



LAKE MARY CITY COMMISSION

**Lake Mary City Hall
100 N. Country Club Road**

**Regular Meeting
AGENDA
THURSDAY, FEBRUARY 19, 2015
7:00 PM**

- 1. Call to Order**
- 2. Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Approval of Minutes: February 5, 2015**
- 6. Special Presentations**
 - A. Proclamation - Recognition to Joel Ivey for 30 years of service on the Code Enforcement Board**
 - B. Special Recognition to City Employee of the 4th Quarter: Scott Dolby, Facilities Maintenance Technician I**
 - C. Special Recognition to Employees of the Lake Mary Police Department:**
 - a. 2014 Civilian of the Year - Bruce Fleming, Senior Code Enforcement Officer**

b. 2014 Police Officer of the Year - Sgt. Ronnie Gregory

D. FY 2014 Comprehensive Annual Financial Report - McDirmit Davis & Company LLC

7. Citizen Participation

8. Unfinished Business

9. New Business

A. Request for Conditional Use approval to allow a private retail recreational facility (Extreme Youth Sports Lake Mary) in the M-1A (Office and Light Industrial) Zoning District, 45 Skyline Drive, Suite 1009; Extreme Youth Sports of Lake Mary/Kia Loggins, applicant (Public Hearing) (quasi-judicial) (Steve Noto, Deputy City Planner)

B. Request to reduce Code Enforcement Board lien, 262 Abbott Avenue; Philip Gross, Yale Mortgage Corp., applicant (Bruce Fleming, Sr. Code Enforcement Officer)

C. Request to reduce Code Enforcement Board lien, 128 - 130 E. Lake Mary Avenue; Manuel Fernando Toro, applicant (Bruce Fleming, Sr. Code Enforcement Officer)

D. Resolution No. 959 - FARO Technologies, Inc. be approved as a Qualified Target Industry (QTI) Business (Tom Tomerlin, Economic Development Manager)

E. Reappointments to the Code Enforcement Board

10. Other Items for Commission Action

11. City Manager's Report

A. Items for Approval

a. None

B. Items for Information

a. Monthly Department Reports

12. Mayor and Commissioners Report - (1)

13. City Attorney's Report

14. Adjournment

THE ORDER OF ITEMS ON THIS AGENDA IS SUBJECT TO CHANGE

Per the direction of the City Commission on December 7, 1989, this meeting will not extend beyond 11:00 P. M. unless there is unanimous consent of the Commission to extend the meeting.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY ADA COORDINATOR AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT (407) 585-1424.

If a person decides to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Per State Statute 286.0105.

NOTE: If the Commission is holding a meeting/work session prior to the regular meeting, they will adjourn immediately following the meeting/work session to have dinner in the Conference Room. The regular meeting will begin at 7:00 P. M. or as soon thereafter as possible.

1 MINUTES OF THE LAKE MARY CITY COMMISSION MEETING held February 5,
2 2015, 7:00 P.M., Lake Mary City Commission Chambers, 100 North Country Club Road,
3 Lake Mary, Florida.

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1. Call to Order

The meeting was called to order by Mayor David Mealor at 7:05 P.M.

2. Moment of Silence

3. Pledge of Allegiance

The pledge of allegiance was led by Boy Scout Troop No. 854 of Holy Cross Lutheran Church.

4. Roll Call

- | | |
|-------------------------------|---|
| Mayor David Mealor | Jackie Sova, City Manager |
| Commissioner Gary Brender | Dianne Holloway, Finance Director |
| Deputy Mayor George Duryea | John Omana, Community Development Dir. |
| Commissioner Sidney Miller | Gary Schindler, City Planner |
| Commissioner Jo Ann Lucarelli | Bruce Paster, Public Works Director |
| | Bryan Nipe, Parks & Recreation Director |
| | Tom Tomerlin, Economic Development Mgr. |
| | Wanda Broadway, Human Resources Mgr. |
| | Steve Bracknell, Police Chief |
| | Frank Cornier, Fire Chief |
| | Katie Reischmann, City Attorney |
| | Mary Campbell, Deputy City Clerk |

5. Approval of Minutes: January 15, 2015

Motion was made by Commissioner Brender to approve the minutes of the January 15, 2015, meeting, seconded by Commissioner Lucarelli and motion carried unanimously.

6. Special Presentations

There were no special presentations at this time.

7. Citizen Participation

No one came forward at this time and citizen participation was closed.

8. Unfinished Business

1
2 There was no unfinished business to discuss at this time.

3
4 9. New Business

5
6 A. Variance from §160.07, Resource Protection Standards/City Code of
7 Ordinances, 112 Channel Drive; Christ Van Buskirk, applicant (Public
8 Hearing) (Gary Schindler, City Planner)
9

10 Mr. Schindler said this is a request for a variance from Chapter 160 which deals with the
11 environmental protection areas. It is a request for a variance of 55 feet from the
12 minimum 75-foot setback. This is a quasi-judicial issue and as such we take any and all
13 people to comment on this.
14

15 Mr. Schindler said the location is north of the Downtown and west of Country Club
16 Road. There are criteria by which staff must judge the request for the variance. This
17 home has a cement pad in the rear of the house and the lots along Channel Drive back
18 up to the connector between East Crystal Lake and West Crystal Lake. Most of the
19 time that is dry but it is still environmentally sensitive and requires the Commission to
20 review and take action upon the request.
21

22 Mr. Schindler said in the past you have had two other properties along Channel Drive
23 that have requested variances: 116 and 120 Channel Drive, the two properties
24 immediately to the west of this property. Rather than have existing development such
25 as the existing concrete pad, they have asked for new construction to build swimming
26 pools and in the past you have granted those variances. There is a precedent for taking
27 this action.
28

29 Mr. Schindler showed the lot on the graphic. What is required is you find whichever line
30 is most landward—the 100-year flood line or the wetlands. In developed lots we found
31 that the wetlands generally are a very narrow line adjacent to the water. He pointed out
32 the 100-year flood line and is the one most landward. Code says there is a 25-foot
33 environmental buffer and then a 75-foot building setback. This property was developed
34 before the City adopted these regulations. The 75-foot setback runs through the middle
35 of the house. Had these regulations been in place when the subdivision was being
36 proposed it may not have been developable, but that is not the case. We had the
37 subdivision in place and then we adopted the regulations.
38

39 Mr. Schindler said there are six criteria we have to address and we have answered
40 affirmatively in each of the criteria. The seventh criteria is that staff finds that the
41 applicant has met all of the criteria as stated to grant a variance of 55-feet from the
42 minimum 75-foot setback.
43

44 Mr. Schindler said on January 13, 2015, the Planning & Zoning Board voted
45 unanimously to recommend approval.
46

1 Deputy Mayor Duryea said the two houses to the west have been granted the same
2 variance. He asked in either of those cases did we require some sort of hold harmless
3 agreement or some sort of agreement to indemnify the City against any encroachment
4 of water.

5
6 Mr. Schindler said he didn't believe so because the 100-year floodplain is still a good
7 distance from the structure. What we have now is a concrete slab and they intend to
8 put a roof and screen sides on it. It's probably at or close to grade now. It's a good bit
9 away from the 100-year floodplain. If we were to get a 500-year storm it would be a
10 different story. If we got a 500-year storm all the homes there could be in trouble.

11
12 Mr. Omana said those types of agreements were more common in the areas that were
13 encumbered by the Soldiers Creek Basin and variances associated with those.

14
15 Commissioner Brender said on the graphic showing the floodplain, he asked if the black
16 area directly connected to the house is where the pad is.

17
18 Mr. Schindler answered negatively. It does not encroach into the environmental buffer.
19 There are 25 feet between the edge of the pad and the environmental buffer so there is
20 still a good separation. There is at least 50 feet from the 100-year flood line.

21
22 Mayor Mealar asked if anyone wanted to speak in reference to this request. No one
23 came forward and the public hearing was closed.

24
25 **Motion was made by Commissioner Lucarelli to approve the variance to include**
26 **the seven findings of fact from staff, seconded by Commissioner Miller and**
27 **motion carried by roll-call vote: Commissioner Brender, Yes; Deputy Mayor**
28 **Duryea, Yes; Commissioner Miller, Yes; Commissioner Lucarelli, Yes; Mayor**
29 **Mealar, Yes.**

30
31 B. Ordinance No. 1523 – Amending, moving and repealing portions of Chapter
32 91: Health and Public Safety, Sections 91.30 through 91.60 Solid Waste
33 Collection – First Reading (Public Hearing) (Dianne Holloway, Finance
34 Director)

35
36 The City Attorney read Ordinance No. 1523 by title only on first reading.

37
38 Ms. Holloway said as we move closer to the effective date of the franchise agreement
39 with Waste Pro we adopted on November 6th that becomes effective March 1st, we find
40 it necessary to amend the solid waste ordinance that regulates our solid waste
41 collection.

42
43 Ms. Holloway said she reviewed the ordinance similar to the utility ordinance. We had
44 to take away all the stuff that doesn't apply any more and put the new stuff in. We
45 made the franchise agreement the governing document so we could eliminate conflicts
46 that were in the current ordinance. We got rid of the sections that don't apply, we

1 updated the data, and we did definitions. Because the garbage is billed on the utility
2 bill, when we amended the utility ordinance what I did was align the same
3 circumstances that apply—due dates, deposits—everything we amended on Ordinance
4 No. 1513 that governs the utility bill. We made everything consistent. We are looking to
5 that section of the utility code to make everything on the same playing field in terms of
6 the billing.

7
8 Ms. Holloway said the additional item we did was because the franchise agreement is
9 subject to renewal options, terms, provisions to adjust rates, we are asking to make any
10 rate modifications by resolution as we did with the utility ordinance.

11
12 Mayor Mealor asked if anyone wanted to speak in reference to Ordinance No. 1523. No
13 one came forward and the public hearing was closed.

14
15 **Motion was made by Commissioner Brender to approve Ordinance No. 1523 on**
16 **first reading, seconded by Commissioner Lucarelli and motion carried by roll-call**
17 **vote: Deputy Mayor Duryea, Yes; Commissioner Miller, Yes; Commissioner**
18 **Lucarelli, Yes; Commissioner Brender, Yes; Mayor Mealor, Yes.**

19
20 10. Other Items for Commission Action

21
22 There were no items to discuss at this time.

23
24 11. City Manager's Report

25
26 A. Items for Approval

27 1. Surplus item – Wallace Court AC Unit

28
29 Ms. Sova said she had one item for surplus and that is an air conditioning unit from
30 Wallace Court. We replaced it but we kept the old unit so we can sell it for the scrap
31 value and we need to declare that unit surplus.

32
33 **Motion was made by Commissioner Lucarelli to declare the air conditioning unit**
34 **at Wallace Court surplus and authorize the City Manager to dispose of, seconded**
35 **by Commissioner Duryea and motion carried unanimously.**

36
37 Ms. Sova welcomed Fire Chief Frank Cornier who was sworn in on Monday. We had a
38 nice celebration Monday morning welcoming him.

39
40 Ms. Sova said the Shred-A-Thon last weekend was a success. The vehicle count was
41 929; 48,000 pounds of material shredded; and donations of \$9,800. Those donations
42 are used to operate the Senior Center. She thanked all the volunteers that came out.

43
44 Ms. Sova said Lake Mary Celebrates is scheduled for March 7th in Central Park from
45 10:00 A.M. to 3:00 P.M. with artists, artisans, kids' games, crafts, activities and
46 entertainment. It is a free event and there will be food available for purchase.

1
2 Ms. Sova said Verizon is holding a free e-waste recycling rally on February 19th from
3 7:30 A.M. to 2:00 P.M. at 899 Heathrow Park Lane where residents and the entire
4 community can dispose of their unwanted electronics and electrics for free. They are
5 looking for people to donate laptop computers, desk top computers, televisions,
6 computer games, old phones, alarm clocks, cameras, remote controls. All electric
7 equipment they are willing to take at that site. This will be their first one. They have
8 done this at their other headquarters locations. They have opened this up to the entire
9 community.

10
11 Mayor Mealor asked if that was something they could put on our website.

12
13 Ms. Sova said it is on the website and we will be running it on our Facebook page.

14
15 Ms. Sova said the Strategic Planning Session is scheduled for February 26th at 2:00
16 P.M. in the chambers.

17
18 12. Mayor and Commissioners' Reports (4)

19
20 Commissioner Lucarelli said Leadership Seminole Class 24 had a fundraiser at one of
21 the airport hangars for the Boys and Girls Club and it was fun time. Numbers are still
22 coming in but it looks like they raised \$25,000.

23
24 Commissioner Lucarelli said the Lake Mary/Heathrow Arts Festival was moved to
25 November 14th and 15th. We felt like it conflicted with less goings on around town. We
26 are making some other changes to try to make it a better venue and draw more people.

27
28 Commissioner Brender said CALNO met last night at the City of Casselberry. They
29 introduced us to their neighborhood grant program. Theirs is more extensive. They
30 have a \$50,000 budget set up but have added the additional program where they can
31 make improvements to individual homes, replacing roofs or something like that. He
32 questioned the City Attorney how city money gets put into private property. They say
33 they have that figured out because it is some kind of matching program.

34
35 Commissioner Brender said the City of Lake Mary would be hosting CALNO next month
36 on March 4th. The request was brought up from the City of Sanford that we try to meet
37 at the Events Center but the Events Center is booked. Half the reason they wanted to
38 meet there was because it is so successful they wanted to make sure everybody had
39 seen it and get some background on how well it is doing, how much it costs and that
40 sort of thing. County Commissioner Constantine had requested Tom Tomerlin give an
41 update on economic development not only within the City of Lake Mary but other areas
42 that he may have privy information to. He said he was trying to put together a program
43 where we will meet here and take advantage of WineART Wednesday and the food
44 trucks. He said Mr. Nipe hopefully can help us out with an update on the Events Center
45 and Mr. Tomerlin with an update on economic development.

1 Deputy Mayor Duryea said he would like to make a comment for the benefit of the
2 gentlemen in the audience. Undoubtedly each of you have seen the display the
3 employees put on here at City Hall during the holiday season. That is one of the things
4 that they take very much pride in because it adds to the quality of life in the City. He
5 said he would be really disappointed if we didn't do that. That's what makes the City
6 great—its employees, staff and people that live in it.

7
8 Commissioner Miller said the Municipal Advisory Committee met this morning and there
9 was some moderately stressful news about SunRail. The extensions of SunRail from
10 Debarry to Deland and also the southern extension are in the president's budget but they
11 are in there under a category called "not rated". Harry Barley presented this to us and
12 there is plenty of money in that category but a not rated category is something new and
13 we have no idea what they mean by that so there is a question now as to whether the
14 federal government's 50% support of the completion of SunRail's next two legs is really
15 there or not. All of our members of the legislature are fully aware of this and are
16 supporting us to try to make it happen.

17
18 Commissioner Miller said he recently suffered a personal loss and thanked everyone for
19 their support.

20
21 Mayor Mealor said that was a very difficult time for us. When Commissioner Miller's
22 wife Martha passed away, the testament to her influence on this community is you could
23 not get into the church for the reception, you couldn't get into the church for the service
24 because there were so many people there. He said Commissioner Miller and his wife's
25 involvement in the community, her work with the Chamber, their fingerprints are on so
26 many of the positive things throughout this community and for that we will remain
27 forever grateful.

28
29 Mayor Mealor welcomed Troop 854. This is merit badge evening for them and is also
30 part of an Eagle Scout activity. Any scout group is welcome to come here. Any
31 member of the Commission or staff will gladly work with them. We have representatives
32 from scouting, we have representatives from Valencia College, Seminole State College,
33 and University of Central Florida as well as our high school students. If at any time you
34 may be working on a project and we may be helpful just know that we stand ready.

35
36 Mayor Mealor thanked the representatives of the Forest community for taking time to be
37 with us this evening.

38
39 Mayor Mealor said scouting is celebrating their 105th anniversary. His wife's
40 grandfather, a Lake Mary resident, was in Troop 1 out of Jacksonville, Florida, in the
41 year 1910. There is a legacy in this community of scouting. He wished them continued
42 success and thanked them for taking the time to be with us this evening. After the
43 meeting we will pose for a photo with them.

44
45 13. City Attorney
46

1 Ms. Reischmann said she wanted to bring up one case out of South Florida. There is a
2 case where they talked about ex parte disclosures and the court found that the
3 commission had not given enough detail in their disclosures. They said there wasn't
4 enough substantive detail for the different parties to get any information. From now on
5 that is something that might be on the radar.

6
7 Mayor Meador said ex parte is a Latin term and asked the City Attorney to say what ex
8 parte means.

9
10 Ms. Reischmann said ex parte means outside of the meeting or courtroom. If you are
11 talking to people about a matter that's going to come before the City outside of this
12 room then the other parties don't know what is being said. You are supposed to come
13 here and say what you talked about elsewhere so when it is heard here in front of the
14 City Commission then everybody knows what everybody else has heard.

15
16 Commissioner Lucarelli said when they say not enough detail, give me an example. If I
17 said I met with John Parker regarding this issue, she asked if she had to go into detail
18 about what they discussed.

19
20 Ms. Reischmann answered affirmatively. That is exactly what the commissioners in this
21 case did was they said I met with John Smith last week. The court made the point that
22 that didn't really give anything to go on. They needed at least some kind of substance.

