898	1,024,745
Cemetery	-	-	83,290	172,500	62,345
Operating grants and contributions					
Electric Utility	-	-	-	-	-
Water and Wastewater Utility	-	-	-	-	-
Sanitation	-	-	-	-	-
Stormwater Utility	-	-	-	-	-
Capital Grants and Contributions					
Electric Utility	374,220	636,404	128,402	171,406	-
Water and Wastewater Utility	3,195,707	3,430,044	1,581,149	2,578,807	1,527,808
Stormwater Utility	105,950	12,540	-	1,995,786	20,789
Total business-type activities program revenues	<u>34,908,520</u>	<u>29,875,049</u>	<u>26,071,696</u>	<u>28,954,621</u>	<u>25,090,622</u>
Total primary government program revenues	<u>\$ 45,389,322</u>	<u>\$ 37,352,085</u>	<u>\$ 32,266,000</u>	<u>\$ 35,457,156</u>	<u>\$ 27,946,941</u>

**CITY OF MOUNT DORA
CHANGES IN NET POSITION**

Table A - 2, Part 1B
(accrual basis of accounting)
Prior Five Fiscal Years*

	Fiscal Year				
	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Program Revenues					
Governmental activities					
Charges for Services					
General government	\$ 136,237	\$ 82,736	\$ 76,369	\$ 71,126	\$ 69,815
Public safety	1,877,663	1,373,357	854,158	939,679	852,862
Physical environment	-	-	-	3,974	3,129
Transportation	-	-	-	-	-
Culture and recreation	405,371	300,502	311,913	183,945	163,442
Operating Grants and Contributions					
General government	86,792	20,896	22,834	-	-
Public safety	-	-	-	6,307	-
Physical environment	-	-	-	37,500	-
Transportation	-	-	-	19,637	21,193
Culture and recreation	-	-	-	-	-
Grants and aid	-	-	-	-	-
Capital Grants and Contributions					
General government	-	-	-	-	-
Public safety	384,674	174,909	142,861	58,151	149,953
Physical environment	-	-	-	-	-
Transportation	-	-	-	340,561	-
Culture and recreation	553,569	501,827	300,763	791,212	813,826
Grants and aid	-	-	-	-	-
Total governmental activities program revenues	<u>3,444,306</u>	<u>2,454,227</u>	<u>1,708,898</u>	<u>2,452,092</u>	<u>2,074,220</u>
Business-type activities					
Charges for services					
Electric utility	9,382,512	9,931,019	11,224,288	10,682,392	10,324,206
Water and Wastewater utility	10,351,583	9,187,745	8,645,543	8,068,351	7,499,207
Sanitation	1,972,182	2,296,079	2,268,030	2,174,190	2,117,927
Stormwater utility	945,199	943,421	938,126	852,208	851,139
Cemetery	61,594	69,282	80,981	60,303	29,391
Operating grants and contributions					
Electric utility	-	-	-	-	-
Water and Wastewater utility	-	-	-	-	3,025
Sanitation	-	-	-	-	-
Stormwater utility	-	-	-	-	-
Capital Grants and Contributions					
Electric utility	-	-	-	-	29,769
Water and Wastewater utility	2,932,137	2,358,499	1,148,195	1,901,875	1,294,754
Stormwater utility	-	-	641,548	117,007	202,331
Total business-type activities program revenues	<u>25,645,207</u>	<u>24,786,045</u>	<u>24,946,711</u>	<u>23,856,326</u>	<u>22,351,749</u>
Total primary government program revenues	<u>\$ 29,089,513</u>	<u>\$ 27,240,272</u>	<u>\$ 26,655,609</u>	<u>\$ 26,308,418</u>	<u>\$ 24,425,969</u>

CITY OF MOUNT DORA
CHANGES IN NET POSITION
Table A - 2, Part 2A
(accrual basis of accounting)
Last Five Fiscal Years

	Fiscal Year				
	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Expenses					
Governmental Activities					
General Government	\$ 4,781,648	\$ 3,158,901	\$ 2,499,513	\$ 4,624,635	\$ 3,765,569
Public Safety	12,319,094	11,374,990	11,267,125	10,703,799	8,599,093
Physical Environment	-	-	-	-	-
Transportation	1,463,688	1,538,899	2,136,548	2,419,628	2,221,672
Culture and Recreation	5,557,603	4,124,004	3,786,678	3,851,962	3,283,801
Interest on long-term debt	1,381,667	1,354,335	1,077,395	851,287	118,451
Total governmental activities expenses	25,503,700	21,551,129	20,767,259	22,451,311	17,988,586
Business-type activities					
Electric	11,617,269	9,405,814	10,049,088	9,082,979	9,082,774
Water / Wastewater	10,321,467	9,822,105	9,256,439	9,521,722	8,048,315
Sanitation	2,700,821	2,450,887	2,325,968	2,181,117	2,139,906
Stormwater	1,372,237	1,583,060	1,339,586	1,109,290	1,349,877
Cemetery	-	-	130,408	135,975	123,700
Total business-type activities expenses	26,011,794	23,261,866	23,101,489	22,031,083	20,744,572
Total primary government expenses	51,515,494	44,812,995	43,868,748	44,482,394	38,733,158
Net (Expense)/Revenue					
Governmental activities	(15,022,898)	(14,074,093)	(14,572,955)	(15,948,776)	(15,132,269)
Business-type activities	8,896,726	6,613,183	2,970,207	6,923,538	4,346,051
Total primary government net expense	(6,126,172)	(7,460,910)	(11,602,748)	(9,025,238)	(10,786,218)
General revenues and other changes in net position					
Governmental activities					
General revenues					
Property taxes	7,983,744	7,500,167	7,183,425	6,613,825	6,123,406
Public service taxes	2,418,019	2,179,048	2,089,971	2,081,078	1,966,452
Discretionary Sales Surtax	1,874,300	1,573,560	1,353,343	1,379,467	-
Local Option Fuel Taxes	359,070	246,882	243,863	265,905	-
Local Business Tax	28,483	25,038	33,339	24,138	-
Other taxes (1)	-	-	-	-	1,657,236
Franchise fees	1,028,524	953,035	798,545	778,203	750,159
State and County shared rev. - unrestricted	3,171,654	3,326,200	2,988,766	2,937,416	2,620,194
Investment earnings (losses)	167,716	97,255	340,814	707,449	99,318
Miscellaneous revenue	151,563	850,794	351,940	315,278	599,589
Transfers	4,227,846	3,953,355	2,226,751	2,852,300	2,782,250
Total governmental activities	21,410,919	20,705,334	17,610,757	17,955,059	16,598,604
Business-type activities					
Interest earnings (losses)	(21,627)	88,186	289,323	553,748	161,064
Miscellaneous revenue	338,490	287,350	265,214	331,720	128,590
Transfers	(4,227,846)	(3,953,355)	(2,226,751)	(2,852,300)	(2,782,250)
Total business-type activities	(3,910,983)	(3,577,819)	(1,672,214)	(1,966,832)	(2,492,596)
Total primary government	17,499,936	17,127,515	15,938,543	15,988,227	14,106,008
Change in Net Position					
Governmental activities	6,388,021	6,631,241	3,037,802	2,006,283	1,466,335
Business-type activities	4,985,743	3,035,364	1,297,993	4,956,706	1,853,455
Total primary government: change in net position	\$ 11,373,764	\$ 9,666,605	\$ 4,335,795	\$ 6,962,989	\$ 3,319,790