23
24 Commissioner Brender said this is the kind of thing we get from the courts in
25 Tallahassee. If I say I met with Mr. Parker and discussed this item would that suffice or
26 am I recording it on my phone and going through some long process of telling
27 everybody exactly what was said. This could get carried away quickly. Most of you
28 heard what the Mayor has to say before we have public participation. That little speech
29 he gave is a requirement now. It's not plain enough if you've got something to say you
30 come up to the microphone and say it, we have to explain it. Knowing how the courts
31 work and knowing how Florida works, how carried away is this thing going to get.

32
33 Ms. Reischmann said this was the first time she had ever seen a decision like this
34 where they drill down into what the commission said. She didn't know if it was
35 becoming a trend or if it's just one time. It would seem to her that they needed to say a
36 little more than I spoke with Mr. Parker about the site plan. She would not suggest that
37 you record or try to give a lot of information. She would just say I spoke to Mr. Parker
38 about the site plan and discussed setbacks. The best idea is to say that you can't
39 speak to anyone about a matter that is coming before you. That is very difficult because
40 those are your constituents.

41
42 Commissioner Miller said if we are working a project with a staff member and we spend
43 an hour or so talking with them about where the project is, what the issues are, he
44 asked if it was necessary to divulge that at a commission meeting.

1 Ms. Reischmann said so far the courts have not held that that's an ex parte
2 communication.

3
4 14. Adjournment

5
6 There being no further business, the meeting adjourned at 7:35 P.M.
7

8
9

10 _____
11 David J. Meador, Mayor

Mary Campbell, Deputy City Clerk

12
13
14
15 ATTEST:

16
17
18
19 _____
20 Carol A. Foster, City Clerk

DRAFT

CITY OF LAKE MARY, FLORIDA

Comprehensive Annual Financial Report

For the Fiscal Year Ended September 30, 2014





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CITY OF LAKE MARY, FLORIDA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED

SEPTEMBER 30, 2014



Prepared by:
FINANCE DEPARTMENT



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CITY OF LAKE MARY, FLORIDA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2014
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Introductory Section



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City of Lake Mary

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Jacqueline B. Sova
City Manager

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February 19, 2015

To the Honorable Mayor, City Commission and the Citizens of the City of Lake Mary, Florida:

It is with pleasure that we present to you the City of Lake Mary, Florida Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2014. This document fulfills the requirements set forth in Florida Statutes, Chapter 166.241, and the Rules of the Florida Auditor General, Chapter 10.550. The organization, form and contents of this report, plus the accompanying financial statements and statistical tables, are formulated in accordance with the principles prescribed by the Governmental Accounting Standards Board, State of Florida, and the Government Finance Officers Association.

Management assumes full responsibility for the completeness and reliability of all information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free of material misstatement. As management, we assert, to the best of our knowledge and belief that this financial report is complete and reliable in all material aspects.

McDermitt Davis & Company, LLC, a firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the year ended September 30, 2014, are free of material misstatement. The independent audit involved examining on a test basis evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon their examination, that there was a reasonable basis for rendering an unqualified ("clean") opinion that the City's financial statements for the fiscal year ended September 30, 2014, are fairly presented in conformity with generally accepted accounting principles (GAAP). The independent auditor's report is presented 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 of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the City

The City of Lake Mary, Florida, a municipality incorporated under Florida law in 1973, is located in Central Florida and considered a part of the Orlando Metropolitan area. The City encompasses 9.9 square miles with an estimated population of 15,037. Land uses within Lake Mary consist primarily of single-family residential neighborhoods, retail businesses, Class A office space, light manufacturing and high-tech industries. Lake Mary is considered a major economic hub of the Orlando Metropolitan Area. Several large corporations maintain major operations within the City and is well renowned for its

exceptional quality of life. This quality of life is enhanced by Lake Mary's strategic location on the North Interstate-4 corridor, the community's exceptional education system, and a skilled workforce.

In accordance with the City Charter, the City Commission, consisting of a mayor and four commissioners elected at large, appoints a City Manager who is responsible for the day-to-day administration of City services including all traditional municipal functions such as police and fire protection; emergency medical services; land use and building construction regulation; refuse collection; drainage and roadway system maintenance and construction; recreational facilities management to include programming for all ages; parks maintenance; cemetery management; fleet services; and all components of the water, wastewater and stormwater utility systems.

The annual budget serves as the foundation for the City of Lake Mary's financial planning and control. Department Directors are required to submit their budget requests to the City Manager who, in coordination with the Finance Department, uses them as the starting point in developing a proposed budget. The City Manager is required by the City Charter to present the proposed budget to the City Commission prior to August 1st of each year. The City Commission must hold public hearings on the proposed budget and adopt a final budget by September 30th which is prior to the close of the City's fiscal year. The appropriated budget is prepared by fund and program. The City Manager may make transfers between programs within the same fund. Any other budget transfers or amendments must be adopted by a budget resolution of the City Commission. The budget may be amended up until 60 days after the end of the fiscal year. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund, this comparison is presented as part of the basic financial statements for the governmental funds. For other governmental funds with appropriated budgets, this comparison is presented in the Combining and Individual Fund Statements and Schedules subsection of this report. The City's financial plan may be obtained from the City's website (www.lakemaryfl.com).

Local economy

The City of Lake Mary experienced strong economic growth in 2014. Movement in the local economy clearly points to a sustained and accelerating recovery since the official end of the recession five years ago. The Seminole County unemployment rate was 5.0% in October 2014, which is below the state and national rate. In fact, the community's labor market maintains a good track record of outperforming both the state and nation. The City of Lake Mary's labor market performance is backed by the quality of its workforce. It is estimated that nearly 30% of the population holds a Bachelor's degree or higher. Access to education continues to grow as Seminole County Public Schools, Seminole State College, and the University of Central Florida build partnerships and add new degree programs.

The City's location makes it an attractive employment center for the entire region. This is especially evident near the Interstate-4 Corridor where major employers continue to locate. An example of this kind of growth is illustrated by Deloitte Consulting's announcement to open a new information technology delivery center in Lake Mary. The attraction of new business to the community is complemented by the quality of life amenities offered by the City's recreation activities and vibrant downtown area. The City's exceptional quality of life was prominently recognized by Family Circle magazine when it selected Lake Mary as one of the best towns for families in 2014.

Long-term financial planning and major initiatives

The City continues its commitment toward continued conservative financial planning. Our long-standing policy has been to prepare the annual budget with a five-year plan encompassing all categories of revenue generation and expenditures including personnel, operating and capital costs.

The Fiscal Year 2015 Adopted Budget represents a commitment toward continued strategic financial planning to meet the City's goal of providing a high standard of quality of life and development opportunities. Additionally, the City continues to provide economic incentives to bring new jobs into the City. The Capital Improvement Plan will be winding down from this year's robust plan and we will be moving more into the maintenance mode as most of the City's structures are at the 10 to 15 year old range. Lake Mary continues to utilize the "pay-as-you-go" philosophy incurring no new debt to finance its major initiatives. In fact the City has been diligently paying down outstanding debt with the goal of

becoming debt free. At September 30, 2014, principal debt obligations total \$4,488,000. The final payment on the Series 2007 bonds will be due on October 1, 2015.

The City continues to be impacted by increased costs in those areas related to simply maintaining our current commitments. Examples include utilities, fuel, and technology costs. Despite having no labor unions, Lake Mary is committed to compensating its employees with a fair wage and benefit package for retention and recruiting purposes, the success of which is documented by an extremely low turnover rate in all departments. The City continues to fund the employee health clinic that opened in November 2012. Employee utilization is 100% and help to mitigate the rising costs of the self-funded health plan. Employees participating in the use of the clinic have realized improved health care as well as reduced out of pocket costs.

We continue to focus on the redevelopment of our downtown as the cornerstone of the City's growth and economic activity. The City's commitment to the Transit Oriented Development (TOD) is evidenced by the construction that is currently underway for the 200 unit luxury apartment complex known as the Station House and the SunRail station and associated improvements are just about complete.

Current initiatives include:

- Continued Downtown Roadway, Stormwater, and Water and Sewer Utility Improvements in the vicinity of the SunRail Station.
- Phase One of Heritage Park.
- Downtown traffic calming and roundabouts on N. Country Club Road and Palmetto Street.
- Enhancements due to the opening of the SunRail Station to include a traffic signal, pedestrian crosswalk and the addition of sidewalk and lighting to the Downtown business area.
- With the completion of the new Community Center a new parking lot will be constructed.

Relevant financial policies

The City of Lake Mary has adopted a comprehensive set of financial policies. As stated above, the annual budget provides a comprehensive five-year projection. This plan details estimated personnel, operating and capital costs for continuing operations, and expansion plans for all City functions. All parties in the budget process are accountable for providing realistic and attainable projections so as to minimize deviations from the plan as each budget year proceeds. The projected General Fund budget is balanced by determining the ad valorem tax rate required for a balanced budget. This predictor of future millage rates provides the City Commission an insightful planning tool when making financial and economic decisions. The five-year budget is an essential component of the stability of the ad valorem tax rate which at 5.8595 was the same rate as fiscal year 2014.

It is the policy of the City, a long-standing goal of the City Commission, and management's position that the General Fund balance should always remain above 25% of projected expenditures and that the net position of the Enterprise Funds are above 25% of current year expenditures.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Lake Mary for its Comprehensive Annual Financial Report for the fiscal year ended September 30, 2013. This was the twenty second consecutive year that the City of Lake Mary has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

Preparation of this Comprehensive Annual Financial Report on a timely basis is made possible through the efficient, dedicated and professional efforts of the Finance Department staff. The significant amount

of year-end closing procedures required prior to the audit would not have been accomplished without much hard work and personal sacrifice.

Other City departments, although not extensively involved in year-end audit activities, contributed significantly by ensuring the accuracy and integrity of accounting information compiled throughout the year. Without their diligence, the work of the Finance Department would have been considerably more difficult. Appreciation must also be expressed to the City's auditors whose suggestions and attention to detail enhanced the quality of this report.

In closing, special thanks go to the Mayor and Commission for their unyielding support and steadfast commitment to maintaining the financial integrity of the City. With their leadership, Lake Mary indeed has a secure financial future without compromising a total quality of life second to no other community in this area.

Respectfully submitted,

Jacqueline B. Sova

Jacqueline B. Sova
City Manager

Dianne S. Holloway

Dianne S. Holloway
Finance Director



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Lake Mary
Florida**

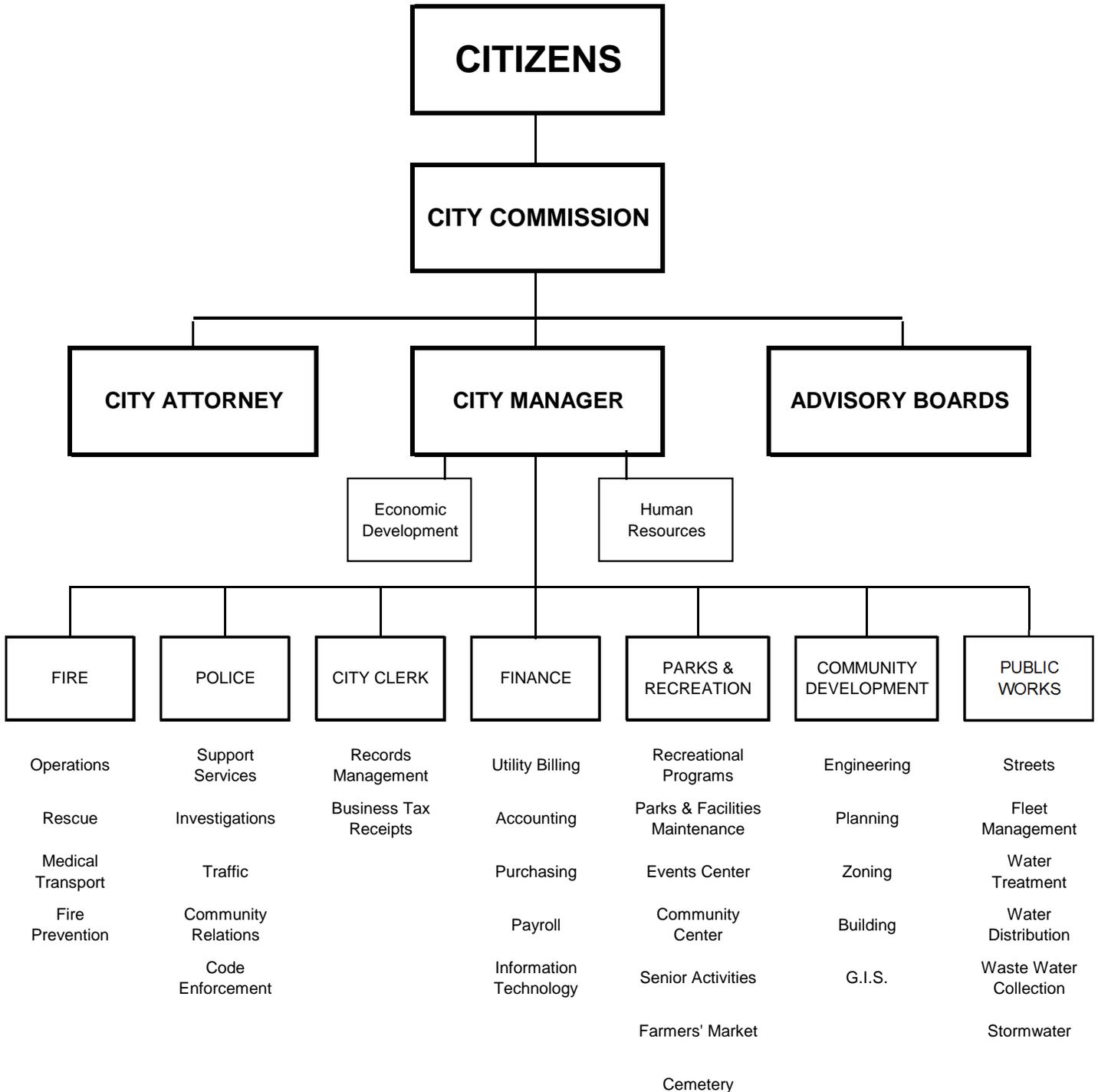
For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2013

Executive Director/CEO

CITY OF LAKE MARY, FLORIDA

ORGANIZATIONAL CHART



**CITY OF LAKE MARY, FLORIDA
PRINCIPAL CITY OFFICIALS
SEPTEMBER 30, 2014**

CITY COMMISSION

David Mealor, Mayor

George F. Duryea, Deputy Mayor
Thomas C. Greene

Gary L. Brender
Jo Ann Lucarelli, Deputy Mayor

ADMINISTRATION

CITY MANAGER
Jacqueline B. Sova

FINANCE DIRECTOR
Dianne S. Holloway

CITY ATTORNEY
Catherine Reischmann

CITY CLERK
Carol A. Foster

FINANCE MANAGER
Jean K. McCarthy

COMMUNITY DEVELOPMENT DIRECTOR
Juan A. Omana, Jr.

PUBLIC WORKS DIRECTOR
Bruce Paster

PARKS & RECREATION DIRECTOR
Bryan R. Nipe

POLICE CHIEF
Steve Bracknell

FIRE CHIEF
Craig E. Haun



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Financial Section



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FINANCIAL SECTION

Report of Independent Certified Public Accountants
Management's Discussion and Analysis
Basic Financial Statements
Notes to the Financial Statements
Required Supplemental Information



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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Commission
City of Lake Mary, Florida

Report on the Financial Statements

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 Lake Mary, Florida*, (the "City") as of and for the year ended September 30, 2014, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these 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 the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the *City of Lake Mary, Florida*, as of September 30, 2014, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis and pension and other postemployment benefit information on pages 13 to 22 and 70 to 76, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the *City of Lake Mary, Florida's* basic financial statements. The introductory section, combining and individual fund financial statements and statistical section are presented for purposes of additional analysis and are not a required part of the financial statements. The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate 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 information is fairly stated in all material respects in relation to the financial statements as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 10, 2015, on our consideration of the *City of Lake Mary, Florida'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* and should be considered in assessing the results of our audit.

McDiernit Davis & Company, LLC

Orlando, Florida
February 10, 2015

Management's Discussion and Analysis



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**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

As management of The City of Lake Mary (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2014. The purpose of *management's discussion and analysis* (MD&A) is to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial position (its ability to address the next and subsequent year challenges), (d) identify any material deviations from the financial plan (the approved budget), and (e) identify individual fund issues or concerns. We encourage readers to consider this information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-4 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Lake Mary exceeded its liabilities at September 30, 2014 by \$95,339,308 (*net position*). Of this amount, \$32,917,218 represents unrestricted net position, may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position decreased by \$1,486,746 (or 1.54%) due to a planned robust capital improvement program and payment of economic incentives. Governmental total net position decreased by \$1,102,042 (or 1.76%) while business-type activities decreased by \$384,704 (or 1.12%).
- As of the close of the current fiscal year, the City of Lake Mary's governmental funds reported combined fund balances of \$17,810,922, a decrease of \$2,095,415 in comparison with the prior year. Approximately 71% of this amount, or \$12,644,567, is available for spending at the City's discretion (*unassigned fund balance*).
- At the end of the current fiscal year, unrestricted fund balance (the total of the *committed*, *assigned*, and *unassigned* components of *fund balance*) for the General Fund was \$15,354,614 (or 77.6%) of total expenditures and transfers out.
- Net position of the Police Officers' and Firefighters' Pension Trust Funds increased by \$1,955,561 and \$1,694,936 respectively.