(1) In the current year, other taxes were broken out to provide more detail

CITY OF MOUNT DORA
CHANGES IN NET POSITION

Table A - 2, Part 2
(accrual basis of accounting)
Prior Five Fiscal Years

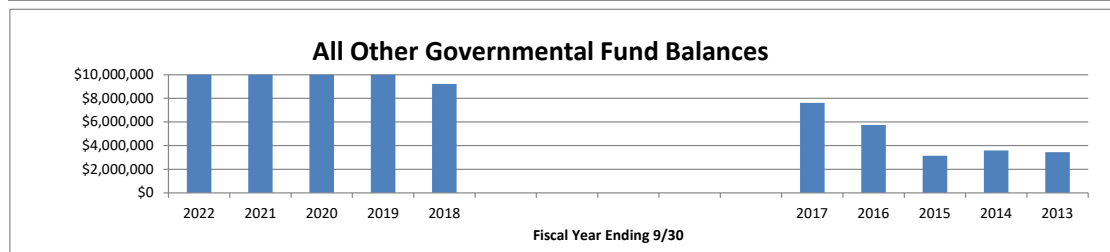
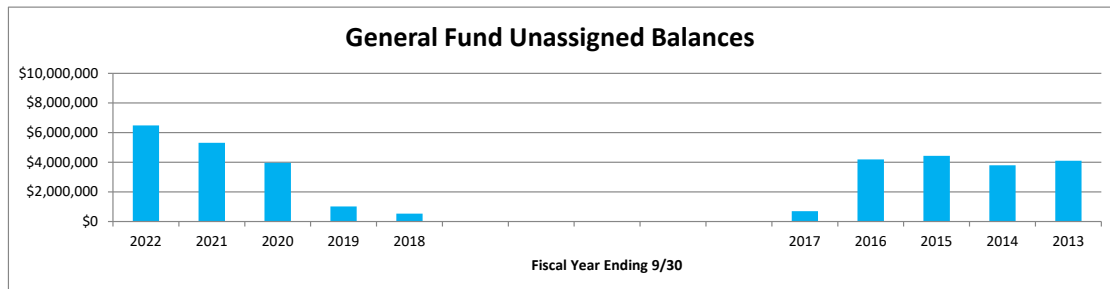
	Fiscal Year				
	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Expenses					
Governmental Activities					
General Government	\$ 4,378,473	\$ 2,515,665	\$ 2,487,548	\$ 2,493,630	\$ 2,432,163
Public Safety	9,141,534	8,459,167	7,917,059	7,934,780	7,567,046
Physical Environment	-	-	-	-	-
Transportation	1,783,024	1,711,706	1,633,927	1,574,628	1,664,660
Culture and Recreation	3,360,990	3,534,111	3,509,701	3,214,825	2,877,536
Interest on long-term debt	133,730	114,861	111,527	116,189	82,169
Total governmental activities expenses	18,797,751	16,335,510	15,659,762	15,334,052	14,623,574
Business-type activities					
Electric	8,783,558	8,790,242	8,839,187	9,201,878	9,079,195
Water / Wastewater	7,008,509	6,915,678	6,961,483	6,633,938	6,612,703
Sanitation	1,953,190	2,310,103	2,222,235	2,167,724	2,091,761
Stormwater	835,402	813,456	807,683	878,731	988,600
Cemetery	145,160	141,672	144,538	147,258	136,146
Total business-type activities expenses	18,725,819	18,971,151	18,975,126	19,029,529	18,908,405
Total primary government expenses	37,523,570	35,306,661	34,634,888	34,363,581	33,531,979
Net (Expense)/Revenue					
Governmental activities	(15,941,432)	(12,891,204)	(13,205,535)	(13,625,154)	(12,549,354)
Business-type activities	6,364,803	6,674,056	5,810,919	5,917,182	3,443,344
Total primary government net expense	(9,576,629)	(6,217,148)	(7,394,616)	(7,707,972)	(9,106,010)
General revenues and other changes in net position					
Governmental activities					
General revenues					
Property taxes	5,443,802	5,250,124	5,063,514	4,644,345	4,571,110
Public service taxes	2,032,368	1,981,001	1,529,506	1,446,485	1,867,561
Other taxes	1,559,177	1,521,904	1,918,442	1,902,317	1,351,654
Franchise fees	714,320	721,220	702,324	661,317	629,953
State and County shared rev. - unrestricted	2,437,309	2,355,149	2,192,121	2,013,460	1,804,701
Investment income	111,107	98,226	85,295	95,934	(45,406)
Miscellaneous revenue	211,955	1,449,531	316,194	261,675	361,624
Transfers	3,139,450	2,997,250	2,845,050	2,752,050	2,691,300
Total governmental activities	15,649,488	16,374,405	14,652,446	13,777,583	13,232,497
Business-type activities					
Interest earnings	107,508	117,241	117,738	94,334	(49,812)
Miscellaneous revenue	95,297	28,599	69,365	73,884	38,387
Transfers	(3,139,450)	(2,997,250)	(2,845,050)	(2,752,050)	(2,691,300)
Total business-type activities	(2,936,645)	(2,851,410)	(2,657,947)	(2,583,832)	(2,702,725)
Total primary government	12,712,843	13,522,995	11,994,499	11,193,751	10,529,772
Change in Net Position					
Governmental activities	(291,944)	3,483,201	701,582	895,623	683,143
Business-type activities	3,428,158	3,822,646	3,313,637	2,242,965	740,619
Total primary government: change in net position	\$ 3,136,214	\$ 7,305,847	\$ 4,015,219	\$ 3,138,588	\$ 1,423,762

CITY OF MOUNT DORA
FUND BALANCES - GOVERNMENTAL FUNDS

Table A - 3
(modified accrual basis of accounting)
 Last Ten Fiscal Years

	Fiscal Year				
	2022	2021	2020	2019	2018
General Fund					
Nonspendable- Inventory, Prepaids, and Receivables	\$ 958,728	\$ 1,353,397	\$ 1,219,206	\$ 2,206,182	\$ 1,897,557
Assigned for Future Expenditures	1,062,359	518,619	99,969	-	1,294,513
Unassigned	6,487,762	5,317,920	3,965,872	1,022,691	527,479
Total General Fund	8,508,849	7,189,936	5,285,047	3,228,873	3,719,549
All Other Governmental Funds					
Nonspendable- Inventory & Prepaids	-	-	2,104,610	7,897	7,897
Restricted for					
Capital Improvements	7,856,141	6,744,896	6,617,788	6,962,279	3,791,261
Redevelopment	4,245,498	3,835,826	3,905,080	2,931,172	3,541,414
Debt Service	84,529	4,422	6,135	-	-
Building Inspections	3,055,755	2,765,809	2,142,757	2,213,935	1,757,858
Fire Protection	15,035,410	19,444,988	20,863,708	22,752,700	-
Law Enforcement	21,220	37,618	29,293	18,850	22,733
Special Events	-	-	55,115	9,219	3,059
Perpetual Care	263,640	226,939	-	-	-
Assigned					
Subsequent Year's Budgets	-	-	-	-	-
Capital Improvement	-	-	-	-	-
Building Inspections	-	-	-	-	-
Debt Service	-	-	-	103,023	99,860
Unassigned	(1,017,217)	(992,818)	-	-	-
Total all other governmental funds	29,544,976	32,067,680	35,724,486	34,999,075	9,224,082
Total Fund Balances	\$ 38,053,825	\$ 39,257,616	\$ 41,009,533	\$ 38,227,948	\$ 12,943,631

	Fiscal Year				
	2017	2016	2015	2014	2013
General Fund					
Nonspendable- Inventory & Prepaids	\$ 1,730,112	\$ 86,104	\$ 14,960	\$ 31,073	\$ 36,561
Assigned for Future Expenditures	1,234,144	-	-	158,250	-
Unassigned	694,909	4,196,476	4,437,623	3,792,396	4,098,436
Total General Fund	3,659,165	4,282,580	4,452,583	3,981,719	4,134,997
All Other Governmental Funds					
Nonspendable- Inventory & Prepaids	39,544	7,498	-	-	-
Restricted for					
Capital Improvements	3,296,847	3,629,598	1,873,510	2,560,066	3,089,095
Redevelopment					
Debt Service	540,888	621,764	578,253	501,027	466,635
Building Inspections	1,654,917	969,462	774,021	608,353	386,484
Fire Protection					
Law Enforcement	14,057	13,795	15,829	6,092	5,548
Library Improvements	-	-	-	-	-
Assigned					
Subsequent Year's Budgets	1,977,700	562,123	677,600	-	-
Capital Improvement	-	-	-	585,950	391,877
Building Inspections	-	-	-	-	107,212
Debt Service	97,526	95,067	102,573	124,544	-
Unassigned	(4,888)	(148,216)	(873,909)	(790,504)	(992,741)
Total all other governmental funds	7,616,591	5,751,091	3,147,877	3,595,528	3,454,110
Total Fund Balances	\$ 11,275,756	\$ 10,033,671	\$ 7,600,460	\$ 7,577,247	\$ 7,589,107



CITY OF MOUNT DORA
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

Table A - 4
(modified accrual basis of accounting)
 Last Ten Fiscal Years

	Fiscal Year									
	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Program Revenues										
Governmental Activities										
Taxes	\$ 12,558,420	\$ 9,951,135	\$ 10,903,941	\$ 10,364,413	\$ 9,746,944	\$ 9,035,347	\$ 8,753,029	\$ 8,511,462	\$ 7,993,147	\$ 7,790,325
Permits and Fees	4,924,389	6,844,473	3,610,509	3,832,250	1,467,949	1,840,878	1,371,848	1,262,281	1,247,681	1,181,697
Intergovernmental	4,336,554	4,161,358	4,981,489	4,154,535	2,814,429	2,636,455	2,467,748	2,304,478	2,957,867	2,394,677
Charges for service	1,870,942	1,248,837	1,023,706	1,084,176	726,715	685,474	574,372	617,258	546,271	446,413
Fines and forfeitures	73,748	103,360	41,012	51,677	61,211	47,843	56,842	54,137	65,920	91,093
Impact fees	1,835,258	1,346,294	441,131	818,715	1,081,981	1,283,849	1,036,818	354,101	308,960	394,996
Miscellaneous revenue	453,405	469,327	663,554	1,171,735	505,874	424,497	396,024	695,961	299,751	205,288
Interfund Charges	4,047,051	4,894,366	4,815,019	2,936,392	2,852,492	2,364,750	-	-	-	-
Total revenues	30,099,767	29,019,150	26,480,361	24,413,893	19,257,595	18,319,093	14,656,681	13,799,678	13,419,597	12,504,489
Program Expenditures										
Governmental activities										
General government	8,098,689	9,320,227	6,953,921	7,170,089	6,360,293	6,118,729	2,043,490	1,908,439	1,901,031	1,827,389
Public safety	11,087,543	10,591,588	10,684,813	9,907,681	8,613,452	8,118,344	8,005,980	7,663,558	7,555,835	7,348,666
Transportation	945,154	969,632	1,215,756	1,487,764	1,519,363	1,021,572	983,647	1,009,792	997,831	1,096,255
Culture and recreation	4,078,802	3,257,402	2,791,844	2,673,629	2,439,149	2,371,247	2,626,538	2,637,960	2,278,382	2,050,337
Grants and aid	-	-	-	-	-	110,070	57,155	290,717	327,972	119,344
Capital outlay	6,360,930	5,003,183	2,345,892	3,227,823	2,374,164	2,596,066	842,649	2,944,798	2,590,739	5,175,526
Debt service										
Principal payments	1,625,201	1,325,981	1,133,965	1,892,218	915,207	903,109	539,261	410,300	396,300	253,400
Interest	1,014,695	1,008,343	1,138,112	559,809	118,451	133,730	122,000	121,233	135,417	75,971
Other costs	862	-	8,931	319,043	-	-	-	-	-	-
Total expenditures	33,211,876	31,476,356	26,273,234	27,238,056	22,340,079	21,372,867	15,220,720	16,986,797	16,183,507	17,946,888
(Deficiency) Excess of Revenues (under) over expenditures	(3,112,109)	(2,457,206)	207,127	(2,824,163)	(3,082,484)	(3,053,774)	(564,039)	(3,187,119)	(2,763,910)	(5,442,399)
Other financing sources (uses)										
Transfers in	13,795,979	4,469,036	4,626,002	3,957,220	4,612,461	5,468,235	5,684,250	5,013,900	4,684,550	4,600,300
Transfer out	(11,975,880)	(4,233,547)	(2,399,251)	(1,104,920)	(1,850,672)	(2,328,785)	(2,687,000)	(2,168,850)	(1,932,500)	(1,909,000)
Sale of Capital Assets	-	-	29,462	65,089	151,455	-	-	-	-	-
Issuance of debt/debt proceeds	88,219	469,800	728,407	25,191,091	1,837,115	1,156,409	-	365,282	-	2,500,000
Payment to Refund Bond Escrow	-	-	-	-	-	-	-	-	-	-
Total other financing sources (uses)	1,908,318	705,289	2,984,620	28,108,480	4,750,359	4,295,859	2,997,250	3,210,332	2,752,050	5,191,300
Net change in fund balance	\$ (1,203,791)	\$ (1,751,917)	\$ 3,191,747	\$ 25,284,317	\$ 1,667,875	\$ 1,242,085	\$ 2,433,211	\$ 23,213	\$ (11,860)	\$ (251,099)
Debt service as a percentage of non-capital expenditures	9.8%	8.8%	9.5%	11.5%	5.2%	5.5%	4.6%	3.8%	3.9%	2.2%

CITY OF MOUNT DORA
ASSESSED VALUE AND ACTUAL VALUE OF TAXABLE PROPERTY

Table B - 1
Last Ten Fiscal Years

Fiscal Fiscal Year Ending September 30	Taxable Value for Operating Purposes of			Gross Taxable Value	Final Taxable Value	Millage Rate (3)
	Real Property (1)	Personal Property (1)	Centrally Assessed Property (2)			
2022	\$ 1,336,069,099	\$ 51,710,662	\$ 2,146,973	\$ 1,389,926,734	\$ 1,356,569,077	5.7799
2021	1,251,232,500	53,128,248	435,044	1,304,795,792	1,266,700,639	5.9603
2020	1,153,606,046	46,191,825	414,701	1,200,212,572	1,199,875,039	6.2000
2019	1,043,419,892	45,287,665	379,019	1,089,086,576	1,087,000,621	6.3000
2018	962,774,319	44,382,663	364,524	1,007,521,506	1,006,271,334	6.3000
2017	899,551,477	44,962,477	311,607	944,825,561	940,285,927	5.9970
2016	861,847,155	45,311,719	325,695	907,484,569	906,012,014	5.9970
2015	828,560,497	44,513,187	236,914	873,310,598	872,835,967	5.9970
2014	798,550,995	46,102,058	235,200	844,888,253	846,434,428	5.6667
2013	785,528,309	47,693,338	133,725	833,355,372	833,882,478	5.6667

Source: Lake County Property Appraiser (Forms DR-420 and DR-422)

- Notes:
- (1) Property in the City is reassessed each year. Property is assessed at actual value; therefore, the assessed values are equal to actual value and a separate table for assessed and actual data is not presented.
 - (2) Centrally assessed property consists of railroad and telegraph systems which are assessed by the State of Florida.
 - (3) Millage rates are levied per \$1,000 of taxable value.

CITY OF MOUNT DORA
DIRECT AND OVERLAPPING PROPERTY TAX RATES

Table B - 2
(rate per \$1,000 of assessed value)
Last Ten Fiscal Years

Fiscal Year	Direct Rate ⁽¹⁾	Overlapping Rates ⁽²⁾								Total
	City of Mount Dora Operating Millage	Lake County BCC General Fund	Lake County BCC Voted Debt Service	Lake County District School Board (State)	Lake County District School Board (Local)	Lake County Water Authority	Lake County Ambulance Service	North Lake Hospital	St. Johns River Water Mgt District	
2022	5.9603	5.0364	0.0918	3.2500	2.9980	0.3083	0.4629	0.5000	0.1974	18.8051
2021	5.9603	5.0529	0.0000	3.7010	2.9980	0.3557	0.4629	0.8950	0.2287	19.6545
2020	6.2000	5.0734	0.1100	3.8850	2.9980	0.4900	0.4629	0.9500	0.2414	20.4107
2019	6.3000	5.1180	0.1324	4.8550	1.5000	0.2554	0.4629	0.9800	0.2562	19.8599
2018	6.3000	5.1180	0.1524	5.1030	1.5000	0.2554	0.4629	1.0000	0.2724	20.1641
2017	5.9970	5.1180	0.1524	5.3750	1.5000	0.2554	0.4629	1.0000	0.2885	20.1492
2016	5.9970	5.3051	0.1600	5.6970	1.5000	0.2554	0.4629	1.0000	0.3023	20.6797
2015	5.9970	5.3856	0.1600	5.7460	1.5000	0.2554	0.4629	1.0000	0.3164	20.8233
2014	5.6667	4.7309	0.1900	4.9220	2.2480	0.2554	0.3853	1.0000	0.3283	19.7266
2013	5.6667	4.7309	0.1900	5.8200	1.5000	0.2405	0.3853	1.0000	0.3313	19.8647

Source: Lake County Property Appraiser

Notes: ⁽¹⁾ Direct rate is the rate levied by the City of Mount Dora City Council for operating purposes (i.e. the general fund millage).

⁽²⁾ Overlapping rates are those of State, County and other governmental entities that apply to property owners within the City of Mount Dora.

CITY OF MOUNT DORA
PRINCIPAL PROPERTY TAXPAYERS
Table B - 3, Part 1
Last Five Fiscal Years

Taxpayer	2022			2021			2020			2019			2018		
	Taxable Assessed Value		Percent of Total City Taxable Assessed Value	Taxable Assessed Value		Percent of Total City Taxable Assessed Value	Taxable Assessed Value		Percent of Total City Taxable Assessed Value	Taxable Assessed Value		Percent of Total City Taxable Assessed Value	Taxable Assessed Value		Percent of Total City Taxable Assessed Value
	Value	Rank		Value	Rank		Value	Rank		Value	Rank		Value	Rank	
Magnolia Place Apartments Assoc. LLC	\$ 25,496,426	1	1.84%	\$ 24,398,617	1	1.76%	\$ 20,932,829	1	1.74%	\$ 19,122,715	1	1.76%	\$ 18,349,808	1	1.82%
Deancurt Mount Dora	19,758,088	2	1.42%	18,321,100	2	1.32%	14,009,151	3	1.17%						
HI-C Investments, Ltd.	13,600,324	3	0.98%	12,048,362	4	0.87%	10,542,240	4	0.88%	10,107,079	2	0.93%	9,953,508	2	0.99%
Main Street Leasing Co.	12,559,070	4	0.91%	12,528,225	3	0.90%	11,706,582	2	0.98%	7,522,743	7	0.69%	7,032,357	6	0.70%
Waterman Communities	16,354,410	5	1.18%	9,122,321	8	0.66%	8,562,490	8	0.71%	7,971,916	6	0.73%	-	-	-
Waterman Healthcare Care Systems, Inc.	20,266,158	6	1.46%	9,779,189	6	0.70%	9,657,608	5	0.80%	9,560,748	3	0.01	7,553,233	5	0.75%
Wal-Mart Stores East, Inc.	9,858,781	7	0.71%	9,859,200	5	0.71%	9,321,630	6	0.78%	8,772,358	5	0.81%	8,688,761	3	0.86%
Tri Cities LLC	8,676,841	8	0.63%	9,321,345	7	0.67%	-	-	0.00%	-	-	-	-	-	-
Real Sub LLC	8,257,496	9	0.60%	8,274,874	9	0.60%	7,779,632	9	0.65%	7,526,241	8	0.69%	-	-	-
Lowe's Home Centers, Inc.	7,297,969	10	0.53%	7,299,992	10	0.53%	6,947,743	10	0.58%	6,697,972	9	0.62%	6,730,888	7	0.67%
Veranda Mt Dora, LLC	-	-	-	-	-	-	-	-	-	10,130,743	4	0.93%	8,169,099	4	0.81%
Target Corp	-	-	-	-	-	-	-	-	-	6,690,279	10	0.62%	6,716,418	8	0.67%
Pine Tree PME Loch Leven LLC	-	-	-	-	-	-	-	-	-	-	-	-	7,162,934	9	0.71%
Spring Harbor, Ltd.	-	-	-	-	-	-	-	-	-	-	-	-	6,480,792	10	0.64%
Lake Care Systems, Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sprint-Florida, Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Taxable Assessed Value Ten Largest Taxpayers	\$ 142,125,563		10.24%	\$ 120,953,225		8.72%	\$ 99,459,905		8.29%	\$ 94,102,794		8.66%	\$ 86,837,798		8.63%
Total Taxable Assessed Value All Other Taxpayers	\$ 1,245,558,894		89.76%	\$ 1,181,988,740		90.72%	\$ 1,100,415,134		91.71%	\$ 992,897,827		91.34%	\$ 919,433,536		91.37%
Total Taxable Assessed Value - All Taxpayers	\$ 1,387,684,457		100.00%	\$ 1,302,941,965		99.43%	\$ 1,199,875,039		100.00%	\$ 1,087,000,621		100.00%	\$ 1,006,271,334		100.00%