Overview of the Financial Statements

This discussion and analysis provided here are intended to serve as an introduction to the City of Lake Mary's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and liabilities, and deferred inflow/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

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

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, streets, parks and recreation and other physical environment. The business-type activities of the City consist of the water, sewer, and stormwater systems.

The government-wide financial statements include only the City of Lake Mary (known as the *primary government*). There are no component units.

The government-wide financial statements can be found on pages 25-26 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over the 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, proprietary, 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 fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable*

**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

resources available at the end of the fiscal year. Such information may be useful in assessing the City'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*.

During fiscal year 2014, the City utilized twelve (12) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, the pension premium tax trust fund and the general capital projects fund, which are considered to be major funds. Data from the other (9) nine governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in this report, immediately following the notes to the financial statements and required supplemental information.

The City adopts an annual appropriated budget for its general fund, and most special revenue funds. Budgetary comparison statements have been provided for these funds to demonstrate compliance with the budget.

The basic governmental fund financial statements may be found on pages 27-31 of this report.

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

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water and Sewer Fund (which is considered to be a major fund of the City) and the Stormwater Fund. Conversely, both internal service funds are combined into a single, aggregated presentation in the proprietary fund statements. Individual fund data for the internal service funds are provided in the combining and individual fund statements and schedules section of this report.

The basic proprietary fund financial statements can be found on pages 32-37 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 reported in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on pages 38-39 of this report.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire 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 40-69 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information (RSI)* concerning the City's progress in funding its obligation to provide pension and OPEB benefits to its employees. Required supplementary information can be found on pages 70-76 of this report.

The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the RSI on pensions and OPEB. Combining and individual fund statements and schedules can be found on pages 78-95 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. In the case of the City of Lake Mary, assets and deferred outflows of resources exceeded liabilities by \$95,339,308 at the close of fiscal year ended September 30, 2014.

**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

Statement of Net Position
As of September 30,

	Governmental Activities		Business-type Activities		Total	
	2014	2013	2014	2013	2014	2013
Current and other assets	\$ 22,711,192	\$ 26,072,594	\$14,845,837	\$15,915,210	\$ 37,557,029	\$ 41,987,804
Restricted assets	349,466	308,767	1,375,551	1,319,692	1,725,017	1,628,459
Capital assets	46,337,282	45,147,885	18,477,953	18,127,488	64,815,235	63,275,373
Total assets	<u>69,397,940</u>	<u>71,529,246</u>	<u>34,699,341</u>	<u>35,362,390</u>	<u>104,097,281</u>	<u>106,891,636</u>
Total deferred outflows of resources	23,960	25,957	-	-	23,960	25,957
Current liabilities	1,689,166	2,310,373	321,292	608,311	2,010,458	2,918,684
Non-current liabilities outstanding	4,837,466	5,289,767	325,373	311,238	5,162,839	5,601,005
Other liabilities (comp abs & opeb)	1,501,548	1,459,301	107,088	112,549	1,608,636	1,571,850
Total liabilities	<u>8,028,180</u>	<u>9,059,441</u>	<u>753,753</u>	<u>1,032,098</u>	<u>8,781,933</u>	<u>10,091,539</u>
Net investment in capital assets	41,873,242	40,192,842	18,477,953	18,127,488	60,351,195	58,320,330
Restricted	1,020,717	801,493	1,050,178	1,008,454	2,070,895	1,809,947
Unrestricted	18,499,761	21,501,427	14,417,457	15,194,350	32,917,218	36,695,777
Total net position	<u>\$ 61,393,720</u>	<u>\$ 62,495,762</u>	<u>\$ 33,945,588</u>	<u>\$ 34,330,292</u>	<u>\$ 95,339,308</u>	<u>\$ 96,826,054</u>

By far, the largest portion of the City's net position \$60,351,195 (or 63.3%) reflect its investment in capital assets (e.g., land, buildings, improvements, infrastructure, vehicles and equipment) less any related outstanding debt used to acquire those assets. The City uses these capital assets to provide a variety of services to citizens. Accordingly, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position \$2,070,895 (or 2.2%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$32,917,218 is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of fiscal year 2014, the City of Lake Mary is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business type activities. This trend has been consistent for the previous ten fiscal years.

The City's net position decreased a total of \$1,486,746 from the prior fiscal year. The reasons this this overall decrease are discussed in the following sections for governmental activities and business-type activities.

Governmental Activities. During the current fiscal year, net position for governmental activities decreased \$1,102,042 from the prior fiscal year for an ending balance of \$61,393,720.

The City experienced an increase of \$117,320 (1.9%) in ad valorem tax revenue. Assessed property values increased by 5.05% and the City adopted the rolled-back rate for fiscal year 2014 which was an actual reduction in the millage rate of 1.27%. Franchise fees and utility taxes increased by \$114,371 (5.8%) and because these revenues are primarily influenced by the economy, is consistent with the change in property values. Communication service taxes decreased by \$347,259 or (16.6%) which is consistent with the State of Florida's projections. Investment income increased \$187,561 due to investments being reported at fair value net of earnings. Actual interest earnings were \$156,999 while the gain in the market value of investments totaled \$63,235. Building permit revenue decreased \$633,720 (35.8%) and impact fee revenue decreased \$248,162 (77.5%) from the prior year. Additionally, fines and forfeiture revenue increased 11.4% as compared to last year.

Approximately 92% of the employees are accounted for in governmental activities. Throughout the year, merit increases were awarded up to 2%. New positions included an Economic Development Manager and Lead Recreation Assistant. With the opening of the new Community Center, the summer camp program returned. An Engineering Inspector in the Community Development Division was eliminated. The One-Cent Infrastructure Surtax that was favorable voted upon by the citizens of Seminole County and will begin January 1, 2015. The 2nd Generation Sales tax was spent down to zero in fiscal year 2014.

**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

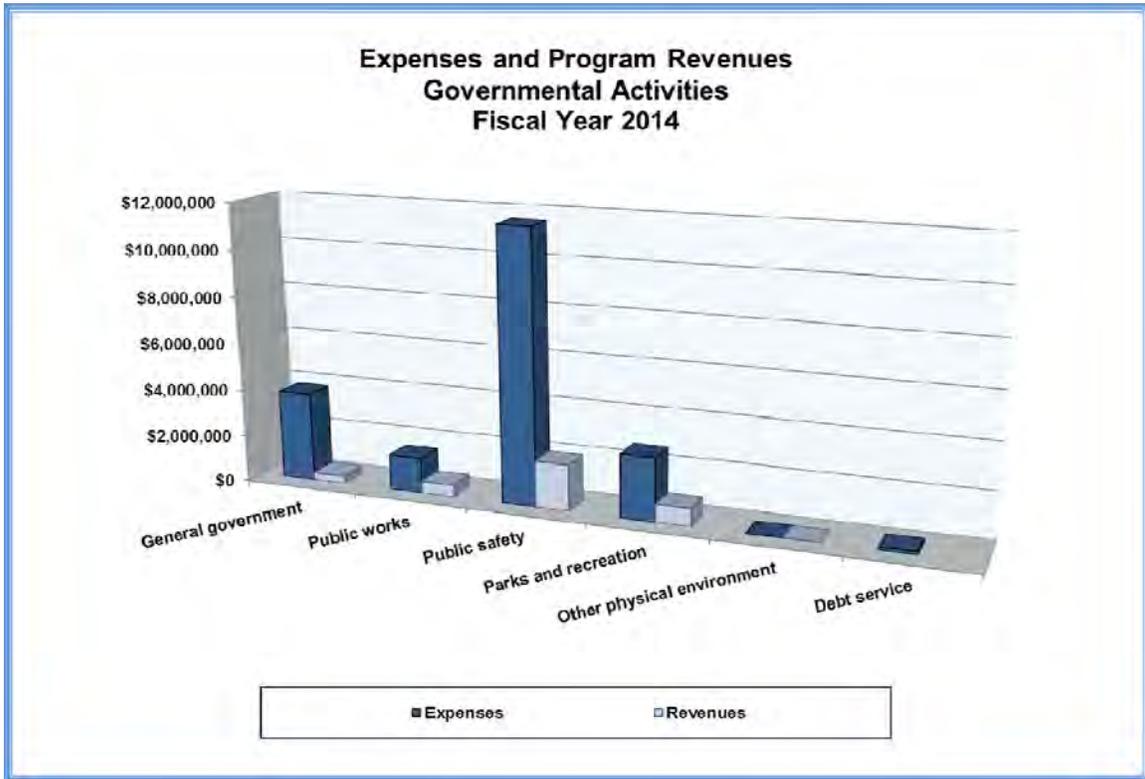
Changes In Net Position
For the Year Ended September 30,

	Governmental Activities		Business-type Activities		Total	
	2014	2013	2014	2013	2014	2013
Revenues:						
Program revenues:						
Charges for services	\$ 2,699,074	\$ 3,552,280	\$ 4,704,347	\$ 4,657,796	\$ 7,403,421	\$ 8,210,076
Operating grants and contributions	653,334	643,416	-	-	653,334	643,416
Capital grants and contributions	198,288	32,483	41,723	261,646	240,011	294,129
General revenues:						
Property taxes	6,146,678	6,029,358	-	-	6,146,678	6,029,358
Other taxes	6,025,647	6,169,211	-	-	6,025,647	6,169,211
Other revenues	1,824,723	1,182,291	145,540	(250)	1,970,263	1,182,041
Total revenues	17,547,744	17,609,039	4,891,610	4,919,192	22,439,354	22,528,231
Expenses:						
General government	3,796,892	4,092,507	-	-	3,796,892	4,092,507
Public works	1,507,739	1,613,698	-	-	1,507,739	1,613,698
Public safety	11,548,131	10,803,492	-	-	11,548,131	10,803,492
Parks and recreation	2,688,517	2,552,985	-	-	2,688,517	2,552,985
Other physical environment	8,600	9,876	-	-	8,600	9,876
Interest and other on long term debt	126,907	129,925	-	-	126,907	129,925
Water and sewer	-	-	3,852,200	3,483,401	3,852,200	3,483,401
Stormwater	-	-	397,114	366,152	397,114	366,152
Total expenses	19,676,786	19,202,483	4,249,314	3,849,553	23,926,100	23,052,036
Increase (decrease) in net position before transfers & special items	(2,129,042)	(1,593,444)	642,296	1,069,639	(1,486,746)	(523,805)
Transfers	1,027,000	949,935	(1,027,000)	(949,935)	-	-
Increase (decrease) in net position	(1,102,042)	(643,509)	(384,704)	119,704	(1,486,746)	(523,805)
Net position - October 1 restated	62,495,762	63,139,271	34,330,292	34,210,588	96,826,054	97,349,859
Net position - September 30	\$ 61,393,720	\$ 62,495,762	\$ 33,945,588	\$ 34,330,292	\$ 95,339,308	\$ 96,826,054

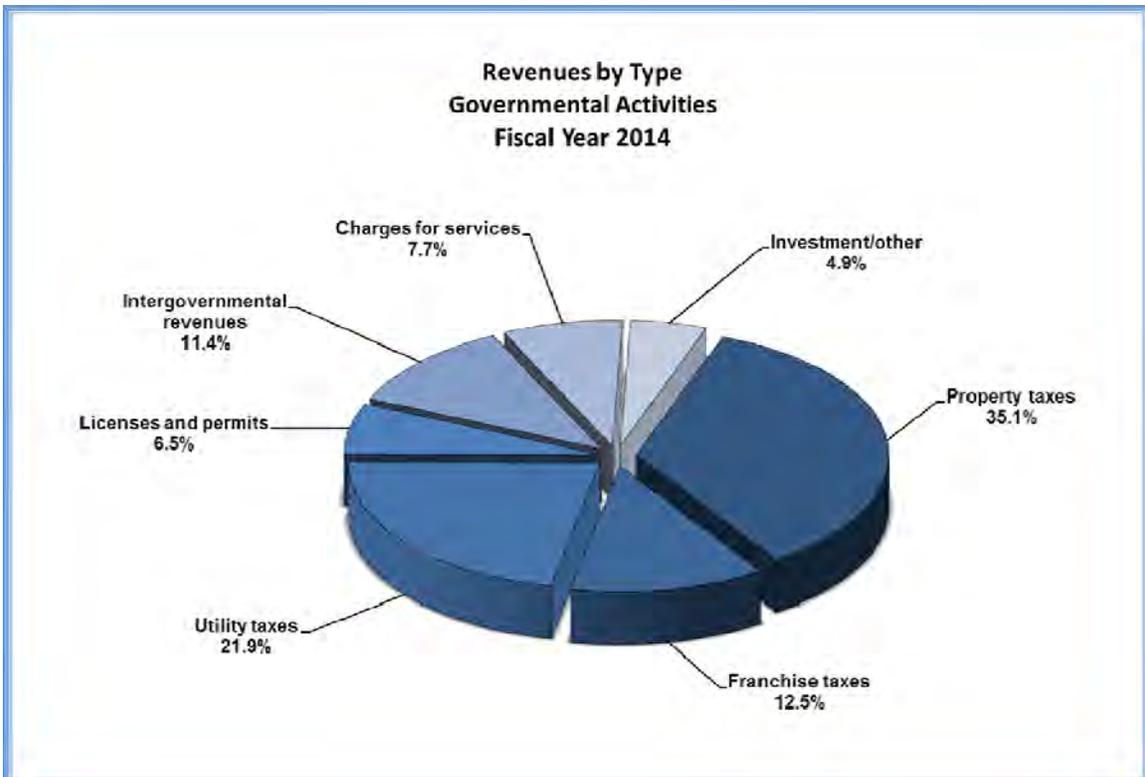
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**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

Expenses and revenues for governmental activities are shown graphically by function. Public safety is the largest category of expenditures followed by general government.

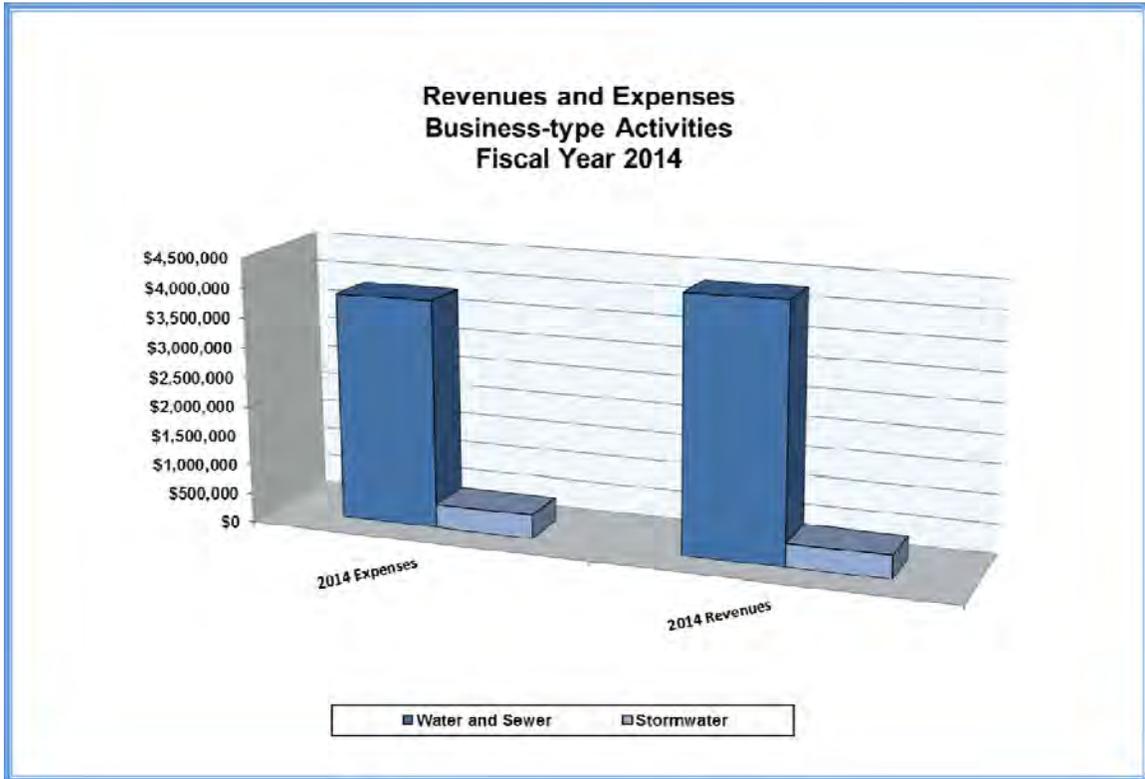


Revenue for governmental activities are shown graphically by type. The largest type of revenue for governmental activities is franchise and utility taxes followed by property taxes.