Source: Lake County Property Appraiser

CITY OF MOUNT DORA
PRINCIPAL PROPERTY TAXPAYERS
Table B - 3, Part 2
Previous Five Fiscal Years

Taxpayer	Fiscal Year														
	2017			2016			2015			2014			2013		
	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value
Magnolia Place Apartments Assoc. LLC	\$ 17,347,031	1	1.79%	\$ 16,176,809	1	1.79%	\$ 15,270,799	1	1.75%	\$ 10,931,214	1	1.29%	\$ 9,937,467	1	1.19%
Main Street Leasing Co.	6,387,712	9	0.65%	5,882,905	10	0.65%	5,729,344	9	0.66%	7,234,540	5	0.85%	5,112,767	10	0.61%
Deancurt Mount Dora	-			-			-			-			-		
HI-C Investments, Ltd.	8,834,978	2	0.93%	8,421,859	2	0.93%	7,853,270	4	0.90%	7,854,333	3	0.93%	7,865,037	4	0.94%
Waterman Healthcare Care Systems, Inc.	7,149,013	4	0.82%	7,415,557	4	0.82%	7,898,704	3	0.90%	8,088,977	2	0.96%	6,502,937	7	0.78%
Wal-Mart Stores East, Inc.	8,411,587	3	0.93%	8,411,860	3	0.93%	8,412,634	2	0.01	7,718,086	4	0.01	8,322,822	3	0.01
Waterman Communities Real Sub LLC	-			-			-			-			-		
Lowe's Home Centers, Inc.	6,429,662	8	0.71%	6,462,577	6	0.71%	6,454,847	5	0.74%	6,487,762	6	0.77%	8,328,146	2	1.00%
Veranda Mt Dora, LLC	6,768,340	5	0.71%	6,399,439	7	0.71%	6,065,285	7	0.69%	5,297,602	10	0.63%	-		
Target Corp	6,189,384	8	0.69%	6,215,522	8	0.69%	6,241,062	6	0.72%	6,267,198	7	0.74%	6,804,622	5	0.82%
Pine Tree PME Loch Leven LLC	-			-			5,708,553	10	0.65%	5,725,261	8	0.68%	5,742,459	8	0.69%
Spring Harbor, Ltd.	6,482,611	7	0.68%	6,156,978	9	0.68%	-			5,404,365	9	0.64%	5,516,249	9	0.66%
Lake Care Systems, Inc.	6,736,402	6	0	6,516,939	5	0	5,825,282	8	0	-			6,531,643	6	0.78%
Embarq-Florida Inc.	-			-			-			-			-		
Total Taxable Assessed Value	\$ 80,736,720		8.62%	\$ 78,060,445		8.62%	\$ 75,459,780		8.65%	\$ 71,009,338		8.39%	\$ 70,664,149		8.47%
Ten Largest Taxpayers															
Total Taxable Assessed Value All Other Taxpayers	\$ 859,549,207		91.41%	\$ 827,951,569		91.38%	\$ 797,376,187		91.35%	\$ 775,425,090		91.61%	\$ 763,218,329		91.53%
Total Taxable Assessed Value - All Taxpayers	<u>\$ 940,285,927</u>		<u>100.00%</u>	<u>\$ 906,012,014</u>		<u>100.00%</u>	<u>\$ 872,835,967</u>		<u>100.00%</u>	<u>\$ 846,434,428</u>		<u>100.00%</u>	<u>\$ 833,882,478</u>		<u>100.00%</u>

Source: Lake County Property Appraiser

**CITY OF MOUNT DORA
PROPERTY TAX LEVIES AND COLLECTIONS**

Table B - 4
Last Ten Fiscal Years

Fiscal Year	Millage Rate ⁽¹⁾	Gross Taxable Value ⁽²⁾	Taxes Levied for the Fiscal Year ⁽¹⁾	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years ⁽²⁾	Total Collections to Date	
				Amount ⁽²⁾	Percentage of Levy		Amount	Percentage of Levy
2022	5.9603	\$ 1,389,926,734	\$ 8,617,546	\$ 7,983,744	92.65%	\$ 3,531	\$ 7,987,275	92.69%
2021	5.9603	1,304,795,792	8,089,734	7,498,745	92.69%	2,895	7,498,745	92.69%
2020	6.2000	1,200,212,572	7,441,318	7,183,425	96.53%	13,697	7,197,122	96.72%
2019	6.3000	1,089,086,576	6,861,245	6,607,118	96.30%	6,707	6,613,825	96.39%
2018	6.3000	1,007,521,506	6,347,385	6,118,382	96.39%	5,024	6,123,406	96.47%
2017	5.9970	944,825,561	5,666,119	5,436,646	95.95%	7,156	5,443,802	96.08%
2016	5.9970	907,484,569	5,442,185	5,245,260	96.38%	4,865	5,250,124	96.47%
2015	5.9970	873,310,598	5,237,244	5,055,376	96.53%	8,137	5,063,514	96.68%
2014	5.6667	844,888,253	4,787,728	4,641,947	96.96%	2,398	4,644,345	97.01%
2013	5.6667	833,355,372	4,722,375	4,565,961	96.69%	5,148	4,571,110	96.80%

Source: ⁽¹⁾ Lake County Property Appraiser Form DR-403CC

⁽²⁾ City of Mount Dora Finance Department

**CITY OF MOUNT DORA
PRINCIPAL ELECTRICAL CUSTOMERS**

Table B - 5 - Part 1
Last Ten Fiscal Years

Electric Customer	Fiscal Year									
	2022		2021		2020		2019		2018	
	Kilowatt Hours	Rank	Kilowatt Hours	Rank	Kilowatt Hours	Rank	Kilowatt Hours	Rank	Kilowatt Hours	Rank
Mount Dora Christian Academy	1,354,464	5	406,656	10	878,280	7			1,038,888	3
Mount Dora High School	2,426,424	1			2,127,004	1	2,361,204	1	2,411,540	1
Mount Dora Middle School	1,571,264	3	671,424	7	1,258,576	3	886,464	6	992,384	4
Triangle Elementary School	1,436,072	4	1,341,392	1	1,140,548	5	1,358,224	2	1,332,696	2
City of Mount Dora - Water Dept.					946,500	6	1,059,700	4	984,500	5
Hallmark Nameplate	816,360	8	874,200	4	839,880	8	907,440	5	852,480	6
City of Mount Dora - Wastewater Plant			986,800	3			691,008	8	702,720	9
Lakeside Corp of Mount Dora	1,251,000	6	676,600	6	668,600	10	716,000	7	740,600	7
Avante At Mount Dora	609,240	10	604,120	9			625,480	10	713,120	8
City of Mount Dora - Police/Fire									-	
City of Mount Dora - Perc Ponds									679,776	10
National Deaf Academy							-		-	
Publix Super Markets							-		-	
Surgery Center of Mount Dora	610,360	9	606,320	8			684,880	9		
Bravo Supermarket	1,238,760	7	1,275,280	2	1,210,440	4	1,111,800	3		
The City of Mount Dora	1,804,032	2	747,456	5	1,809,344	2				
Riley's Mobile Home Park					718,200	9				
Total	<u>13,117,976</u>		<u>8,190,248</u>		<u>11,597,372</u>		<u>10,402,200</u>		<u>10,448,704</u>	

Source: City Utility Records

Table B - 5 - Part 2
Previous Ten Fiscal Years (Continued)

Source: City Utility Records

CITY OF MOUNT DORA
PRINCIPAL WATER CUSTOMERS

Table B - 6 - Part 1
Last Five Fiscal Years

	Fiscal Year									
	2022		2021		2020		2019		2018	
Water Customer	Gallons*	Rank	Gallons*	Rank	Gallons*	Rank	Gallons*	Rank	Hundred Gallons*	Rank
Watermann Communities Inc.	2,867,800	10	41,293,400	2	58,402,554	2	50,051,300	2	45,031,670	2
Lakes of Mount Dora H.O.A.			115,804,000	1	95,834,000	1	82,912,000	1	97,968,000	1
Sullivan Ranch H.O.A.			12,076,900	5	24,016,350	3	30,487,570	3	15,476,990	3
City of Mount Dora Water Pumps/Wells					-		-		-	
Spring Harbor, Ltd					-		-		14,963,700	4
Hammock Oaks	12,535,600	2	13,044,000	4	13,838,000	5	12,060,700	5	12,812,900	5
Wal-Mart, Inc.					-		-		-	
Southernaire MHC, Inc.	9,289,000	3	5,955,900	9	-		8,706,500	6	6,904,900	7
Mount Dora High School	4,897,100	6			7,565,670	10	8,621,720	7	6,753,920	8
Rath Harper & Assoc. (Veranda Apart.)					-		-		6,570,200	9
Mount Dora Commons					-		-		-	
National Deaf Academy					-		-		-	
Riley's Mobile Home Park			6,658,600	8	-		5,431,400	10	5,158,800	10
City Of Mount Dora Wastewater Plant					-		-		-	
Lake Care Systems, Inc.					-		-		-	
Lakeside Corp of Mount Dora					-		-		-	
Avante At Mount Dora					-		-		-	
Christian Home and Bible School			13,793,000	3	15,142,800	4	12,607,700	4	12,162,200	6
GC Wen Fl, LLC (Wendy's)					-		5,884,300	8	-	
Kentucky Fried Chicken					-		5,670,500	9	-	
Sullivan Ranch Neighbors					13,056,800	6	-		-	
SPT Dolphin Spring Harber LLC	17,687,200	1			12,766,100	7	-		-	
JTD Land Company					10,944,300	8	-		-	
City of Mount Dora	7,671,300	4			7,565,670	9	-		-	
Dora Landing HOA			8,457,900	6						
Dbc Veranda Way Apt/Deancurt Mount	7,415,300	5	7,378,700	7						
Stoneybrook Hills HOA			5,035,100	10						
Car Wash Headquarters, Inc	4,407,700	7								
Granite Hibiscus Estates, LLC	4,062,600	8								
Lake Dora Villas Management	2,877,100	9								
Total - Hundred Cubic Feet	<u>73,710,700</u>		<u>229,497,500</u>		<u>259,132,244</u>		<u>222,433,690</u>		<u>223,803,280</u>	

Source: City Utility Records

**CITY OF MOUNT DORA
PRINCIPAL WATER CUSTOMERS**

Table B - 6 Part 2
Previous Five Fiscal Years

	Fiscal Year									
	2017		2016		2015		2014		2013	
Water Customer	Hundred Cubic Feet	Rank	Hundred Cubic Feet	Rank	Hundred Cubic Feet	Rank	Hundred Cubic Feet	Rank	Hundred Cubic Feet	Rank
Watermann Communities Inc.	*	1	56,221	1	57,658	1	14,073	3	15,766	2
Lakes of Mount Dora H.O.A.	*	2	49,250	2	40,320	2	-		-	
Sullivan Ranch H.O.A.	*	3	31,616	3	21,356	4	-		-	
City of Mount Dora Water Pumps/Wells	*	4	31,425	4	33,834	3	-		-	
Spring Harbor, Ltd	*	5	18,353	5	20,802	5	23,985	1	23,419	1
Hammock Oaks	*	6	15,451	6	15,203	6	15,266	2	14,851	3
Wal-Mart, Inc.	*	7	11,524	7	-		-		-	
Southernaire MHC, Inc.	*	8	9,224	8	10,196	7	9,600	4	8,605	5
Mount Dora High School	*	9	8,491	9	7,247	10	7,581	8	11,679	4
Rath Harper & Assoc. (Veranda Apart.)	*	10	7,969	10	8,058	8	8,242	5	8,095	6
Mount Dora Commons	-		-		7,273	9	6,285	9	7,463	8
National Deaf Academy	-		-		-		7,747	6	7,884	7
Riley's Mobile Home Park	-		-		-		7,590	7	6,285	9
City Of Mount Dora Wastewater Plant	-		-		-		5,304	10	5,886	10
Lake Care Systems, Inc.	-		-		-		-		-	
Lakeside Corp of Mount Dora	-		-		-		-		-	
Avante At Mount Dora	-		-		-		-		-	
Christian Home & Bible School	-		-		-		-		-	
Total - Hundred Cubic Feet	-		239,524		221,947		105,673		109,933	

Source: City Utility Records

* City converted to gallon based meters in July, 2017 and there are not records available for entire year usage per customer

Starting in FY 2018, usage is reported in gallons

CITY OF MOUNT DORA
RATIOS OF OUTSTANDING GENERAL DEBT BY TYPE

Table C - 1
Last Ten Fiscal Years

Fiscal Year	Governmental Activities									Business-Type Activities				Percent of Personal Income	Per Capita
	Fire Protection Assessment Rev. Bonds (1)	Capital Improvement Refunding Bonds (2)	Capital Improvement Revenue Bonds (3)	Financed Purchases	Leases Payable	Tax Incremental Revenue Note	Capital Improvement Revenue Notes	Other Notes	Subtotal	Utility Revenue Bonds/Loans (4)	Leases Payable	Capital Improvement Revenue Bonds (3)	Total Primary Government		
2022	\$ 19,823,849	\$ 620,600	\$ 11,396,870	\$ 360,500	\$ 213,012	\$ 1,098,000	\$ 1,175,000	\$ -	\$ 34,687,831	\$ 17,954,831	\$ 99,018	\$ -	\$ 52,741,680	6.18%	3,079
2021	20,301,242	922,100	11,644,079	1,195,015	-	1,268,000	1,350,000	-	36,680,436	18,439,293	-	-	55,119,729	7.61%	3,303
2020	20,460,000	1,217,800	2,986,250	1,129,511	-	1,435,000	1,515,000	-	28,743,561	16,628,812	-	8,958,750	54,331,123	8.23%	3,574
2019	20,840,000	1,570,800	3,040,000	1,355,523	-	1,598,000	865,000	-	29,269,323	15,515,360	-	9,120,000	53,904,683	8.56%	3,611
2018	-	1,792,300	-	1,989,037	-	1,757,000	865,000	-	6,403,337	14,918,591	-	-	21,321,928	3.62%	1,467
2017	-	2,071,400	-	801,761	-	1,913,000	-	121,769	4,907,930	13,203,690	-	-	18,111,620	3.28%	1,256
2016	-	2,345,100	-	-	-	2,066,000	-	243,564	4,654,664	13,159,409	-	-	17,814,073	3.39%	1,277
2015	-	2,613,600	-	-	-	2,215,000	-	365,282	5,193,882	13,952,575	-	-	19,146,457	4.06%	1,454
2014	-	2,876,900	-	-	-	2,362,000	-	-	5,238,900	14,355,000	-	-	19,593,900	4.35%	1,513
2013	-	3,135,200	-	-	-	2,500,000	-	-	5,635,200	7,345,000	-	-	12,980,200	2.97%	1,023

Notes:

(1) Fire Protection Revenue Bonds of \$21,740,000 were issued in November 2018 to finance the construction of new fire stations

(2) 2011 Capital Improvement Refunding Bonds were issued on September 22, 2011 to refund the 2001 Series.

(3) Capital Improvement Revenue Bonds Series 2018 were issued in November 2018 in the amount of \$12,160,000.

The bonds are secured by all available revenues including Ad Valorem Revenues.

The bonds were allocated between governmental activities (\$3,040,000) and business-type activities (\$9,120,000).

(4) Additional SRF Loan proceeds during the year

There are no legal debt limits for Florida Municipalities.

Details regarding the City's per capita personal income can be found on Table D - 1.

All debt is shown gross of any premiums, discounts or other adjustments

Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF MOUNT DORA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

Table C - 2
As of September 30, 2022

	Debt Outstanding⁽¹⁾	Estimated Percentage Applicable⁽²⁾	Estimated Share of Overlapping Debt
Taxing District			
Other Debt			
Lake County Board of County Commissioners	\$ 9,575,000	4.22%	\$ 403,704
School District of Lake County	2,638,000	4.22%	<u>111,224</u>
Subtotal - overlapping debt			514,928
City direct debt ⁽³⁾			<u>34,687,831</u>
Total Direct and Overlapping Debt			<u><u>\$ 35,202,759</u></u>

⁽¹⁾General Obligation only

⁽²⁾The estimated percentage is based on the city's population to total county population.

⁽²⁾The estimated percentage is based on the city's population to total county population.

Source: 2022 Lake County and 2022 Lake County School Board ACFRs

CITY OF MOUNT DORA
PLEDGED REVENUE COVERAGE - UTILITY BONDS

Table C - 3
Utility (Water and Wastewater) Revenue Bonds
Last Ten Fiscal Years

Fiscal Year	Operating Revenue (1)	Direct Operating Expenses (2)	Net Available for Debt Service (3)	Debt Service		Coverage
				Principal	Interest	
2022	\$ 14,003,228	\$ 7,269,073	\$ 6,734,155	\$ 1,421,615	\$ 466,447	3.57
2021	12,760,625	6,954,888	5,805,737	1,077,189	362,814	4.03
2020	11,600,336	6,680,387	4,919,949	913,145	272,770	4.15
2019	11,040,246	6,801,465	4,238,781	959,349	395,114	3.13
2018	10,540,074	5,891,634	4,648,440	776,000	189,572	4.81
2017	10,432,779	5,061,871	5,370,908	743,000	345,091	4.94
2016	9,259,375	4,785,464	4,473,911	720,000	446,328	3.84
2015	8,733,843	4,975,176	3,758,667	646,000	515,127	3.24
2014	8,138,436	4,961,871	3,176,565	550,000	266,705	3.89
2013	7,494,617	4,846,636	2,647,981	530,000	288,585	3.23

(1) Operating Revenue includes investment earnings and other miscellaneous income.