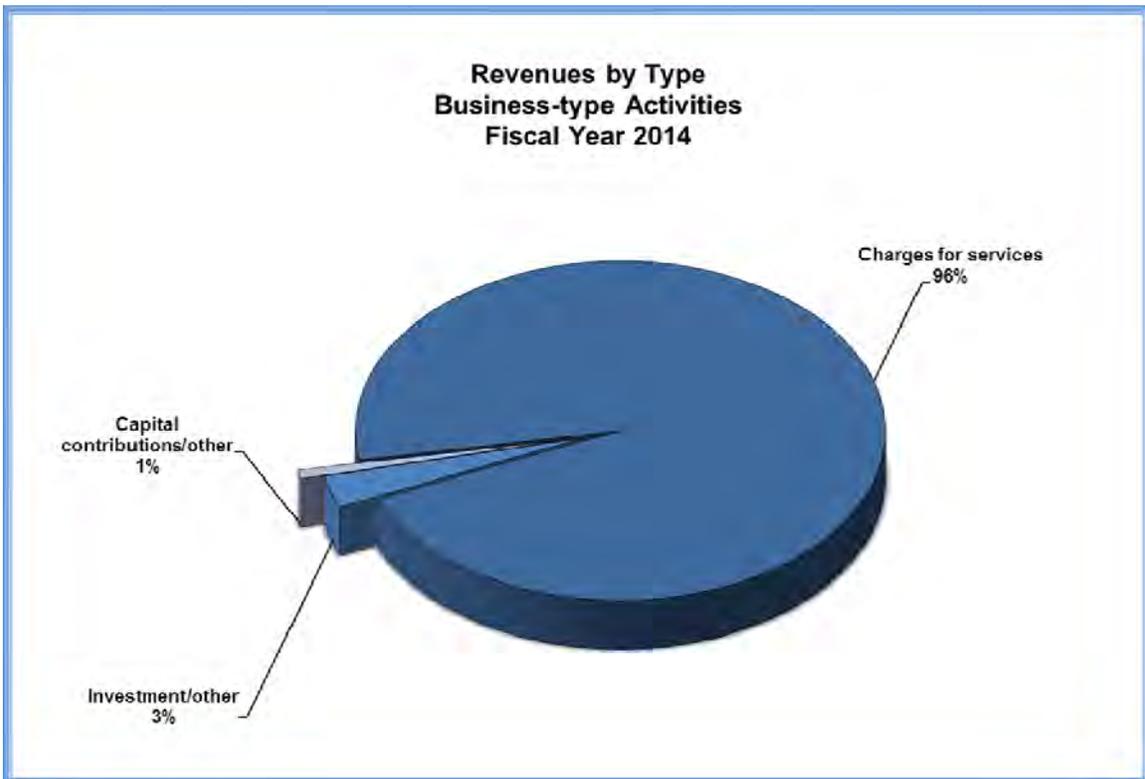


**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

Revenues and expenses are shown by business-type activity. The Water and Sewer Fund is the largest business-type activity.



Revenues for business-type activities are shown graphically by type. The largest source of revenue is charges for services.



**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

Business-type Activities. For the City of Lake Mary's business-type activities, the overall net position was \$33,945,588. The total decrease in net position for business-type activities (water, sewer and stormwater funds) was \$384,704 or 1.1% from the prior fiscal year. Operating expenditures increased 10.38% primarily due to the cost of operations. Nonoperating revenues increased \$145,790 or 583% due to the favorable market value of investments.

Financial Analysis of the Government's Funds.

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

Governmental Funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City of Lake Mary's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City of Lake Mary itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City of Lake Mary's Commission.

As of September 30, 2014, the City's governmental funds reported combined ending fund balances of \$17,810,922, a decrease of \$2,095,415 in comparison with the prior year. Approximately 71% of this total amount (\$12,644,567) constitutes *unassigned fund balance*, which is available for spending at the City's discretion. Further information regarding unassigned fund balance can be found in the governmental funds financial statements starting on page 27. The remainder of fund balance is either *nonspendable, restricted, committed, or assigned*. These amounts totaled \$5,166,355 or 29% of ending fund balance. Of this amount, \$19,368 is nonspendable as inventories and prepaid items, \$847,740 is restricted for special revenue funds, \$573,493 is committed to debt service payments and \$1,015,707 is committed to general capital projects. A total of \$2,710,047 is assigned to transfers for debt service, other capital projects; funding of the employee health clinic and subsequent year expenditures approved by the City's Commission.

The General Fund is the chief operating fund of the City. The general fund manages 95% of the total governmental revenues. At September 30, 2014, the unassigned fund balance of the general fund was \$12,644,567, while the total fund balance decreased to \$15,368,972. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total general fund expenditures. Unassigned fund balance represents 63.9% of total general fund expenditures and transfers out, while total fund balance represents 77.6% of that same amount.

The adopted budget for the fiscal year 2014 projected an appropriation of fund balance in the amount of \$3,402,855. The fund balance of the City's General Fund decreased \$2,172,688 during the fiscal year. In total actual revenue collections were \$275,214 more favorable than projected. Ad valorem tax revenues were above projections by \$63,407. Franchise taxes and Intergovernmental revenues exceeded expectations by \$75,671 and \$60,008 respectively. Several other revenue categories also outperformed. The City's payment for the Jobs Incentive Program totaled \$180,667. Overall expenditures were under budget by \$955,353 or 5.4%. Additional information regarding the general fund budget to actual variances can be found on page 31.

The General Capital Projects Fund increased fund balance by \$971,166 bringing the fund balance to \$1,020,717 at the close of the fiscal year. This is due primarily to the carryforward of capital projects into fiscal year 2015.

The total fund balance of all the nonmajor governmental funds decreased \$894,293. This is primarily due to the use of the 2nd Generation Sales Tax funds to complete road projects and the increase of debt service expenditures.

Proprietary Funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

At September 30, 2014, unrestricted net position of the Water and Sewer Fund amounted to \$13,860,913, unrestricted net position of the Stormwater Utility Fund was \$556,544, and net position restricted for capital improvement in the Water and Sewer Fund was \$1,050,178. In total, the proprietary funds decreased net position by \$384,704 over the prior year. An increase of 10.38% was shown in proprietary funds expenses, along with an increase of 1% in charges for service. The cost of operations increased 15.4% due to deferred maintenance and an increase in the cost of wholesale sewer purchases.

**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

General Fund Budgetary Highlights

Original budget compared to final budget. During fiscal year 2014, the general fund budget was amended to increase both revenues and appropriations by \$20,861. This amendment was to account for grant revenues received during the year. Both of these items were not included in the original budget.

Final budget compared to actual results. The final amended general fund appropriations were \$20,750,522 and actual expenditures (budgetary basis) \$19,795,169. General fund revenues exceeded the original budget by \$296,075, or 1.8%. Significant budgetary variances between the final amended budget and actual results are listed below:

- Property Taxes received were \$63,407 over budget due to receipts exceeding the anticipated budget.
- Utility Tax and Franchise Fee revenue reported an overall decrease of \$143,564. With the exception of Communications Services Tax that decreased \$347,259 (16.6%), Utility Tax and Franchise Fee revenues are trending upward at a 5% increase from last fiscal year.
- Actual expenditures were less than amended appropriations by \$955,353, a variance of 5.4%, due to a reduction in overtime costs, reductions in workforce due to attrition, reductions in property, liability and workers compensation insurance premiums, lower than expected fuel costs and legal fees.
- Department directors are very diligent to monitor all expenditures to ensure operational costs are kept to a minimum.

Transfers to other funds were:

- \$631,921 to the Debt Service Fund.
- \$2,130,000 to the General Capital Projects Fund.
- \$258,000 to the Health Insurance fund for health clinic operations.

Capital Asset and Debt Administration

Capital assets. The City of Lake Mary's investment in capital assets for its governmental and business-type activities as of September 30, 2014, amounts to \$64,815,235 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, water and sewer system, stormwater system, intangible assets, infrastructure, vehicles and equipment. The total net increase in the City's capital assets for the current fiscal year was \$1,539,862.

Capital Assets (net of depreciation)
As of September 30,

	Governmental activities		Business-type activities		Total	
	2014	2013	2014	2013	2014	2013
Land	\$ 9,352,059	\$ 9,352,059	\$ 39,548	\$ 39,548	\$ 9,391,607	\$ 9,391,607
Buildings	14,772,165	15,097,896	141,600	153,400	14,913,765	15,251,296
Improvements other than bldg	1,114,414	1,294,978	-	-	1,114,414	1,294,978
Water/sewer system	-	-	16,198,938	16,433,207	16,198,938	16,433,207
Stormwater system	-	-	1,455,318	1,391,045	1,455,318	1,391,045
Intangible assets	1,465,498	1,461,650	-	-	1,465,498	1,461,650
Machinery and equipment	598,045	391,200	24,183	33,443	622,228	424,643
Vehicles	2,489,501	1,946,353	-	-	2,489,501	1,946,353
Infrastructure	15,486,662	15,391,547	-	-	15,486,662	15,391,547
Construction in progress	1,058,938	212,202	618,366	76,845	1,677,304	289,047
Total	\$ 46,337,282	\$ 45,147,885	\$ 18,477,953	\$ 18,127,488	\$ 64,815,235	\$ 63,275,373

**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

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

- Traffic Signal at International Pkwy and Heathrow Park Lane, \$190,573.
- Lakeview Avenue Parking Lot, \$122,365.55.
- Fiber line extension to Parks Maintenance Building, 35,245.
- Flashport upgrades to mobile and portable radios, \$84,608.
- Network and Service upgrades in the amount of \$30,985.
- Equipment purchases for the EMS Rescues included Power Load Systems at \$57,051 and Defibrillators at \$69,965.
- Extrication Equipment purchases, \$17,831.
- Purchase of the Commission Chamber Presentation System, \$66,595.
- Purchase of Advance Authentication Software, \$10,900.
- The renovation of the newly purchased Community Center was completed at \$442,517.
- In addition to the annual vehicle replacements in the amount of \$772,856, the City's Vac-Con was replaced at \$316,979.
- Cold Mix Paving, \$537,418.
- Lift station SCADA Improvements, \$278,544.
- Water Plant SCADA Upgrades, \$12,200.

Major capital assets included in Construction in Progress:

- Heritage Park, \$25,000.
- Signal and Beautification at N. Country Club and Wilbur St, \$17,090,
- Roundabout at Crystal Lake Ave and Palmetto St and Greenleaf, \$26,540.
- Police Department Security Equipment, \$6,425.
- Community Center Parking Lot, 32,250.
- SunRail Enhancements, \$99,856.
- Downtown Roadway, Stormwater and Utility Improvements, \$833,435

Additional information regarding the City's capital assets can be found in on pages 50-51 of this report.

Long-term debt. At the end of the current fiscal year, the City had total debt outstanding of \$4,488,000, which consists of notes payable. Business-type activities have no outstanding debt.

Long Term Debt
As of September 30,

	Governmental activities	
	2014	2013
PIRRN 2007	\$ 560,000	\$ 820,000
PIRRN 2012	3,928,000	4,161,000
Total	\$ 4,488,000	\$ 4,981,000

There are no limitations placed on the amount of debt the City may issue either by the City's charter, code of ordinances or by the Florida State Statutes. The City's charter does require voter referendum for any lease purchase contracts or any other unfunded multi-year contracts for the purchase of real property or the construction of any capital improvement, the repayment of which extends beyond the end of any fiscal year. However, in the case of the Water and Sewer Fund the City Commission may declare an emergency to issue debt in order to meet a public emergency affecting the safety, health and welfare of the citizens where the requirements cannot be met through the prudent use of existing reserves.

Additional information regarding the City's long-term liabilities can be found in on pages 66-67 in the notes to the financial statements.

Economic Factors and Next Year's Budgets and Rates

As the City and country as a whole continue on the path of economic recovery, the Fiscal Year 2014–2015 budget represents a commitment toward continued strategic financial planning to meet the City's goal of providing a high standard of quality life and

**CITY OF LAKE MARY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2014**

development opportunities. During the past fiscal year we have had the completion of the Verizon building, the long awaited commuter rail system, SunRail, has begun operations, and the announcement from CareMed Pharmaceuticals planning to bring 250 jobs to the City.

The City was chosen as one of the best towns for families for 2014 by Family Circle Magazine. The magazine cited our downtown Farmer's Market, WineArt Wenesdays with music and food trucks as well as the many other family events held by the City. Seminole County Schools with its high graduation rates and excellent SAT scores also helped in the ranking. "Be a Trailblazer" was cited as being Lake Mary's good deed group with their contributions to the historical museum, Rinehart Trail, and most recently the fund-raising efforts through the annual 5K.

The total Fiscal Year 2014-2015 budget is for all funds combined is \$31,737,475, compared to the Fiscal Year 2013-2014 budget of \$33,867,296, which represents an overall reduction of \$2,129,821 or 6.29%. This decrease can be attributed the reduction in projects in the City's Capital Improvement Plan totaling \$2,521,713.

The adopted millage rate is 3.5895, is the same as the prior year. For the previous five years the ad valorem millage rate has been 3.6355. With combined property values reflecting a total increase of 5.05%, collections should yield \$244,689 more than last year.

The City is seeing signs of stability and economic recovery. On the commercial side, Verizon's 220,000 square foot building is now completed and should add more than \$60,000,000 to the City's tax rolls, a total of 1,100 jobs over the next three years and much more to the local economy. The Rinehart Place PUD was recently acquired by Adventist Health Systems/Florida Hospital. Current plans include a stand-alone emergency room as well as additional medical care facilities.

The Downtown transit oriented-district is currently under construction with the Station House, a development that will add 200 upscale apartments and amenities will include the City's participation in a 3-1/2 story parking garage. Certificates of occupancy have been issued and residents are moving in. When fully complete, this development should add over \$20 million in valuation to the City's tax roll. Station Pointe is still moving through the planning process with a two-story 31,000 square foot building that will provide opportunities for offices and retail to be adjacent to the SunRail platform. Central Park at Heathrow will consist of three office buildings totaling approximately 13,829 square feet along with three retail buildings adding an additional 19,285 square feet. This new development will consist of professional and medical office space along with retail and restaurant uses. The additional phase will be on the adjacent 5.23 acre property to the west and will consist of 9 office buildings, adding just under 45,000 square feet of new office space. Funding for several economic incentive program obligations up to \$546,167 have been appropriated in Fiscal Year 2014-2015.

Departmental operating budgets are relatively flat taking into consideration some delayed maintenance of City facilities and equipment. New full-time positions of Training Sergeant and Network Analyst have been added and a part-time Fire Inspector has been increased to a full-time position. A merit increase of up to 3% has been approved for employees. The cost of health benefits decreased .5%.

During the current fiscal year, the unassigned fund balance in the general fund was \$12,644,567. The City of Lake Mary has appropriated \$2,710,047 of this amount for spending in the 2014-2015 fiscal year. A total of \$1,537,708 of next year's appropriation is to for transfers to other funds including 755,000 to fund general capital projects, \$632,208 to pay for debt service and \$150,500 to fund the employee health clinic.

Requests for Information

This financial report is designed to provide a general overview of the City of Lake Mary's finances for all of those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Director, P.O. Box 958445, Lake Mary, Florida 32795.

Basic Financial Statements



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City of Lake Mary, Florida
Statement of Net Position
September 30, 2014

	Primary Government		Total
	Governmental Activities	Business-type Activities	
ASSETS			
Cash and cash equivalents	\$ 9,359,759	\$ 4,133,414	\$ 13,493,173
Investments	11,505,550	10,002,414	21,507,964
Interest receivable	31,237	22,481	53,718
Accounts Receivable (net of allowance for uncollectibles)	954,134	410,568	1,364,702
Internal balances	3,384	(3,384)	-
Due from other governmental units	581,644	-	581,644
Unbilled service charges	898	125,003	125,901
Special assessments - current	2,777	56,844	59,621
Inventories	35,859	44,317	80,176
Prepaid items	22,066	38,970	61,036
Health insurance claims escrow	59,000	-	59,000
Restricted assets:			
Temporarily restricted cash or investments:	349,466	1,375,551	1,725,017
Pension assets	154,884	-	154,884
Special assessments noncurrent	-	15,210	15,210
Capital assets not being depreciated:			
Land	9,352,059	39,548	9,391,607
Construction in progress	1,058,938	618,366	1,677,304
Capital assets net of accumulated depreciation:			
Buildings	14,772,165	141,600	14,913,765
Improvements other than buildings	1,114,414	-	1,114,414
Water/sewer system	-	16,198,938	16,198,938
Stormwater system	-	1,455,318	1,455,318
Intangible assets	1,465,498	-	1,465,498
Machinery and equipment	598,045	24,183	622,228
Vehicles	2,489,501	-	2,489,501
Infrastructure	15,486,662	-	15,486,662
Total Assets	<u>69,397,940</u>	<u>34,699,341</u>	<u>104,097,281</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charge on refunding	23,960	-	23,960
Total deferred outflows of resources	<u>23,960</u>	<u>-</u>	<u>23,960</u>
LIABILITIES			
Accounts payable and other current liabilities	1,592,976	301,089	1,894,065
Unearned revenue	96,190	20,203	116,393
Noncurrent liabilities:			
Liabilities payable from restricted assets	349,466	325,373	674,839
Due within one year	517,709	7,435	525,144
Due in more than one year	5,471,839	99,653	5,571,492
Total liabilities	<u>8,028,180</u>	<u>753,753</u>	<u>8,781,933</u>
NET POSITION			
Net investment in capital assets	41,873,242	18,477,953	60,351,195
Restricted for capital improvement	1,020,717	1,050,178	2,070,895
Unrestricted	18,499,761	14,417,457	32,917,218
Total Net Position	<u>\$ 61,393,720</u>	<u>\$ 33,945,588</u>	<u>\$ 95,339,308</u>

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

City of Lake Mary, Florida
Statement of Activities
For the Year Ended September 30, 2014