(2) Direct Operating Expenses exclude depreciation and amortization.

(3) A large portion of Water and Wastewater Impact Fees may be used to pay debt service.
Impact fee funds are not included in the Net Available for Debt Service figure.

CITY OF MOUNT DORA
PLEDGED REVENUE COVERAGE - CAPITAL IMPROVEMENT BONDS

Table C - 4
Capital Improvement Revenue Bonds (1)(2)
Last Ten Fiscal Years

Fiscal Year	Fire	Utility	Telecommunication	Investment	Available	Debt Service		Coverage
	Assessments	Taxes	Taxes	Earnings (3)	for Debt Service	Principal	Interest	
2022	\$ 1,912,753	\$ 1,917,239	\$ 500,780	\$ 126,241	\$ 4,457,013	\$ 706,500	\$ 857,443	2.85
2021	2,007,713	1,680,986	498,062	11,014	4,197,775	685,700	878,778	2.68
2020	2,015,152	1,592,491	497,480	12,764	4,117,887	670,000	895,865	2.63
2019	1,952,675	1,586,210	494,869	49,951	4,083,705	1,184,500	378,188	2.61
2018	-	1,457,012	509,440	18,520	1,984,972	279,100	40,170	6.22
2017	-	1,451,627	580,741	2,556	2,034,924	273,700	45,671	6.37
2016	-	1,415,482	565,519	2,362	1,983,363	268,500	50,937	6.21
2015	-	1,333,916	584,526	2,084	1,920,526	263,000	56,030	6.02
2014	-	1,297,378	604,939	1,675	1,903,992	258,300	61,136	5.96
2013	-	1,237,566	629,995	(1,658)	1,865,903	253,400	66,235	5.84

(1) Includes the Capital Improvement Rev. Refunding Bonds 2011 and Fire Protection Assessment Revenue Bonds, Series 2018

(2) The Capital Improvement Revenue Bonds, Series 2018 (non-Fire Assessment) are secured by pledges of all available revenues. These are considered general obligation bonds and are not included on this schedule

(3) Investment Earnings (Losses) on funds in the Pledged Revenue Fund.

CITY OF MOUNT DORA
DEMOGRAPHIC AND ECONOMIC STATISTICS

Table D - 1
Last Ten Calendar Years

Fiscal Year	Population (1)	Personal Income (2)	Per Capita Personal Income (3)	Personal Income Inc. (Dec.)	Unemployment Rate (4)
2022	17,129	\$ 853,555,199	\$ 49,831	2.34%	2.8%
2021	16,688	724,676,400	48,690	12.12%	5.9%
2020	15,200	660,060,000	43,425	2.93%	7.4%
2019	14,928	629,812,320	42,190	4.07%	2.8%
2018	14,536	589,303,976	40,541	5.95%	2.9%
2017	14,421	551,833,986	38,266	1.51%	3.4%
2016	13,949	525,849,402	37,698	5.34%	4.8%
2015	13,167	471,194,262	35,786	2.89%	5.1%
2014	12,949	450,392,118	34,782	0.99%	6.3%
2013	12,693	437,172,306	34,442	3.13%	6.9%

- (1) Bureau of Business and Economic Research, University of Florida.
- (2) The actual per capita personal income for the City is not known. The County's per capita figures are multiplied by the population to determine the total personal income for the City.
- (3) Lake County Office of Economic & Demographic Research
- (4) Per FRED Economic Research

**CITY OF MOUNT DORA
PRINCIPAL EMPLOYERS**

Table D - 2
Latest Year and Ten Years Ago

Employer	2022		
	Number of Employees	Rank	Percent of Total County Employment
Lake County Public Schools	5,733	1	3.44%
Lake County Government	2,170	2	1.30%
AdventHealth Waterman (2)	1,711	3	1.03%
UF Health Lessburg Hospital (1)	1,539	4	0.92%
Orlando Health South Lake Hospital (3)	1,314	5	0.79%
Cornerstone Hospice and Palliative Care, Inc.	635	6	0.38%
The Kroger Co.	600	7	0.36%
Caroll Fulmer Logistics Corp.	547	8	0.33%
Raney Construction, Inc.	507	9	0.30%
IMG Enterprises/Cherrylake	294	10	0.18%

Employer	2013		
	Number of Employees	Rank	Percent of Total County Employment
Lake County Public Schools	6,796	1	5.51%
Leesburg Regional Medical Center	2,299	2	1.86%
Florida Hospital / Waterman, Inc.	1,500	3	1.22%
South Lake Hospital	1,500	4	1.22%
Lake County Government	1,410	5	1.14%
Villages of Lake-Sumter, Inc.	1,120	6	0.91%
Lake Medical Imaging	500	7	0.41%
Dura-Stress, Inc.	425	8	0.34%
Lake Port Square	400	8	0.32%
Raney Components	400	8	0.32%
Vista Clinicals	300	9	0.24%
Senninger Irrigation, Inc.	295	10	0.24%

(1) Previously named Lessburg Regional Medical Center

(2) Previously named Florida Hospital Waterman

(3) Previously named South Lake Hospital

Source: Annual Comprehensive Financial Report and Lake County

Note: Figures are for the entire Lake County and not just for the City.

CITY OF MOUNT DORA
FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION / PROGRAM

Table E - 1, Part 1
Last Five Fiscal Years

	Fiscal Year				
	2022	2021	2020	2019	2018
General Government					
Administration	7.50	5.00	8.50	8.44	8.25
Finance	34.50	30.00	25.98	23.90	24.50
Planning	6.00	5.00	5.37	4.12	4.12
Building Maintenance	7.00	6.00	6.50	6.00	12.40
Facility Care	5.50	6.00	5.70	5.70	8.15
Public Safety					
Police	57.00	55.00	55.25	53.50	49.58
Police Communications	10.50	10.00	9.45	9.45	9.40
Fire	31.00	45.25	41.80	40.80	28.80
Physical Environment					
Electric	12.00	12.00	12.92	12.22	11.73
Water / Wastewater	31.50	29.50	34.51	33.51	30.17
Sanitation	1.75	1.75	1.28	1.38	1.23
Stormwater	7.00	7.00	5.51	6.08	3.53
Cemetery	0.00	0.00	1.88	2.25	2.35
Transportation					
Roads and Streets	7.25	7.25	8.90	9.23	8.10
Engineering	0.00	1.00	1.13	1.13	0.55
Economic Development					
Economic Development	2.00	2.00	2.00	1.00	0.00
Culture and Recreation					
Library Services	11.00	11.00	12.88	13.00	10.92
Recreation	12.00	12.50	9.75	7.75	8.62
Parks Maintenance	13.50	7.50	7.00	7.20	7.45
Other					
CRA	0.00	4.25	4.90	4.90	4.78
NECRA	0.00	2.25	2.10	2.10	2.10
Protective Inspections	12.00	6.00	7.38	7.38	6.30
Motorpool		0.00	0.00	0.00	0.00
Total	<u>269.00</u>	<u>266.25</u>	<u>270.69</u>	<u>261.03</u>	<u>243.03</u>

Source: City Finance Department - Annual Budget 21-22

Note: Police Officers and Firefighters shown as 1 FTE even though they work in excess of 2,080 hours per year.

CITY OF MOUNT DORA
FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION / PROGRAM

Table E - 1, Part 2
Previous Five Fiscal Years

	Fiscal Year				
	2017	2016	2015	2014	2013
General Government					
Administration	7.50	7.40	7.25	7.10	7.10
Finance	22.70	21.77	19.17	18.80	18.80
Planning	3.12	3.12	3.26	3.26	3.26
Building Maintenance	11.40	9.10	9.10	8.30	8.30
Public Safety					
Police	44.01	44.01	42.72	40.46	40.46
Police Communications	8.88	8.88	8.87	8.63	8.63
Fire	26.40	25.40	25.25	25.25	25.25
Physical Environment					
Electric	11.03	11.35	11.30	11.00	11.05
Water / Wastewater	30.17	29.15	31.10	32.20	31.53
Sanitation	1.23	1.25	1.20	1.23	1.28
Stormwater	3.53	3.15	3.15	4.15	4.15
Cemetery	1.85	1.85	1.85	1.85	1.85
Transportation					
Roads and Streets	8.15	8.18	8.00	8.20	8.75
Engineering	0.90	0.93	0.90	0.85	0.85
Culture and Recreation					
Library Services	9.92	9.84	9.84	9.35	9.35
Recreation	7.70	7.70	7.03	6.36	6.56
Parks Maintenance	6.75	6.75	6.75	7.25	7.25
Other					
CRA	4.20	3.55	3.55	4.00	4.00
NECRA	1.95	1.95	1.95	1.50	1.50
Protective Inspections	4.23	4.23	4.24	4.84	5.24
Motorpool	0.00	0.00	0.35	0.85	1.56
Total	<u>215.62</u>	<u>209.56</u>	<u>206.83</u>	<u>205.42</u>	<u>206.72</u>

Source: City Finance Department - Annual Budget

Note: Police Officers and Firefighters shown as 1 FTE even though they work in excess of 2,080 hours per year.

CITY OF MOUNT DORA
CAPITAL ASSET STATISTICS BY FUNCTION / PROGRAM
Table E -2

	Fiscal year				
	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Schools *					
Elementary	2	2	2	2	2
Junior/Senior High	1	1	1	1	1
Fire					
Stations	2	2	2	2	2
Firefighters	27	39	39	35	23
Response Vehicles	4	4	4	4	4
Parks and Recreation					
Park Acreage	216	216	216	216	216
Sports Fields & Courts Operated	16	16	16	16	16
City Facilities Operated	40	40	40	40	40
Police					
Stations	1	1	1	1	1
Officers **	38	38	38	38	38
Patrol Vehicles	38	38	38	38	38

	Fiscal year				
	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Schools *					
Elementary	2	2	2	2	2
Junior/Senior High	1	1	1	1	1
Fire					
Stations	2	2	2	2	2
Firefighters	22	21	21	21	22
Response Vehicles	4	4	4	4	4
Parks and Recreation					
Park Acreage	216	216	216	216	216
Sports Fields & Courts Operated	16	16	16	16	16
City Facilities Operated	40	40	40	40	40
Police					
Stations	1	1	1	1	1
Officers **	35	35	34	32	32
Patrol Vehicles	40	38	35	33	34

* Public schools owned and operated by Lake County School Board
** Sworn officers

Information is from Lake County and City Budget

CITY OF MOUNT DORA
OPERATING INDICATORS BY FUNCTION / PROGRAM

		Table E - 3 For Fiscal Years Ending September 30,				
		<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Water/Wastewater System						
Number of Water Accounts		10,579	9,974	9,809	5,778	9,401
Average Daily Consumption (in Gallons*)		3,289,391	2,892,727	2,581,842	2,481,822	2,292,418
Number of Wastewater Accounts		8,119	7,512	7,358	7,189	6,869
Average Daily Consumption (in Gallons*)		1,919,000	1,331,000	1,751,935	1,695,537	1,778,062
Number of Reclaimed Water Accounts		2,493	2,015	1,898	1,776	1,638
Average Daily Consumption (in Gallons*)		1,872,000	1,831,000	1,789,672	1,606,730	1,516,003
*Water/Wastewater consumption measured in gallons starting FY17-18						
Electric						
Energy Purchased (kWh)		101,888,512	103,236,299	92,353,809	94,100,629	92,214,603
Annual Peak Demand (kW)		24,366	23,448	22,871	23,016	23,079
Avg. Number of Accounts - Total		6,103	5,980	5,906	5,882	5,890
Energy Sales (kWh) - Total		95,662,966	90,956,241	89,045,887	91,242,633	88,640,204
Avg. Monthly Non-demand Consumption (kWh)		1,182	1,172	1,095	1,158	1,015
Planning						
Total Building permits issued		1,995	1,825	1,653	1,452	1,522
Total Value of Construction (Thousands)	\$	104,991	\$ 119,517	\$ 45,422	\$ 62,883	\$ 43,662
Number Planning Docket Items		65	51	46	44	60
Historic Preservation						
Number Historic properties reviewed		23	33	39	51	88
Cost of Improvements made to:						
Historic Commercial Properties		\$418,833	\$ 1,571,475	\$ 2,138,736	\$ 848,309	\$ 386,744
Historic Residential Properties		\$1,882,377	\$ 2,517,343	\$ 2,166,727	\$ 1,123,147	\$ 623,758
Police						
Physical Arrests (Excl. DUI / DWI)		387	533	601	631	297
Warrant Arrests		34	151	101	21	121
Filed with SAO*		318	734	763	90	52
DUI / DWI Arrests		30	24	15	16	18
Emergency Calls*		10,016	10,807	9,775	3,254	4,922
Incident Reports		2,414	2,202	2,268	2,136	2,413
Traffic Stops		4,413	3,831	4,316	9,610	9,298
Traffic Tickets		1,322	931	933	900	1,086
Accident (Crash) Reports		704	954	1,032	1,103	1,099
*There is a drastic change in these number for FY 2019-20 due to a more accurate way of tracking.						
Fire						
Fire/Rescue Calls		6,128	5,496	3,651	5,306	4,648
Total Number of Inspections		757	782	1,563	2,063	1,418
Total Number of Fire Calls		89	83	103	102	79
Parks and Recreation						
Recreation Programs		115	66	72	101	73
Program Attendance		4,927	1,715	2,073	4,306	4,306
Aquatic Programs		18	6	3	67	29
Aquatic Program Attendance*		5,718	4,229	89	6,281	4,582
*Please note 2018 numbers may have changed drastically due to more accurate way of tracking participation.						
Library						
Registered Borrowers		11,960	11,469	11,979	12,571	15,872
Volumes in Collection		76,013	70,735	71,804	72,436	76,015
Total Annual Circulation		250,877	211,265	248,791	268,306	223,593
Library Visits		140,353	155,498	184,726	315,256	301,585

Information is from the City's internal information

*Water/Wastewater consumption measured in gallons starting FY17-18

FY 2019-20 numbers are down in several areas due to COVID-19

CITY OF MOUNT DORA
OPERATING INDICATORS BY FUNCTION / PROGRAM

Table E - 3

	For Fiscal Years Ending September 30,				
	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Water/Waterwater System					
Number of Water Accounts	9,191	9,388	8,776	8,652	8,369
Average Daily Consumption (in Hcf)	3,085	3,244	3,144	3,242	3,152
Number of Wastewater Accounts	6,652	6,831	6,304	6,154	5,901
Average Daily Consumption (in Hcf)	2,332	2,320	2,150	1,919	1,859
Number of Reclaimed Water Accounts	1,562	1,437	1,336	1,274	1,142
Average Daily Consumption (in Hcf)	1,980	1,846	1,692	1,625	1,527
Electric					
Energy Purchased (kWh)	89,968,777	94,373,633	92,269,405	90,977,383	88,435,395
Annual Peak Demand (kW)	22,199	23,284	22,174	21,765	21,783
Avg. Number of Accounts - Total	5,851	5,823	5,759	5,721	5,706
Energy Sales (kWh) - Total	86,948,531	90,205,112	87,912,404	88,296,418	84,496,597
Average Monthly Consumption (kWh)	1,026	1,140	3,102	2,769	2,650
Planning					
Total Building permits issued	1,230	1,262	1,147	969	956
Total Value of Construction (Thousands)	\$ 69,665	\$ 36,204	\$ 33,960	\$ 34,474	\$ 32,875
Number Planning Docket Items	37	22	24	17	28
Historic Preservation					
Number Historic properties reviewed	47	32	30	19	14
Cost of Improvements made to:					
Historic Commercial Properties	\$ 181,227	\$ 210,218	\$ 192,110	\$ 124,950	\$ 95,862
Historic Residential Properties	\$ 224,232	\$ 162,100	\$ 165,800	\$ 408,925	\$ 148,048
Police					
Physical Arrests (Excl. DUI / DWI)	645	622	510	521	546
DUI / DWI Arrests	22	43	17	54	56
Emergency Calls	4,692	4,128	4,379	4,373	4,251
Incident Reports	2,832	2,692	2,466	1,809	1,916
Traffic Stops	9,649	8,713	8,700	6,998	4,790
Traffic Tickets	1,656	2,131	2,103	3,720	2,886
Accident Reports	1,079	863	570	743	510
Fire					
Fire/Rescue Calls	7,381	3492	3489	3579	3358
Total Number of Inspections	1,312	1811	1796	1118	757
Total Number of Building Fire Calls	96	20	12	19	13
Parks and recreation					
Recreation Programs	34	32	36	27	26
Program Attendance	17,877	17,556	16,109	15,231	14,787
Aquatic Programs	26	296	289	273	0
Aquatic Program Attendance*	455	6,987	6,052	5,967	0
*please note 2018 numbers may have changed drastically due to more accurate way of tracking participation					
Library					
Registered Borrowers	13,855	13874	12,403	10100	17609
Volumes in Collection	78,360	84305	84,647	84464	85360
Total Annual Circulation	199,856	227,095	235,598	238,496	250,597
Library Visits	273,038	329,411	329,614	326,693	251,080

Information is from City internal information

COMPLIANCE SECTION



**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 Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Mount Dora, 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 June 30, 2023.

Report on 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 a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as items 2022-001 and 2021-002 that we consider to be a significant deficiency. *Government Auditing Standards* requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, grant agreements and contracts, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Pursuant to provisions of Chapter 10.550, *Rules of the Auditor General*, we reported certain matters to management of the City in a separate management letter and Independent Accountant's Report dated June 30, 2023.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
June 30, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE AND REPORT ON SCHEDULE OF EXPENDITURES OF
FEDERAL AWARDS IN ACCORDANCE WITH THE UNIFORM GUIDANCE**

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

Report on Compliance for Each Major Federal Programs

Opinion

We have audited the compliance of the City of Mount Dora, Florida (the "City") with the types of compliance requirements described in the U.S. Office of Management and Budget ("OMB") *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2022. The City's major federal program is 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 the City's major federal programs for the year ended September 30, 2022.

Basis for Opinion on Each Major Federal Programs

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 *Government Auditing Standards* and the Uniform Guidance, are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

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

Responsibility of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control over Compliance

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

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

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.550, *Rules of the Auditor General*. Accordingly, this report is not suitable for any other purpose.