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Primary government:							
Government activities:							
General government	\$ 3,796,892	\$ 313,983	\$ -	\$ -	\$ (3,482,909)	\$ -	\$ (3,482,909)
Public works	1,507,739	2,133	332,070	180,600	(992,936)	-	(992,936)
Public safety	11,548,131	1,625,120	321,264	17,688	(9,584,059)	-	(9,584,059)
Parks and recreation	2,688,517	749,238	-	-	(1,939,279)	-	(1,939,279)
Other physical environment	8,600	8,600	-	-	-	-	-
Interest & other fiscal charges on long-term debt	126,907	-	-	-	(126,907)	-	(126,907)
Total governmental activities	<u>19,676,786</u>	<u>2,699,074</u>	<u>653,334</u>	<u>198,288</u>	<u>(16,126,090)</u>	<u>-</u>	<u>(16,126,090)</u>
Business-type activities:							
Water and Sewer	3,852,200	4,304,718	-	41,723	-	494,241	494,241
Stormwater	397,114	399,629	-	-	-	2,515	2,515
Total business-type activities	<u>4,249,314</u>	<u>4,704,347</u>	<u>-</u>	<u>41,723</u>	<u>-</u>	<u>496,756</u>	<u>496,756</u>
Total primary government	<u>\$ 23,926,100</u>	<u>\$ 7,403,421</u>	<u>\$ 653,334</u>	<u>\$ 240,011</u>	<u>(16,126,090)</u>	<u>496,756</u>	<u>(15,629,334)</u>
General revenues:							
Property taxes					6,146,678	-	6,146,678
Franchise taxes					2,187,203	-	2,187,203
Utility taxes					3,838,444	-	3,838,444
Unrestricted intergovernmental revenues					1,139,091	-	1,139,091
Unrestricted investment earnings					220,234	144,370	364,604
Gain/(Loss) on sale of capital					-	1,170	1,170
Miscellaneous revenues					465,398	-	465,398
Transfers					1,027,000	(1,027,000)	-
Total general revenues and transfers					<u>15,024,048</u>	<u>(881,460)</u>	<u>14,142,588</u>
Change in net position					<u>(1,102,042)</u>	<u>(384,704)</u>	<u>(1,486,746)</u>
Net position - beginning					<u>62,495,762</u>	<u>34,330,292</u>	<u>96,826,054</u>
Net position - ending					<u>\$ 61,393,720</u>	<u>\$ 33,945,588</u>	<u>\$ 95,339,308</u>

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

City of Lake Mary, Florida
Balance Sheet
Governmental Funds
September 30, 2014

	General Fund	Pension Premium Tax Trust	General Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 5,402,071	\$ -	\$ 1,090,472	\$ 1,105,766	\$ 7,598,309
Investments	9,553,435	-	53,317	328,048	9,934,800
Interest receivable	24,980	-	-	1,242	26,222
Receivables (net of allowance for uncollectibles)	949,934	-	-	-	949,934
Unbilled service charges	898	-	-	-	898
Due from other funds	200,000	-	-	-	200,000
Due from other governments	277,907	303,737	-	-	581,644
Special assessments-current	2,777	-	-	-	2,777
Inventories	2,302	-	-	-	2,302
Prepaid items	12,056	-	5,010	-	17,066
Restricted cash and cash equivalents	349,466	-	-	-	349,466
Total assets	<u>\$ 16,775,826</u>	<u>\$ 303,737</u>	<u>\$ 1,148,799</u>	<u>\$ 1,435,056</u>	<u>\$ 19,663,418</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	\$ 387,023	\$ 303,737	\$ 96,657	\$ 13,823	\$ 801,240
Accrued liabilities	482,636	-	-	-	482,636
Retainage payable	-	-	31,425	-	31,425
Due to other funds	50,048	-	-	-	50,048
Due to other governments	10,308	-	-	-	10,308
Unearned revenue	96,190	-	-	-	96,190
Other liabilities	31,183	-	-	-	31,183
Liabilities payable from restricted assets	349,466	-	-	-	349,466
Total liabilities	<u>1,406,854</u>	<u>303,737</u>	<u>128,082</u>	<u>13,823</u>	<u>1,852,496</u>
Fund Balances					
Nonspendable:	14,358	-	5,010	-	19,368
Restricted:	-	-	-	847,740	847,740
Committed:	-	-	1,015,707	573,493	1,589,200
Assigned:	2,710,047	-	-	-	2,710,047
Unassigned	12,644,567	-	-	-	12,644,567
Total fund balance	<u>15,368,972</u>	<u>-</u>	<u>1,020,717</u>	<u>1,421,233</u>	<u>17,810,922</u>
Total liabilities and fund balances	<u>\$ 16,775,826</u>	<u>\$ 303,737</u>	<u>\$ 1,148,799</u>	<u>\$ 1,435,056</u>	<u>\$ 19,663,418</u>

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

City of Lake Mary, Florida
Reconciliation of the Balance Sheet of Governmental Funds
To the Statement of Net Position
September 30, 2014

Amounts reported for governmental activities in the statement of net position (page 25) are different because:

Total fund balances - governmental funds (page 27)		\$ 17,810,922
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.		43,847,781
Internal service funds are used by management to charge the costs of (a) fleet management to individual funds, and (b) self-funded health care. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		5,511,853
Long-term liabilities, including bonds payable, are not due and payable in the current period, and therefore are not reported in the funds:		
Governmental notes payable:	(4,488,000)	
Deferred charge on refunding	23,960	
Compensated absences	(1,302,317)	
Other post employment benefits	<u>(165,363)</u>	(5,931,720)
The cumulative net pension contribution in excess of the annual required contribution is presented as an asset on the entity-wide statement of net position in accordance with GASB Statement No. 27.		154,884
Net position of governmental activities		<u><u>\$ 61,393,720</u></u>

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

City of Lake Mary, Florida
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2014

	General Fund	Pension Premium Tax Trust	General Capital Projects Fund	Total Nonmajor Funds	Total Governmental Funds
REVENUES					
Taxes:					
Property	\$ 6,146,678	\$ -	\$ -	\$ -	\$ 6,146,678
Franchise	2,187,203	-	-	-	2,187,203
Utility	3,838,444	-	-	-	3,838,444
Licenses and permits	1,138,372	-	-	-	1,138,372
Intergovernmental revenues	1,517,474	303,737	180,600	-	2,001,811
Charges for services	1,331,185	-	-	8,600	1,339,785
Impact fees/assessments	32,729	-	-	39,457	72,186
Fines and forfeitures	119,655	-	-	17,978	137,633
Investment income	173,777	-	-	13,784	187,561
Other	152,364	-	313,034	-	465,398
Total revenues	<u>16,637,881</u>	<u>303,737</u>	<u>493,634</u>	<u>79,819</u>	<u>17,515,071</u>
EXPENDITURES					
Current:					
General government	3,476,382	-	26,857	-	3,503,239
Public works	690,214	-	53,178	157,988	901,380
Public safety	10,358,477	303,737	52,875	84,706	10,799,795
Parks and recreation	2,171,841	-	18,856	306	2,191,003
Other physical environment	-	-	-	2,712	2,712
Debt service:					
Principal	-	-	-	493,000	493,000
Interest and other fiscal charges	-	-	-	124,910	124,910
Capital outlay:					
General government	78,334	-	821,868	-	900,202
Public works	-	-	574,878	599,467	1,174,345
Public safety	-	-	103,956	131,852	235,808
Parks and recreation	-	-	-	11,092	11,092
Total expenditures	<u>16,775,248</u>	<u>303,737</u>	<u>1,652,468</u>	<u>1,606,033</u>	<u>20,337,486</u>
Excess(deficiency) of revenues over(under) expenditures	<u>(137,367)</u>	<u>-</u>	<u>(1,158,834)</u>	<u>(1,526,214)</u>	<u>(2,822,415)</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	985,000	-	2,130,000	631,921	3,746,921
Transfers out	(3,019,921)	-	-	-	(3,019,921)
Total other financing sources (uses)	<u>(2,034,921)</u>	<u>-</u>	<u>2,130,000</u>	<u>631,921</u>	<u>727,000</u>
Net change in fund balances	<u>(2,172,288)</u>	<u>-</u>	<u>971,166</u>	<u>(894,293)</u>	<u>(2,095,415)</u>
Fund balances - beginning	17,541,260	-	49,551	2,315,526	19,906,337
Fund balances - ending	<u>\$ 15,368,972</u>	<u>\$ -</u>	<u>\$ 1,020,717</u>	<u>\$ 1,421,233</u>	<u>\$ 17,810,922</u>

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

City of Lake Mary, 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, 2014

Amounts reported for governmental activities in the Statement of Activities (Page 26) are different because:

Net change in fund balances -- total governmental funds \$ (2,095,415)

Governmental funds report capital outlays as expenditures. In the Statement of Activities the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense.

This is the amount by which capital outlays exceeded depreciation during the current period.

Expenditure for capital assets	\$ 2,321,447	
Current year depreciation	<u>(1,652,001)</u>	669,446

Repayment of note principal is an expenditure in governmental funds. While repayment utilizes current assets, it has no effect on net position. Issuance costs are expended in governmental funds.

Principal payments		493,000
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The internal service funds are used by management to charge the costs of fleet management and health insurance to individual funds. The change in net position of the internal service funds are reported allocated to governmental activities.

Change in net position of the internal service funds	(113,654)	
General capital assets contributed to internal service funds	<u>(23,197)</u>	(136,851)

Pension expenses recorded in the Statement of Activities which are in excess of the annual required pension contribution are considered to be assets and not expenses of the period.		9,940
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Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore, are not reported as expenditures in governmental funds.		<u>(42,162)</u>
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Change in net position of governmental activities (page 26)		<u><u>\$ (1,102,042)</u></u>
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City of Lake Mary, Florida
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2014

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes:				
Property	\$ 6,083,271	\$ 6,083,271	\$ 6,146,678	\$ 63,407
Franchise	2,111,532	2,111,532	2,187,203	75,671
Utility	3,960,738	3,960,738	3,838,444	(122,294)
Licenses and permits	1,117,077	1,117,077	1,138,372	21,295
Intergovernmental revenues	1,436,605	1,457,466	1,517,474	60,008
Charges for services	1,276,650	1,276,650	1,331,185	54,535
Impact fees/assessments	32,000	32,000	32,729	729
Fines and forfeitures	68,933	68,933	119,655	50,722
Investment income	135,000	135,000	173,777	38,777
Other	120,000	120,000	152,364	32,364
Total revenues	16,341,806	16,362,667	16,637,881	275,214
EXPENDITURES				
Current:				
General government	3,898,694	3,898,694	3,476,382	422,312
Public works	732,458	732,458	690,214	42,244
Public safety	10,716,050	10,736,911	10,358,477	378,434
Parks and recreation	2,362,538	2,362,538	2,171,841	190,697
Capital outlay:				
General government	-	-	78,334	(78,334)
Total expenditures	17,709,740	17,730,601	16,775,248	955,353
Excess (deficiencies) of revenues over (under) expenditures	(1,367,934)	(1,367,934)	(137,367)	1,230,567
OTHER FINANCING SOURCES (USES)				
Transfers in	985,000	985,000	985,000	-
Transfers out	(3,019,921)	(3,019,921)	(3,019,921)	-
Total other financing sources and uses	(2,034,921)	(2,034,921)	(2,034,921)	-
Net change in fund balances	(3,402,855)	(3,402,855)	(2,172,288)	1,230,567
Fund balances - beginning	17,541,260	17,541,260	17,541,260	-
Fund balances - ending	\$ 14,138,405	\$ 14,138,405	\$ 15,368,972	\$ 1,230,567

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

City of Lake Mary, Florida
Statement of Net Position
Proprietary Funds
September 30, 2014

	Business Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water and Sewer Fund	Stormwater Utility Fund	Total	
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 3,724,153	\$ 409,261	\$ 4,133,414	\$ 1,761,450
Investments	9,849,314	153,100	10,002,414	1,570,750
Interest receivable	21,659	822	22,481	5,015
Accounts receivable (net of allowance for uncollectibles)	375,709	34,859	410,568	4,200
Due from other funds	816	-	816	54,385
Unbilled service charges	113,835	11,168	125,003	-
Special assessments - current	50,160	6,684	56,844	-
Inventories	44,317	-	44,317	33,557
Prepaid items	38,970	-	38,970	5,000
Health insurance claims escrow	-	-	-	59,000
Total current assets	<u>14,218,933</u>	<u>615,894</u>	<u>14,834,827</u>	<u>3,493,357</u>
Noncurrent assets:				
Restricted investments:				
Customer deposits	325,373	-	325,373	-
Impact fee funds	1,050,178	-	1,050,178	-
Total restricted assets	<u>1,375,551</u>	<u>-</u>	<u>1,375,551</u>	<u>-</u>
Special assessments - noncurrent	<u>15,210</u>	<u>-</u>	<u>15,210</u>	<u>-</u>
Capital assets:				
Land	39,548	-	39,548	-
Buildings	472,000	-	472,000	-
Water/sewer system	23,229,200	-	23,229,200	-
Stormwater system	-	3,209,534	3,209,534	-
Intangible assets	102,200	-	102,200	-
Machinery and equipment	199,104	14,975	214,079	-
Vehicles	-	-	-	5,552,937
Construction in progress	267,487	350,879	618,366	-
Less accumulated depreciation	<u>(7,637,782)</u>	<u>(1,769,192)</u>	<u>(9,406,974)</u>	<u>(3,063,436)</u>
Total capital assets (net of accumulated depreciation)	<u>16,671,757</u>	<u>1,806,196</u>	<u>18,477,953</u>	<u>2,489,501</u>
Total noncurrent assets	<u>18,062,518</u>	<u>1,806,196</u>	<u>19,868,714</u>	<u>2,489,501</u>
Total assets	<u>\$ 32,281,451</u>	<u>\$ 2,422,090</u>	<u>\$ 34,703,541</u>	<u>\$ 5,982,858</u>

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

	Business Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water and Sewer Fund	Stormwater Utility Fund	Total	
LIABILITIES				
Current liabilities:				
Accounts payable	\$ 233,985	\$ 40,155	\$ 274,140	\$ 27,475
Accrued liabilities	21,949	5,000	26,949	208,709
Due to other funds	3,565	635	4,200	200,953
Compensated absences	6,496	939	7,435	2,709
Total current liabilities	<u>265,995</u>	<u>46,729</u>	<u>312,724</u>	<u>439,846</u>
Noncurrent liabilities:				
Liabilities payable from restricted assets:				
Customer deposits	325,373	-	325,373	-
Unearned revenue	20,203	-	20,203	-
Compensated absences	74,708	10,799	85,507	31,159
Other noncurrent liabilities	12,324	1,822	14,146	-
Total noncurrent liabilities	<u>432,608</u>	<u>12,621</u>	<u>445,229</u>	<u>31,159</u>
Total liabilities	<u>698,603</u>	<u>59,350</u>	<u>757,953</u>	<u>471,005</u>
NET POSITION				
Net investment in capital assets	16,671,757	1,806,196	18,477,953	2,489,501
Restricted for capital improvement	1,050,178	-	1,050,178	-
Unrestricted	13,860,913	556,544	14,417,457	3,022,352
Total net position	<u>31,582,848</u>	<u>2,362,740</u>	<u>33,945,588</u>	<u>5,511,853</u>



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City of Lake Mary, Florida
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended September 30, 2014

	Business Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water and Sewer Fund	Stormwater Utility Fund	Totals	
Operating revenues:				
Charges for sales and services:				
Water sales	\$ 2,188,782	\$ -	\$ 2,188,782	\$ -
Sewer revenue	1,983,048	-	1,983,048	-
Stormwater fees	-	399,629	399,629	-
Other service charges	132,888	-	132,888	2,254,975
Total operating revenues	<u>4,304,718</u>	<u>399,629</u>	<u>4,704,347</u>	<u>2,254,975</u>
Operating expenses				
Costs of operations	3,146,201	223,537	3,369,738	2,311,418
Administration	158,144	-	158,144	-
Depreciation	546,073	173,253	719,326	567,758
OPEB expense	1,782	324	2,106	-
Total operating expenses	<u>3,852,200</u>	<u>397,114</u>	<u>4,249,314</u>	<u>2,879,176</u>
Operating income (loss)	<u>452,518</u>	<u>2,515</u>	<u>455,033</u>	<u>(624,201)</u>
Nonoperating revenues (expenses):				
Investment income	136,202	8,168	144,370	32,673
Gain (loss) on sale of capital assets	1,170	-	1,170	154,677
Total nonoperating revenue (expense)	<u>137,372</u>	<u>8,168</u>	<u>145,540</u>	<u>187,350</u>
Income (loss) before contributions and transfers	<u>589,890</u>	<u>10,683</u>	<u>600,573</u>	<u>(436,851)</u>
Capital contributions - impact fees	41,723	-	41,723	-
Capital contributions - developers & others	-	-	-	23,197
Transfers in	-	-	-	300,000
Transfers out	(1,027,000)	-	(1,027,000)	-
Change in net position	<u>(395,387)</u>	<u>10,683</u>	<u>(384,704)</u>	<u>(113,654)</u>
Net position - beginning	<u>31,978,235</u>	<u>2,352,057</u>	<u>34,330,292</u>	<u>5,625,507</u>
Net position - ending	<u>\$ 31,582,848</u>	<u>\$ 2,362,740</u>	<u>\$ 33,945,588</u>	<u>\$ 5,511,853</u>

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

City of Lake Mary Florida
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2014

	Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water and Sewer Fund	Stormwater Utility Fund	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	\$ 4,208,774	\$ 398,617	\$ 4,607,391	\$ -
Other operating cash receipts	132,072	-	132,072	612
Receipts from interfund services provided	-	-	-	2,249,340
Payments to suppliers	(2,938,300)	(48,186)	(2,986,486)	(1,939,321)
Payments to employees	(668,063)	(138,526)	(806,589)	(199,635)
Net cash provided by operating activities	<u>734,483</u>	<u>211,905</u>	<u>946,388</u>	<u>110,996</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers (to)/from other funds	(1,027,000)	-	(1,027,000)	300,000
Net cash provided (used) by noncapital and related financing activities	<u>(1,027,000)</u>	<u>-</u>	<u>(1,027,000)</u>	<u>300,000</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital contributions - impact fees	41,723	-	41,723	-
Acquisition and construction of capital assets	(512,521)	(557,269)	(1,069,790)	(1,089,835)
Proceeds from sales of capital assets	1,170	-	1,170	156,803
Net cash provided (used) by capital and related financing activities	<u>(469,628)</u>	<u>(557,269)</u>	<u>(1,026,897)</u>	<u>(933,032)</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from sales or maturities of investments	4,750,000	-	4,750,000	230,000
Purchases of investments	(4,730,000)	-	(4,730,000)	-
Interest and dividends received	106,085	6,016	112,101	26,224
Net cash provided (used) by investing activities	<u>126,085</u>	<u>6,016</u>	<u>132,101</u>	<u>256,224</u>
Net increase (decrease) in cash and cash equivalents	(636,060)	(339,348)	(975,408)	(265,812)
Cash and cash equivalents October 1	<u>4,360,213</u>	<u>748,609</u>	<u>5,108,822</u>	<u>2,027,262</u>
Cash and cash equivalents September 30	<u>\$ 3,724,153</u>	<u>\$ 409,261</u>	<u>\$ 4,133,414</u>	<u>\$ 1,761,450</u>

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

	Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water and Sewer Fund	Stormwater Utility Fund	Totals	
Reconciliation of operating income to net cash provided (used) by operating activities:				
Operating income (loss)	\$ 452,518	\$ 2,515	\$ 455,033	\$ (624,201)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation expense	546,073	173,253	719,326	567,758
(Increase) decrease in customer accounts receivable	(17,704)	(661)	(18,365)	(700)
(Increase) decrease in due from other funds	(816)	-	(816)	(4,324)
(Increase) decrease in unbilled service charges	4,314	(351)	3,963	-
(Increase) decrease in special assessments	50,333	-	50,333	-
(Increase) decrease in inventory	15,201	-	15,201	1,461
(Increase) decrease in prepaid items	-	-	-	(5,000)
Increase (decrease) in customer deposits	14,135	-	14,135	-
Increase (decrease) in accounts payable	89,779	36,138	125,917	(28,371)
Increase (decrease) accrued expenses	(2,234)	526	(1,708)	202,211
Increase (decrease) in OPEB obligation	1,782	324	2,106	-
Increase (decrease) in compensated absences payable	(7,676)	108	(7,568)	2,082
Increase (decrease) in unearned revenue	(16,000)	-	(16,000)	-
Increase (decrease) in due to other funds	6	53	59	80
Increase (decrease) in due to other government	(395,228)	-	(395,228)	-
Total adjustments	281,965	209,390	491,355	735,197
Net cash provided by operating activities	\$ 734,483	\$ 211,905	\$ 946,388	\$ 110,996

The Water and Sewer Fund had a non-cash gain in the fair value of investments of \$33,774; the Stormwater Fund had a non-cash gain in the fair value of investment of 2,814; and the Internal Service Funds have a combined non-cash loss in the fair value of investments of \$7,792. Internal Service Funds also had a non-cash contribution of \$23,197 from other governmental funds.

City of Lake Mary, Florida
Statement of Fiduciary Net Position
September 30, 2014

	Total Employee Pension Funds
ASSETS	
Cash and cash equivalents	\$ 2,641,061
Receivables:	
Interest receivable	100,705
Notes receivable - employee	36,887
Contributions receivable - state	303,737
Total receivables	441,329
Investments at fair value	
Domestic corporate & govt bonds	7,405,737
Domestic stocks	21,459,585
International & other securities	3,262,402
Real estate	1,077,913
Total investments	33,205,637
Total assets	36,288,027
LIABILITIES	
Accounts payable	48,333
Prepaid City contribution	8,732
Total liabilities	57,065
NET POSITION RESTRICTED FOR PENSIONS	\$ 36,230,962

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

City of Lake Mary, Florida
Statement of Changes in Fiduciary Net Position
For the Year Ended September 30, 2014

	Total Employee Pension Funds
ADDITIONS	
Contributions:	
Employer contributions	\$ 1,886,077
State contributions	308,014
Employee contributions	364,981
Total contributions	2,559,072
Investment earnings	
Interest	632,998
Net increase (decrease) in fair value of investments	2,673,824
Net investment earnings (loss)	3,306,822
Total additions	5,865,894
DEDUCTIONS	
Benefit payments	1,161,280
Refunds of contributions	-
Administrative expenses	211,206
Total deductions	1,372,486
Change in net position	4,493,408
NET POSITION RESTRICTED FOR PENSIONS	
Net position - beginning	31,737,554
Net position - ending	\$ 36,230,962

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

CITY OF LAKE MARY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2014

The City of Lake Mary, Florida ("City"), a municipality incorporated under Chapter 73-422, Laws of Florida, in 1973, operates under the Commission – City Manager form of government. The City is located near the center of the State of Florida in the northwest part of Seminole County.

The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Government Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies follow.

I. Summary of significant accounting policies

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other non-exchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. The *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

B. Reporting entity

The City of Lake Mary is a municipal corporation governed by an elected mayor and a four member commission. The City provides a full range of municipal services, including police and fire protection, public works activities, parks and recreation, planning and development, and general administrative service. In addition the City operates a water, sewer and stormwater utility.

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government (a) is entitled to the organization's resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to the organization; or (c) is obligated in some manner for the debt of the organization. In applying the above criteria, management has determined that there are no component units to be included within the reporting entity.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As a general rule, the effect of interfund activity has been removed from the government-wide statements. Exceptions to this rule are charges between the City's water, sewer and stormwater function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The statement of activities demonstrates the degree to which expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

D. Basis of presentation – fund financial statements

The fund financial statements provide information about the government's funds, including its fiduciary funds. Separate statements for each fund category, governmental, proprietary, and fiduciary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

The *general fund* is the City's primary operating fund, and is used to account for all financial resources except those required to be accounted for in another fund. All general tax revenues and other receipts that are not allocated by law or contractual agreement to another fund are accounted for in this fund. The majority of current operating expenditures of the City other than proprietary fund activities are financed through revenues received by the general fund.

The *pension premium tax trust fund* accounts for state contributions included as part of insurance premiums paid by business entities within City limits. These funds are to be used solely for the benefit of police and fire pension plans.

The *general capital projects fund* accounts for the acquisition and construction of the government's major capital facilities, other than those financed by proprietary funds.

The government reports the following major enterprise funds:

The *water and sewer fund* is used to account for the operations of the City's water and wastewater systems, which are financed in a manner similar to private business enterprises, where the costs, including depreciation, of providing services to the general public on an ongoing basis are financed primarily through user charges.

Additionally, the government reports the following fund types:

Special revenue funds account for specific revenue sources that are restricted by law or administrative action to expenditures for specific purposes. Non-major special revenue funds include the Police Education Fund, Law Enforcement Trust Fund, Police Impact Fees Fund, Fire Impact Fees Fund, Public Works Impact Fees Fund, Recreation Impact Fees Fund, and the Cemetery Fund.

Capital projects second generation one cent sales tax fund which is a funded solely by Local Infrastructure Sales Surtax and is restricted for transportation improvement projects only.

The *debt service fund* account for the accumulation of resources for and the payment of principal and interest on certain long-term debt.

The *stormwater utility fund* is an enterprise fund that accounts for the operation and maintenance of the City's stormwater system.

Internal service funds are used to account for the City's fleet maintenance operations and vehicle rental and self-funded health insurance on a cost reimbursement basis.

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due to/from other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. 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.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, franchise fees and utility taxes, licenses, fines and forfeitures, and investment earnings associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Only the portion of special assessment receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The proprietary and pension trust funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*.

Unearned revenues in governmental funds include amounts collected before revenue recognition criteria are met. The unearned amount typically consists of license revenue collected in advance of the ensuing year.

F. Budgetary information

1. Budgetary basis of accounting

Annual budgets are adopted on a basis consistent with generally accepted accounting principles. Formal budgetary integration is employed as a management control device during the year for the general fund and most special revenue funds. The police & firefighter premium tax trust special revenue fund is not budgeted as this represents the state contribution to pension funds and is unknown until received. Formal budgetary integration is not employed for the debt service fund because effective budgetary control is alternatively achieved through repayment provisions. Formal budget integration is also not employed for the capital projects funds because capital projects funds are appropriated on a project-length basis. Transfers of appropriations between departments require the approval of the City Manager. Revisions that alter the total expenditures of any fund must be approved by the City Commission. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is at the fund level.

Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executor contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget pursuant to state regulations.

2. Excess of expenditures over appropriations

For the year ended September 30, 2014, expenditures did not exceed appropriations in any fund.

G. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. Cash and cash equivalents

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. The City currently holds \$620 available as petty cash.

The City maintains a cash and investment pool that is used by all funds. This pool includes deposits and overnight repurchase agreements. Pooled cash is classified as "Cash" in the Balance Sheet. Interest income earned as a result of pooling is distributed to the appropriate funds based on the month end equity balance in each fund.

2. Investments

Investments for the government are reported at fair value (generally based on quoted market prices).

3. Inventories and prepaid items

Inventories are valued at cost using the first-in/first-out (FIFO) method and consist of expendable supplies and vehicle repair parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

4. 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 column in the government-wide financial statements. Property, plant and equipment purchased or acquired are carried at historical cost or estimated historical cost. Contributed assets are recorded at fair market value as of the date received. The City defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Items with an individual cost between \$1,000 and \$4,999 are accounted for in a separate subsystem and inventoried annually. The value of these items for 2014 is \$1,868,608 for governmental funds, \$39,818 for business-type activities and \$51,337 for internal service funds.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the government chose to include all such items regardless of their acquisition date or amount. The government was able to estimate the historical cost for the initial reporting of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated fair value at the date of donation.

Land and construction in progress are not depreciated. The other property, plant and equipment and infrastructure of the primary government are depreciated using the straight line method over the following estimated useful lives:

Buildings	15-50 years
Machinery and equipment	5-10 years
Water/sewer system	15-60 years
Stormwater system	15-60 years
Structures	25 years
Intangible assets	5-10 years
Infrastructure	25-100 years
Heavy equipment vehicles	7-15 years
Light vehicles	3-5 years

Interest costs, net of interest income, are capitalized on assets constructed for use by proprietary funds. There were no interest costs and no capitalized interest for 2014.

Sewer contract cost (purchases of capacity) is capitalized and amortized over the life of the agreement.

5. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The government only has one item which qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. City of Lake Mary does not have any item that qualifies for reporting in this category for the year ended September 30, 2014.

6. Net position flow assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City of Lake Mary's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

7. Fund balance flow assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted resources are available for use, it is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

8. Fund balance policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations of the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The City Commission is the highest level of decision-making authority that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The Commission has by resolution authorized the finance director to assign fund balance. The commission may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

H. Revenues and expenditures/expenses

1. Program revenues.

Amounts reported as *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 (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property taxes

Under Florida Law, the assessment of all properties and the collection of all City property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the State regulating tax assessment are also designed to assure a consistent property valuation method statewide. State Statutes permit cities to levy property taxes at a rate of up to ten (10) mills. The millage rate in effect for the City for the fiscal year ended September 30, 2014 was 3.5895 mills.

The tax levy of the City is established by the City Commission prior to October 1 of each year and the Seminole County Property Appraiser incorporates the millage into the total tax levy, which includes the municipalities, independent districts and the County School Board tax requirements. All property is reassessed according to its fair market value on January 1 of each year.

All taxes are due and payable on the levy date of November 1 of each year or as soon thereafter as the assessment roll is certified and delivered to the Tax Collector. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment at the rate of 4% for payments received in the month of November, 3% for payments received in the month of December, 2% for payments received in the month of January and 1% for payments received in the month of February. The taxes paid in March are not subject to discount.

Delinquent taxes on real property bear interest of 18% per year. On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Unsold certificates are held by the County.

3. Compensated absences

Vacation

City of Lake Mary policy permits employees to accumulate up to 240 hours per fiscal year end, of earned but unused vacation benefits, which are eligible for payment upon separation from government service.

The liability for such leave is reported as incurred in the government-wide and proprietary fund statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Sick Leave

The City's policy permits employees to accumulate earned but unused sick leave benefits, which are eligible for payment at 50% upon separation from government service, to a maximum of 240 hours of pay. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

4. Proprietary funds operating and nonoperating revenues and expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer fund, the stormwater fund, and internal service funds are charges to customers for sales and services. The water and sewer fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenues and expenses.

I. Other significant accounting policies

1. New GASB statements implemented

In fiscal year 2014, the City implemented GASB Statement No. 67, *Financial Reporting for Pension Plans, an amendment of GASB Statement No. 25*, which establishes financial reporting standards for state and local governmental pension plans and specifies the required approach to measuring the pension liability of employer and non-employer contributing entities for benefits provided through the pension plan.

2. Estimates

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

II. Accounting changes

No accounting changes were incorporated during Fiscal Year 2014.

III. Reconciliation of government-wide and fund financial statements

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position

The governmental fund balance sheet includes reconciliation between *fund-balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position.

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statements of activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliation between *net changes in fund balances – total governmental funds* and *change in net position of governmental activities* as reported in the government-wide statement of activities.

IV. Stewardship, compliance and accountability

A. Budgetary information

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

1. Prior to the first day of August of each year, the City Manager prepares a recommended budget for the next succeeding fiscal year and submits it to the City Commission. The recommended budget includes proposed expenditures and the sources of receipts to finance them.
2. Public hearings are conducted to obtain taxpayers comments.
3. The budget is approved by the Commission and becomes the basis for the millage levied by the Commission.
4. The City Manager is authorized to transfer budgeted amounts between departments; however, any revisions that alter the total expenditures of any fund must be approved by the City Commission. Expenditures may not exceed legal appropriations at the fund level. All appropriations lapse at year-end.
5. Formal budgetary integration is employed as a management control device during the year for the General Fund and most Special Revenue Funds. The Police & Firefighter Premium Tax Trust Special Revenue Fund is not budgeted as this represents the state contribution to pension funds and is unknown until received. Formal budgetary integration is not employed for the Debt Service Funds because effective budgetary control is alternatively achieved through repayment provisions. Formal budget integration is also not employed for the Capital Project Funds because projects are approved individually.
6. The budgets for the General Fund and Special Revenue Funds are legally adopted on a basis consistent with generally accepted accounting principles.
7. Budgeted amounts are as originally adopted, or as amended, in accordance with City ordinance.
8. The Budgetary Comparison Schedules shown in the accompanying supplemental information present comparisons of the legally adopted budget, as amended, with actual results. The originally adopted budget is presented for purposes of comparison to the final, amended budget.

B. Fund balance/net position policy

In accordance with Resolution No's 800 and 924, the City designates that a minimum amount equal to 25 percent of the current fiscal year expenditures of the General Fund be maintained as unassigned fund balance and 25 percent of the current year expenditures of each Enterprise Fund, as unrestricted net position. The purpose of this policy is to provide the capacity to provide sufficient cash flow for daily financial needs, to have the ability to offset significant economic downturns or revenue shortfalls, to provide funds for unforeseen expenditures related to emergencies or other unanticipated needs/occurrences, and maintain historical fund balance/net position stability which may provide advantageous interest rates in the event of issuing debt.

If, at the end of any fiscal year, the actual amount of unassigned fund balance, or unrestricted net position falls below the required level, the City Manager and City Commission review the circumstances creating the shortfall and develop a plan for restoring or amending the requirements. Compliance with the resolution is part of the annual budget process.

V. Detailed notes on all activities and funds

A. Cash deposits with financial institutions

Custodial credit risk-deposits, In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned to it. At September 30, 2014, the carrying amount of the City's deposits was \$4,201,332 and the bank balance was \$4,208,868.

The City's bank balances are insured by the Federal Deposit Insurance Corporation (FDIC) in the amount of \$250,000 for each banking relationship. Remaining balances are collateralized pursuant to Chapter 280, Florida Statutes. Under this chapter all depositories holding public funds collateralize deposits in excess of FDIC insurance with the State Treasurer. In the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the governmental entity for the loss.

B. Investments

The City utilizes a pooled investment concept for all its funds to maximize its investment program. Income for this internal pooling is allocated to the respective funds based upon the sources of funds invested.

As of September 30, 2014, the City had the following investments.

Investment Type	Fair Value	Weighted Average Maturity (years)
U.S. Agencies	\$ 23,159,191	3.69
Money Market Funds	9,291,221	n/a
Certificate of Deposit	73,790	n/a
Total Fair Value of Investments	\$ 32,524,202	

Interest rate risk. In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the investment of current operating funds to an average maturity of less than 36 months. Investments of bond reserves, construction funds, and other non-operating funds maturity may not exceed 5 years.