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated June 30, 2023, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for the purposes of additional analysis, as required by the Uniform Guidance, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the 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 Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
June 30, 2023

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022
CITY OF MOUNT DORA, FLORIDA**

Federal Awards	Grant/Contract Number	Assistance Listing Number	Federal Expenditures
U. S. Department of Interior, National Park Service		15.916	\$ 200,000
Passed through Florida Department of Environmental Protection			
Total U.S. Department of Interior			200,000
U.S. Department of Justice			
Direct:	2020BUBX20023361	16.607	3,011
Bulletproof Vest Partnership - 50% reimbursement	2021BUBX210238016	16.607	1,249
Indirect:			4,260
Passed through Florida Department of Law Enforcement			
Electric Bicycles	2021-JAGC-LAKE-5-3B-099	16.738	4,875
Firearms	2022-JAGD-LAKE-5-4B-042	16.738	4,719
Mobile Fingerprint Rapid ID Scanners	2020-JAGC-LAKE-14-5R-169	16.738	4,646
			14,240
Total U.S. Department of Justice			18,500
U.S. Department of Treasury			
Indirect:			
Passed through Florida Department of Emergency Management			
from State of Florida - Executive Office Of The Governor:			
American Rescue Plan Act Coronavirus Local Fiscal Recovery (ARPA)	Y5223 (COVID-19)	21.027	806,470
Identifier FL0215			
Passed through Florida Department of State			
African-American Historical and Cultural Grant			
Federal Coronavirus State and Local Fiscal Recovery Funds			
(SLFRF)	23.S.AA.900.051 (COVID-19)	21.027	222,817
Total U.S. Department of Treasury			1,029,287
Institute of Museum and Library Services			
Passed through Lake County			
Grants to States Program	21-ARPA-15 (COVID-19)	45.310	20,359
Total Institute of Museum and Library Services			20,359
U.S. Department of Homeland Security			
Staffing for Adequate Fire and Emergency Response	EMW-2017-FH-00518	97.083	36,427
Total U.S. Department of Homeland Security			36,427
Total Expenditures of Federal Awards			\$ 1,304,573

NOTE 1 Basis of Presentation

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Mount Dora, Florida, and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the 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). Therefore, amounts presented in this schedule may differ from amounts presented in, or used in, the preparation of the basic financial statements.

NOTE 2 Indirect Cost Rate

The City of Mount Dora, Florida, has elected not to use the de minimis indirect cost rate allowed under the OMB Uniform Guidance.

CITY OF MOUNT DORA, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended September 30, 2022

SECTION I - SUMMARY OF INDEPENDENT AUDITOR'S RESULTS

Financial Statements

Type of Auditor's Report Issued:

Unmodified Opinion

Internal control over financial reporting:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified? ☒ Yes ☐ None reported
- Noncompliance material to financial statements noted? ☐ Yes ☒ No

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? ☐ Yes ☒ No
- Significant deficiency(ies) identified? ☐ Yes ☒ None reported

Type of report issued on compliance for major federal programs:

Unmodified Opinion

Any audit findings disclosed that are required to be reported in accordance with 200.516 of the Uniform Guidance?

☐ Yes ☒ No

Identification of Major Federal Programs:

Assistance Listing

Number

Name of Federal Program

21.027

Coronavirus State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish between Type A and Type B programs:

Federal \$750,000

Auditee qualified as low-risk auditee?

☐ Yes ☒ No

CITY OF MOUNT DORA, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (*Continued*)

For the Year Ended September 30, 2022

SECTION II - FINDINGS RELATED TO THE FINANCIAL STATEMENT AUDIT, AS REQUIRED TO BE REPORTED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

2022-001 – SEFA Preparation

Type of Finding – Significant Deficiency

Criteria:

Information reported on the City's Schedule of Expenditures of Federal Awards and State Financial Assistance ("SEFA") should be accurate and complete.

Condition:

During our testing, we noted several inaccuracies on the SEFA originally provided by the City. Some of the issues identified related to incorrect expenditures reported. The SEFA was subsequently revised to correct these issues.

Cause:

Grant program managers did not ensure that all federal and state expenditures were reported in or reconciled to the appropriate general ledger accounts.

Effect:

An incomplete or inaccurate SEFA could increase the risk that a major grant is not properly identified and tested.

Recommendation:

We recommend that the City implement a process that ensures all City departments and grant program managers provide the appropriate information to finance to ensure that the proper information and amounts are correctly identified and reported in the City's SEFA.

Views of responsible officials and plan corrective action:

The Finance Department hired a Grants Coordinator who is experienced in grant reporting, which should ease some of the burden on the Accounting Manager who had minimal experience with grants. Additionally, the coding structure for grants will be changed in the accounting system to allow for matching grant revenues and expenditures. Furthermore, grant expenditures will require the approval of the Grants Coordinator before being paid, thus ensuring the expenditures are classified in accordance with the grant requirements. These changes in the process will be communicated to the program managers.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS SECTION REPORTED IN ACCORDANCE WITH THE UNIFORM GUIDANCE

None reported.

CITY OF MOUNT DORA, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (*Continued*)

For the Year Ended September 30, 2022

SECTION IV - SUMMARY OF PRIOR YEAR AUDIT FINDINGS

2021-002 – Audit Adjustments

Type of Finding – Significant Deficiency

Criteria:

Information reported on the City's trial balance should be accurate and complete.

Condition:

At commencement of final fieldwork, our discussion with management focused on structural fund changes/additions as a result of previous discussions for operational needs as well as changes for the upcoming system implementation. These topics result in major adjustments for each internal service fund and each fund type that was impacted by the operational and new system implementation changes. In addition, we noted several other areas that needed adjustment: debt, fixed assets and grants.

Cause:

Finance did not ensure that all adjusting entries were recorded to the appropriate general ledger accounts.

Effect:

At the commencement of final fieldwork, all significant areas should be completed in order to limit the need for a large volume of subsequent journal entries. This reduces the chance of errors and helps ensure a timely completion of the audit process.

Recommendation:

We recommend that management complete reviews of policies and procedures in relation to the closing process in order to improve the closing process.

Current Year Status:

MSL noted various improvements in the City's year end closing process which included adjusting entries related to debt being made properly. However, our audit procedures identified several areas which still required adjustments. We believe the main cause of these continued issues was related to the previously mentioned operational and system implementation as well new staff performing year end closing procedures. Therefore, we do not consider this finding to be fully resolved.

We recommend management continue to implement its policies and procedures related to the closing process including ensuring staff receive training in their specific areas of responsibilities. We also recommend management emphasize the importance that all departments work with finance to ensure all required information is provided to them in a timely manner. This will help enable them to more timely and correctly perform year end procedures.

Views of responsible officials and plan corrective action:

Finance has reviewed policies and procedures and implemented new procedures related to the year-end closing process. Check lists have been created to ensure annual recurring journal entries are processed and reconciliations have been created to ensure prior year accruals have been reversed. Additionally, as new staff is trained and becomes more familiar with the accounts, closing entries can be prepared earlier in the process.



INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

We have examined the compliance of the City of Mount Dora, Florida (the "City") with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2022. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied with those requirements, in all material respects. An examination involves performing procedures to obtain evidence about the City's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

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

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
June 30, 2023



INDEPENDENT AUDITOR'S MANAGEMENT LETTER

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

Report on the Financial Statements

We have audited the basic financial statements of the City of Mount Dora, Florida (the "City") as of and for the year ended September 30, 2022, and have issued our report thereon dated June 30, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; Title 2 *U.S. Code of Federal Regulations, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance); and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have also issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control over Compliance and Report on Schedule of Expenditures of Federal Awards in Accordance with the Uniform Guidance; Schedule of Findings and Questioned Costs; and our Independent Accountant's Report on an examination conducted in accordance with AICPA *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated June 30, 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 annual financial audit report. We determined that Finding 2021-002 has not been fully resolved. See current year schedule of findings and questions costs for management's response.

Official Title and Legal Authority

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

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

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 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 the review of financial information provided by same.

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

Special District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, 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.

Specific information of the City of Mount Dora, Florida Community Redevelopment Agency (the "CRA"), a dependent special district of the City, that is required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, is reported in the CRA's management letter for the year ended September 30, 2022.

Specific information of the City of Mount Dora, Florida Northeast Community Redevelopment Agency (the "NECRA"), a dependent special district of the City, that is required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, is reported in the NECRA's management letter for the year ended September 30, 2022.

Additional Matters

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

The Honorable Mayor and
Members of the City Council
City of Mount Dora, Florida

Purpose of this Letter

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

MSL, P.A.

Certified Public Accountants

Orlando, Florida
June 30, 2023



**CITY OF
MOUNT
DORA**

OFFICE OF THE CITY MANAGER

City Hall
510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
352-735-7126
Fax: 352-735-4801

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1250 N. Highland St.
Mount Dora, FL 32757
352-735-7151
Alt. Tel: 352-735-7105
Fax: 352-735-1539
Alt. Fax: 352-735-2892

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmountdora.com

June 20, 2023

The City of Mount Dora, Florida has complied with Section 163.31801 of Florida Statutes regarding accounting and reporting of impact fee collections and expenditures.

Patrick Comiskey
City Manager

Rita Meade
Interim Finance Director

**STATE OF FLORIDA
COUNTY OF LAKE**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Patrick Comiskey and Rita Meade, whom I know personally and whom executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of June, 2023:



(Seal/Stamp)
(Commission Expiration Date)
Large

Notary Public
State of Florida at