Credit risk. The City limits investments to Local Government Investment Pool (SBA), SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency, savings accounts or certificates of deposit in state certified qualified public depositories, direct obligations of the U.S. Treasury, Federal agencies and instrumentalities or investment trusts registered under the investment Company Act of 1940, provided the portfolio is limited to U.S. Government obligations and repurchase agreements fully collateralized by such U.S. Government obligations and provided such investment company or investment trust takes delivery of such collateral either directly or through an authorized custodian, i.e. mutual funds. The SBA is administered by the State of Florida. Investments held consist of U.S. Treasury obligations, short-term federal agency obligations, repurchase agreements, and commercial paper. The City has no investment position with SBA on September 30, 2014. All agencies held by the City on September 30, 2014, are rated AA+ or higher by Standard & Poor's.

Concentration of credit risk. Assets held shall be diversified to control the risk of loss resulting from over-concentration of assets in a specific maturity, issuer, instruments, dealer or bank through which these instruments are bought and sold. Diversification strategies within the established guidelines of the City's investment Policy shall be reviewed and revised periodically as necessary.

Custodial credit risk-investments. For an investment, this is the risk that, in the event of the failures of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investments are insured or registered and held by its agent in the City's name.

As of September 30, 2014, the City has satisfied all of the objectives and requirements laid out in the City's investment policy and held no investments that were not in compliance with policy.

City of Lake Mary Pension Funds had the following investments on September 30, 2014:

Investment Type	Police Officers' Pension Funds Fair Value	Weighted Average Maturity (years)	Firefighters' Pension Funds Fair Value	Weighted Average Maturity (years)	General Employees 401A Plan Fair Value	Weighted Average Maturity (years)
U.S. Treasuries	\$ 69,629	1.48	\$ 674,991	5.68	\$ -	n/a
U.S. Agencies & BAB's	484,365	14.42	1,703,485	19.80	-	n/a
Corporate Bonds	3,475,874	5.23	892,017	8.18	105,376 *	unk
Corporate Stocks	8,781,697	n/a	6,748,626	n/a	5,929,261	n/a
International & other securities	1,311,788	n/a	1,837,953	n/a	112,661	n/a
Real estate	538,957	n/a	538,957	n/a	-	n/a
Total Investments	<u>14,662,310</u>		<u>12,396,029</u>		<u>6,147,298</u>	
Cash and Cash Equivalents	1,264,694	n/a	667,766	n/a	\$ 708,601	n/a
Total Cash and Investments	<u>\$ 15,927,004</u>		<u>\$ 13,063,795</u>		<u>\$ 6,855,899</u>	

* Contains U.S. Treasuries and/or agencies, but specific identification is not available.

Interest rate risk. The pension fund investment policy limits the duration of fixed income portfolio to within 50% to 150% of the duration of the Merrill Lynch Master Bond Index.

Credit risk. Securities shall be limited to those rated BAA or higher by Moody's or Standard & Poor's rating services. Foreign bonds are prohibited. Of Police Pension investments, 59% are rated by Moody's as A3 or better, 34% are rated by Moody's as Baa1 to Baa3, and 7% unrated. Fire Pension investments are 41% rated by Moody's as A3 or better, 11% rated Baa1 to Baa3, with 48% unrated. Unrated investments are typically U.S. Agency backed securities.

Concentration of credit risk. The pension investment policy does not allow for an investment in any one issuer that is in excess of five percent of the pension fund's fixed income portfolio.

Foreign currency risk. The police pension fund invests only in ADR's which are traded in U.S. Dollars mitigating any foreign currency risk, while firefighter pension invests in i-series foreign investment. Due to the nature of these investment vehicles, It has been determined that these investments carry a minimal risk of fluctuation in foreign currency valuation.

As of September 30, 2014, the Police and Fire Pension funds had satisfied the objectives and requirements laid out in their respective investment policy and held no investments that were not in compliance with policy.

The assets of the general employees' 401A pension fund are independently administered by ICMA/RC. The third party administrator offers over 35 investment choices that each participant may personally utilize to build an individual portfolio. Investment or credit risk is not applicable.

C. Receivables

Amounts are aggregated into a single accounts receivable (net of allowance for uncollectibles) line for certain funds and aggregated columns. Below is the detail of receivables for the general fund, all other governmental funds in the aggregate, water and sewer fund, stormwater fund, and internal service funds in the aggregate, including the applicable allowances for uncollectible accounts:

Receivables	General Fund	All Other Governmental Funds	Water and Sewer Fund	Stormwater Fund	Internal Service Funds	Total
Accounts receivables	\$ 1,114,260	\$ -	\$ 383,510	\$ 35,710	\$ 4,200	\$ 1,537,680
Less: Allowance for uncollectibles	(164,326)	-	(7,801)	(851)	-	(172,978)
Net receivables	<u>\$ 949,934</u>	<u>\$ -</u>	<u>\$ 375,709</u>	<u>\$ 34,859</u>	<u>\$ 4,200</u>	<u>\$ 1,364,702</u>

City of Lake Mary, Florida
Notes to the Financial Statements
September 30, 2014

D. Capital Assets

Capital assets activity for the year ended September 30, 2014 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 6,797,299	\$ -	\$ -	\$ 6,797,299
Land under infrastructure	2,554,760	-	-	2,554,760
Construction in progress	212,202	1,807,118	(960,382)	1,058,938
Total capital assets, not being depreciated	<u>9,564,261</u>	<u>1,807,118</u>	<u>(960,382)</u>	<u>10,410,997</u>
Capital assets, being depreciated:				
Buildings	24,288,837	412,242	-	24,701,079
Improvements other than bldg.	4,101,409	9,435	-	4,110,844
Intangible assets	1,575,605	18,492	-	1,594,097
Equipment	2,038,750	363,270	-	2,402,020
Infrastructure	24,956,413	648,075	-	25,604,488
Vehicles	5,215,779	1,113,032	(775,874)	5,552,937
Total capital assets, being depreciated:	<u>62,176,793</u>	<u>2,564,546</u>	<u>(775,874)</u>	<u>63,965,465</u>
Less accumulated depreciation for				
Buildings	(9,190,941)	(737,973)	-	(9,928,914)
Improvements other than buildings	(2,806,431)	(189,999)	-	(2,996,430)
Intangible assets	(113,955)	(14,644)	-	(128,599)
Equipment	(1,647,550)	(156,425)	-	(1,803,975)
Infrastructure	(9,564,866)	(552,960)	-	(10,117,826)
Vehicles	(3,269,426)	(567,758)	773,748	(3,063,436)
Total accumulated depreciation	<u>(26,593,169)</u>	<u>(2,219,759)</u>	<u>773,748</u>	<u>(28,039,180)</u>
Total capital assets, being depreciated, net	<u>35,583,624</u>	<u>344,787</u>	<u>(2,126)</u>	<u>35,926,285</u>
Governmental activities capital assets, net	<u>\$ 45,147,885</u>	<u>2,151,905</u>	<u>\$ (962,508)</u>	<u>\$ 46,337,282</u>

City of Lake Mary, Florida
Notes to the Financial Statements
September 30, 2014

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 39,548	\$ -	\$ -	\$ 39,548
Construction in progress	76,845	826,065	(284,544)	618,366
Total capital assets, not being depreciated	<u>116,393</u>	<u>826,065</u>	<u>(284,544)</u>	<u>657,914</u>
Capital assets, being depreciated:				
Buildings	472,000	-	-	472,000
Water/sewer system	22,938,456	290,744	-	23,229,200
Stormwater system	2,972,008	237,526	-	3,209,534
Intangible Assets	102,200	-	-	102,200
Machinery and equipment	214,079	-	-	214,079
Total capital assets, being depreciated:	<u>26,698,743</u>	<u>528,270</u>	<u>-</u>	<u>27,227,013</u>
Less accumulated depreciation for				
Buildings	(318,600)	(11,800)	-	(330,400)
Water/sewer system	(6,505,249)	(525,013)	-	(7,030,262)
Stormwater system	(1,580,963)	(173,253)	-	(1,754,216)
Intangible Assets	(102,200)	-	-	(102,200)
Machinery and equipment	(180,636)	(9,260)	-	(189,896)
Total accumulated depreciation	<u>(8,687,648)</u>	<u>(719,326)</u>	<u>-</u>	<u>(9,406,974)</u>
Total capital assets, being depreciated, net	<u>18,011,095</u>	<u>(191,056)</u>	<u>-</u>	<u>17,820,039</u>
Business-type capital assets, net	<u>\$ 18,127,488</u>	<u>\$ 635,009</u>	<u>\$ (284,544)</u>	<u>\$ 18,477,953</u>

Depreciation expense was charged to governmental functions as follows:

General government	\$ 255,633
Public works	553,379
Police	195,619
Fire	195,393
Parks	446,089
Other physical environment	5,888
Capital assets held by the City's internal service funds are charged to the various functions based on their usage of the assets	<u>567,758</u>
Total depreciation expense	<u>\$ 2,219,759</u>

Depreciation expense was charged to business type activities as follows:

Water/sewer system	\$ 546,073
Stormwater system	<u>173,253</u>
Total depreciation expense	<u>\$ 719,326</u>

E. Accrued liabilities

Accrued liabilities reported by governmental funds at September 30, 2014 all relate to employee salary and benefits.

F. Pension Obligations

Police and Fire Employee Pension Plans:

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

Each system is independently governed by separate boards of trustees. Assets may not be transferred from one plan to another or used for any purpose other than to benefit each system's participants as defined in their authorizing ordinances. Administrative expenses and fees attributable to each plan are deducted from the plan assets. These funds are reported using the full accrual basis of accounting. The benefits and refunds of each defined benefit plan are recognized when due and payable in accordance with the terms of the plan.

These plans are established by and operated in accordance with Chapters 175 (Fire) & 185 (Police), Florida Statutes. The State requires local governments to make the actuarially determined contribution. The funding methods and determination of benefits payable are provided in the various acts of the Florida Legislature, which created the funds including subsequent amendments thereto. Additionally, the State collects two locally authorized insurance premium surcharges (one for the Police Pension Plan on casualty insurance policies and one for the Firefighter Pension Plan on certain real and personal property insurance policies within the corporate limits) which can only be distributed after the Florida Division of Retirement reviews and approves each local government's actuarial report and has ascertained that the local government has met their actuarial funding requirement for the then most recently completed fiscal year.

In accordance with GASB Statement No. 27, Accounting for Pensions by State and Local Government Employers, the cumulative net pension contribution in excess of the annual required contribution or Net Pension Obligation (NPO) at year end is presented as an asset on the City's entity-wide Statement of Net Position. These assets, detailed below, equal \$154,884 for fiscal year 2014. In accordance with GAAP, the City recorded the direct state pension contribution from insurance premium payments in the amount of \$303,737 as an intergovernmental revenue and public safety expense in the Police and Firefighter Premium Tax Trust special revenue fund.

The annual pension cost, and required contribution for September 30, 2014, were determined as part of the actuarial valuation of the each plan as of October 1, 2012, and reviewed as part of the actuarial valuation as of October 1, 2013, using the entry age normal actuarial cost method. The City's annual pension cost and net pension obligation based on the most recent actuarial valuation as of October 1, 2014 were as follows:

	Police Officers' Pension Fund	Firefighters' Pension Fund
Annual Required Contribution (ARC)	\$ 922,769	\$ 732,586
Interest on Net Pension Obligation (NPO)	(1,304)	(9,822)
Adjustment to ARC	1,969	(12,880)
Annual Pension Cost (APC)	923,434	735,644
City and State Contributions Made	922,769	746,249
Increase/(Decrease) in NPO	665	(10,605)
NPO beginning of year	(17,390)	(127,554)
NPO end of year	<u>\$ (16,725)</u>	<u>\$ (138,159)</u>

Annual Pension Costs and Related Information

	Police Officers' Pension Fund	Firefighters' Pension Fund
Contribution rates as of 9/30/2014	37.8%	30.56%
City & State	5.0%	5.00%
Plan Members		
Annual pension cost	\$923,434	\$735,644
Contributions made	\$922,769	\$746,249
Actuarial valuation date	10/1/2012	10/1/2012
Actuarial cost method	Entry Age Normal	Entry Age Normal
Amortization method	Level percentage of pay, closed	Level percentage of pay, closed
Remaining amortization period	29 years as of 10/1/2012	21 years
Asset valuation method	4-year smoothed market	5-year smoothed market
Actuarial assumptions		
Investment rate of return	7.5%	7.6%
Projected salary increase*	7.0%	7.5%
* includes inflation at	3.0%	3.0%
Post retirement COLA	N/A	N/A

Three Year Trend Information:

Fiscal Year Ending	Police Officers' Pension Fund		
	Annual Pension Cost (APC)	Percentage of APC Contributed	Net Pension Obligation
September 30, 2014	\$ 923,433	100%	\$ (16,725)
September 30, 2013	906,207	100%	(17,390)
September 30, 2012	747,811	100%	(18,036)

Fiscal Year Ending	Firefighters' Pension Fund		
	Annual Pension Cost (APC)	Percentage of APC Contributed	Net Pension Obligation
September 30, 2014	\$ 735,644	101%	\$ (138,159)
September 30, 2013	698,146	102%	(127,554)
September 30, 2012	643,178	104%	(112,744)

As of October 1, 2014, the most recent actuarial valuation date, the Police Officers' plan was 101.3% funded. The actuarial accrued liability (AAL) for benefits was \$14,734,574, and the actuarial value of plan assets was \$14,925,386, resulting in an unfunded actuarial accrued liability (UAAL) of (\$190,812). The covered payroll (annual payroll of active employees covered by the plan) was \$2,441,186, and the ratio of the UAAL to the covered payroll was (7.8%).

As of October 1, 2014, the most recent actuarial valuation date, the Firefighters' plan was 86.2% funded. The actuarial accrued liability (AAL) for benefits was \$14,046,907, and the actuarial value of plan assets was \$12,113,017, resulting in an

unfunded actuarial accrued liability (UAAL) of \$1,933,890. The covered payroll (annual payroll of active employees covered by the plan) was \$2,538,452, and the ratio of the UAAL to the covered payroll was 76.2%.

The schedule of funding progress, presented as Required Supplementary Information (RSI) following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets are increasing or decreasing over time relative to the actuarial accrued liability for benefits.

The amounts legally required as of September 30, 2014 to be reserved for the police and firefighter pension funds are \$16,064,252 and \$13,273,924 respectively. Firefighter pension plan includes two members currently in the Deferred Retirement Option Plan (DROP) with a contribution balance as of September 30, 2014, of \$546,528.

Both plans use the level percentage of pay, closed amortization method. Police Officer's fund reports a 27 year amortization period remaining while Firefighters' report a 22 year amortization period remaining.

During the past year the actuarial experience for the Police Pension plan has been more favorable than expected on the basis of actuarial assumptions. The principal components of favorable experience included average increases in pensionable earnings that were less than expected and a 9.3% investment return (Actuarial Asset Basis) that exceeded the 7.5% assumption. Firefighters Pension plan had a net actuarial gain of \$573,097 which means that actual experienced a more favorable than expected. The gain is primarily due to lower than expected increases in salaries and fewer retirements than expected. There was a slight offset to the gains from losses due to recognized investment return below the assumed rate of 7.7%. The investment return was 9.7% based on market value of assets, but only 7.4% base on actuarial value of assets. The net gain decreased the required employer contribution by 2.62% of covered payroll.

Summary of Significant Accounting Policies

Method used to value investments. Investments are reported at fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Real estate values are based upon independent appraisals, performed for assets held by the open-end comingled fund annually, with restricted-scope appraisals conducted on a quarterly bases for those assets not receiving a full appraisal.

Police Officers' Pension Plan Description

Plan administration: The City of Lake Mary Police Officer's Pension is a single employer defined benefit pension plan that provides pensions for all full-time active and future police officers of the City. The sole and exclusive administration and responsibility for proper operation of the Plan and for making effective the provisions of the Plan is vested in the Board of Trustees (Board). The Board is hereby designated as the plan administrator. The Board shall consist of five (5) Trustees, two (2) of whom, unless otherwise prohibited by law, shall be legal residents of the City, who shall be appointed by the Lake Mary City Commission, and two (2) of whom shall be Members of the System, who shall be elected by a majority of the Police Officers who are Members of the System. The fifth Trustee shall be chosen by a majority of the previous four (4) Trustees as provided for herein, and such person's name shall be submitted to the Lake Mary City Commission.

Plan Membership as of October 1, 2013:

Inactive Plan members or beneficiaries currently receiving benefits	14
Inactive Plan members entitled to but not yet receiving benefits	14
Active Plan members	40
	68
	68

Benefits Provided. The Plan provides retirement, termination, disability and death benefits.

Normal Retirement:

Date: Earlier of: 1) the attainment of age 55 and 5 years of Credited Service, or 2) the completion of 20 years of service, regardless of age.

Benefit: 3.2% of Average Final Compensation times Credited Service.

Early Retirement:

Date: Age 50 and completion of 5 years of Credited Service.

Benefit: Determined as for Normal Retirement, reduced by 3% per year preceding Normal Retirement Date.

Termination Benefit:

Less than 5 years: Refund of Contributions

5 or more years: Refund of Contributions or vested accrued benefit payable at Normal (unreduced) or Early (reduced) retirement date.

Disability Retirement:

Line of Duty: The greater of 1) 50% of salary at the time of disability or 2) the Member's accrued pension.

Non Line-of-Duty: A vested Member receives the greater of 1) the Member's accrued pension, or 2) 25% of salary at the time of disability. A Member that is not vested receives the Members' Accumulated Contributions.

Pre-Retirement Death Benefits:

Vested In-Line of Duty: Spouse will receive the greater of 1) 10% of the Member's yearly compensation for life or 2) the monthly actuarial equivalent of the accrued normal or early retirement Benefit. If there is no Spouse, then a dependent child can receive benefit until age 18.

Vested Not-In-Line of Duty: Actuarial equivalent of accrued benefit.

Non-Vested: Refund of Member's Accumulated Contributions.

Contributions. The Board establishes contributions based on an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability, as provided in Chapter 112, Florida Statutes. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members. For the year ended September 30, 2014, the active member contribution rate was 5.0% of annual pay, and the City plus State contribution rate was 37.8% of annual payroll.

Investments

Investment Policy: The pension plan's policy relating to the allocation of invested assets is established and may be amended by the Board by a majority vote of its members, and must be approved by the City commission. The investment objective of the Board is to preserve the purchasing power of the Fund's assets and earn a reasonable real rate of return (after inflation) over the long term while minimizing the short-term volatility of results. To achieve these objectives, the Board seeks to create a conservative, well diversified and balanced portfolio of high quality equity, convertible, fixed income, real estate, master limited partnerships and money market securities. The following was the Board's adopted asset allocation policy as of September 30, 2014:

Asset Class	Target Allocation
Domestic equity securities	40.00%
Master limited partnerships	5.00%
Foreign equity securities	15.00%
Fixed income securities	25.00%
Convertibles	10.00%
Private real estate	5.00%
Total	<u>100.00%</u>

Concentrations. The plan did not hold investments in any one organization that exceeded the limitations set forth in the investment policy.

Rate of Return. For the year ended September 30, 2014, the annual money-weighted rate of return on Pension Plan investments, net of pension plan investment expense, was 10.9%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Deferred Retirement Option Program (DROP)

Eligibility: Satisfaction of Normal Retirement requirements (earlier of (1) Age 55 with 5 years of Credited Service, or (2) 20 years of Credited Service).

Participation: Not to exceed 60 months

Rate of Return: Actual net rate of investment return (total return net of brokerage commissions, management fees and transaction costs) credited each fiscal quarter.

The DROP balance as of September 30, 2014 is \$0.

Net Pension Liability of the City

The components of the net pension liability of the City on September 30, 2014 were as follows:

Total pension liability	\$ 15,320,616
Plan fiduciary net position	(16,064,252)
City's net pension liability	<u>\$ (743,636)</u>
Plan fiduciary net position as a percentage of total pension liability	104.85%

Actuarial Assumptions. The total pension liability was determined by an actuarial valuation as of October 1, 2013 updated to September 30, 2014 using the following actuarial assumptions applied to all measurement periods

Inflation	3.00%
Salary increases	7.00%
Investment rate of return	7.50%

Mortality rates were based on the RP-2000 (combined healthy with no projection) – Based on a study of over 650 public safety funds, this table reflects a 10% margin for future mortality improvements. Disabled lives set forward 5 years.

The actuarial assumptions used in the October 1, 2013 valuation were based on the results of an actuarial experience study for the period 1989-2006.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2014 are summarized in the following table:

Asset Class	Long Term Expected Real Rate of Return
Domestic Equity	7.80%
International Equity	2.20%
Bonds	3.70%
Convertibles	5.30%
Private Real Estate	4.90%

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

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 7.50 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

	1% Decrease (6.50%)	Current Discount Rate ((7.50%)	1% Increase (8.50%)
City's net pension liability	\$ 1,050,144	\$ (743,637)	\$ (2,184,538)

Firefighters' Pension Plan Description

Plan administration. The City of Lake Mary Firefighters' Pension Trust Fund is single employer defined benefit pension plan that provides pensions for all active and future, full time or volunteer firefighters who participate in the plan as a condition of employment. The Board is hereby designated as the plan administrator. The Board shall consist of five (5) Trustees, two (2) of whom, unless otherwise prohibited by law, shall be legal residents of the City, who shall be appointed by the Lake Mary City Commission, and two (2) of whom shall be Members of the System, who shall be elected by a majority of the Firefighters who are Members of the System. The fifth Trustee shall be chosen by a majority of the previous four (4) Trustees as provided for herein, and such person's name shall be submitted to the Lake Mary City Commission.

Plan Membership as of October 1, 2013:

Inactive Plan members or beneficiaries currently receiving benefits	9
Inactive Plan members entitled to but not yet receiving benefits	1
Active Plan members	38
	<u>48</u>

Benefits Provided. The Plan provides retirement, termination, disability and death benefits.

Normal Retirement:

Date: Earlier of: 1) the attainment of age 55 and 5 years of Credited Service, or 2) the completion of 20 years of service, regardless of age.

Benefit: 3.2% of Average Final Compensation times Credited Service.

Early Retirement:

Date: Age 50 and completion of 10 years of Credited Service.

Benefit: Determined as for Normal Retirement, reduced by 3% per year preceding Normal Retirement Date.

Termination Benefit:

Less than 5 years: Refund of Member Contributions plus 5% compounded annual interest.

5 or more years: Refund of Contributions or Vested Accrued benefit payable at Normal (unreduced) or Early (reduced) retirement date.

Disability Retirement:

Line of Duty: The greater of 1) 50% of salary at the time of disability or 2) the Member's accrued normal retirement benefit.

Non Line-of-Duty: A vested Member with 5 years of Credited Service, receives the greater of 1) 25% of salary at the time of disability or 2) the Member's accrued normal retirement taking into account compensation earned and service credited until the date of disability. A Member that is not vested receives the Members' Accumulated Contributions plus 5% compounded annual interest.

Pre-Retirement Death Benefits:

Vested In-Line of Duty: Beneficiary will receive a monthly benefit based on the greater of 1) 1/12th of 10% of the Member's current annual salary on the date of death or 2) the monthly actuarial equivalent of the accrued normal retirement benefit. In lieu of the Normal Form, the beneficiary may elect to receive the greater of a lump sum of the present value of the member's accrued benefit or a refund of the member's contributions with interest.

Vested Not-In-Line of Duty: Any member with 5 or more years of Credited Service is considered vested. The member's beneficiary will receive a monthly benefit based on the greater of 1) 1/12th of 5% of the member's current annual salary on the date of death or 2) the Actuarial equivalent of 50% of the present value of the member's accrued Normal retirement Benefit taking into account Compensation earned and service credited until the date of death.

Non-Vested: Refund of Member's Accumulated Contributions with 5% compounded annual interest.

Contributions. The Board establishes contributions based on an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability, as provided in Chapter 112, Florida Statutes. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members. For the year ended September 30, 2014, the active member contribution rate was 5.0% of annual pay, and the City's contribution rate was 24.09% of annual payroll.

Investments

Investment Policy. The pension plan's policy relating to the allocation of invested assets is established and may be amended by the Board by a majority vote of its members, and must be approved by the City commission. The investment objective of the Board is to obtain a reasonable total rate of return – defined as interest and dividend income plus realized and unrealized capital gains or losses – that exceeds the actuarial interest rate assumption on an annual basis. Additionally, the Board, in performing their investment duties, shall comply with fiduciary standards set forth in the Employee Retirement Income Security Act of 1974, U.S.C. s1104 (a) (1) (A)-(C).

The following was the Board's adopted asset allocation policy as of September 30, 2014:

Asset Class	Target Allocation
Large-cap core equity	23.00%
Small/mid-cap core equity	12.00%
International equity	15.00%
Real estate (REIT)	5.00%
Real estate (direct)	5.00%
Master limited partnerships	5.00%
Convertible securities	10.00%
Fixed income (bonds)	25.00%
Total	100.00%

Concentrations. The plan did not hold investments in any one organization that represented 5% or more of the Pension Plan's fiduciary net position.

Rate of Return. For the year ended September 30, 2014, the annual money-weighted rate of return on Pension Plan investments, net of pension plan investment expense, was 10.6%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Deferred Retirement Option Program (DROP)

Eligibility: Satisfaction of Normal Retirement requirements (earlier of (1) Age 55 with 5 years of Credited Service, or (2) 20 years of Credited Service).

Participation: Not to exceed 60 months

Rate of Return: Actual net rate of investment return (total return net of brokerage commissions, management fees and transaction costs) credited each fiscal quarter.

The DROP balance as of September 30, 2014 is \$546,528.

Net Pension Liability of the City

The components of the net pension liability of the City on September 30, 2014 were as follows:

Total pension liability	\$ 15,276,015
Plan fiduciary net position	(13,280,991)
City's net pension liability	\$ 1,995,024
Plan fiduciary net position as a percentage of total pension liability	86.94%

Actuarial Assumptions. The total pension liability was determined by an actuarial valuation as of October 1, 2013 updated to September 30, 2014 using the following actuarial assumptions applied to all measurement periods

Inflation	3.00%
Salary increases	7.50%
Investment rate of return	7.70%

Mortality rates are based on the RP-2000 Combined Healthy Participant Mortality Table for males and females with mortality improvements projected to all future years after 2000 using Scale AA.

The long-term expected return is the 30-year average return, or since- inception average return for those assets that did not exist prior to 1984, less inflation measured by CPI. Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2014 are summarized in the following table:

Asset Class	Long Term Expected Real Rate of Return
Large-cap core equity	8.50%
Small/mid-cap core equity	8.80%
International equity	2.20%
Real estate (REIT)	5.10%
Convertible securities	5.30%
Fixed income (bonds)	4.80%

Discount Rate. The discount rate used to measure the total pension liability was 7.70%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that sponsor contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 7.70 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.70 percent) or 1-percentage-point higher (8.70 percent) than the current rate:

	1% Decrease (6.70%)	Current Discount Rate (7.70%)	1% Increase (8.70%)
City's net pension liability	\$ 3,874,946	\$ 1,995,024	\$ 428,521

General Pension Plan:

The General Employees Pension Plan (General Plan) is a defined contribution plan covering all other full-time and permanent part-time employees of the City. This plan is authorized by and may be amended by the City Commission. The City makes employee contributions of 10%, with an available match of up to an additional 2.5%. Employees can make voluntary contributions of up to 10% of annual compensation. Employees are eligible to participate in the General Plan after 6 months of employment. Vesting is 20% after the first year and each year thereafter, with full vesting after 5 years. Benefits are available at termination, regardless of age, based on vested years of service. Normal retirement age has been designated by the employer as age 60. The loan provision for the plan permits loans from participant contributions only. All loans are due in full at termination.

For the fiscal year ending September 30, 2014, payroll for the employees covered by this plan was \$4,268,563. Employer contributions required and made were \$525,073, with voluntary contributions of \$99,669. During FY 2014, the City was able to reallocate forfeited funds remaining in the plan to reduce its cash contribution by \$4,000. As of September 30, 2014, participation in the plan consisted of 95 active members. The outstanding employee loan amount at September 30, 2014 was \$36,887.

There is no actuarial valuation required for this plan.

During the fiscal year, the General Plan held no securities issued by the employer.

Individual Fiduciary Fund Statements

Individual statements of net position for the three plans included in the City of Lake Mary fiduciary funds are as follows:

**City of Lake Mary, Florida
Combining Statement of Fiduciary Net Position
September 30, 2014**

	Police Pension Trust	Fire Pension Trust	General Employees Pension	Total Employee Pension Funds
ASSETS				
Cash and cash equivalents	\$ 1,264,694	\$ 667,766	\$ 708,601	\$ 2,641,061
Receivables:				
Interest receivable	39,617	61,088	-	100,705
Notes receivable - employee	-	-	36,887	36,887
Contributions receivable - state	133,190	170,547	-	303,737
Total receivables	<u>172,807</u>	<u>231,635</u>	<u>36,887</u>	<u>441,329</u>
Investments at fair value				
Domestic corporate & govt bonds	4,029,868	3,270,493	105,376	7,405,737
Domestic stocks	8,781,698	6,748,626	5,929,261	21,459,585
International & other securities	1,311,788	1,837,953	112,661	3,262,402
Real estate	538,956	538,957	-	1,077,913
Total investments	<u>14,662,310</u>	<u>12,396,029</u>	<u>6,147,298</u>	<u>33,205,637</u>
Total assets	<u>16,099,811</u>	<u>13,295,430</u>	<u>6,892,786</u>	<u>36,288,027</u>
LIABILITIES				
Accounts payable	26,827	21,506	-	48,333
Prepaid city contribution	8,732	-	-	8,732
Total liabilities	<u>35,559</u>	<u>21,506</u>	<u>-</u>	<u>57,065</u>
NET POSITION RESTRICTED FOR PENSIONS	<u>\$ 16,064,252</u>	<u>\$ 13,273,924</u>	<u>\$ 6,892,786</u>	<u>\$ 36,230,962</u>

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Individual statements of the changes in fiduciary net position are as follows:

City of Lake Mary, Florida
Combining Statement of Changes in Fiduciary Net Position
For the Year Ended September 30, 2014

	Police Pension Trust	Fire Pension Trust	General Employees Pension	Total Employee Pension Funds
ADDITIONS				
Contributions:				
Employer contributions	\$ 789,579	\$ 571,425	\$ 525,073	\$ 1,886,077
State contributions	133,190	174,824	-	308,014
Employee contributions	136,572	118,503	109,906	364,981
Total contributions	<u>1,059,341</u>	<u>864,752</u>	<u>634,979</u>	<u>2,559,072</u>
Investment earnings				
Interest	339,276	293,722	-	632,998
Net increase (decrease) in fair value of investments	<u>1,179,312</u>	<u>916,360</u>	<u>578,152</u>	<u>2,673,824</u>
Net investment earnings (loss)	<u>1,518,588</u>	<u>1,210,082</u>	<u>578,152</u>	<u>3,306,822</u>
Total additions	<u>2,577,929</u>	<u>2,074,834</u>	<u>1,213,131</u>	<u>5,865,894</u>
DEDUCTIONS				
Benefit payments	494,468	298,350	368,462	1,161,280
Administrative expenses	127,900	81,548	1,758	211,206
Total deductions	<u>622,368</u>	<u>379,898</u>	<u>370,220</u>	<u>1,372,486</u>
Net increase in net position	1,955,561	1,694,936	842,911	4,493,408
NET POSITION RESTRICTED FOR PENSIONS				
Net position - beginning	14,108,691	11,578,988	6,049,875	31,737,554
Net position - ending	<u>\$ 16,064,252</u>	<u>\$ 13,273,924</u>	<u>\$ 6,892,786</u>	<u>\$ 36,230,962</u>

G. OTHER POST EMPLOYMENT BENEFITS

Pursuant to Resolution 830, and in accordance with Florida Statutes Section 112.0801, the City of Lake Mary makes continuation of group health insurance through the city's current provider available to retirees and eligible dependents provided certain service requirements and normal age retirement requirements have been met. This single-employer benefit plan has no cost to the City, other than the implicit cost of including retirees in the group calculation. All premiums are paid by the retiree. The City has four retirees currently receiving benefits. The City has chosen pay-as-you-go funding, but is recording the liability in the government wide financial statements. This plan does not issue stand-alone financial statements.

The latest actuarial report for the City's Retiree Continuation Insurance plan was prepared as of October 1, 2012. At that point in time, the unfunded actuarial accrued liability (UAAL) for benefits was \$304,102. The covered payroll was \$9,164,485 and the ratio of UAAL to covered payroll was 3.3%.

The annual required contribution and Net OPEB Obligation for the fiscal year ended September 30, 2014 is as follows:

Lake Mary Retiree Continuation Insurance Plan

Annual Required Contribution	\$ 42,811
Interest on Net OPEB Obligation (NOO)	4,552
Adjustment to Annual Required Contribution	(17,269)
Annual OPEB Cost	30,094
Employer Contributions Made	(2,314)
Increase/(Decrease) in NOO	27,780
NOO beginning of year	151,728
NOO end of year	\$ 179,508

Three Year Trend Information:

Schedule of Contributions from the Employer and Other Contributing Entities for Lake Mary Retiree Continuation Insurance Plan			
Fiscal Year Ending	Annual OPEB Cost (AOC)	Percentage of AOC Contributed	Net OPEB Obligation
September 30, 2014	\$ 30,094	8%	\$ 179,508
September 30, 2013	32,423	14%	151,728
September 30, 2012	35,045	10%	123,934

In fiscal year 2008, the City early implemented GASB 45 and elected to report prospectively. GASB requires the obligation to be recorded but entities are not required to fund this obligation.

Summary of Actuarial Methods & Assumptions:

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of the plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

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 each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. 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 Cost Method:

The projected unit credit cost method was used to determine all liabilities, with the liability for each active employee assumed to accrue over his working lifetime based on elapsed time from his date of hire until retirement. Actuarial Accrued liability is amortized as a level dollar amount over a 10 year closed period.

Discount Rate: Unfunded plan: 3%
 Funded plan: 6%

Decrements:

Mortality: RP-2000 Combined Mortality.

Disability Rate: N/A.

Eligibility Requirement:

Firefighters & Police officers:	Age 55 with at least five years of service, or Any age with at least 20 years of service
Elected official:	Age 55 and at least 6 years of service
All others:	Age 60 with at least five years of service

Investment Return (Discount Rate): 3.0% unfunded plan
Inflation Rate: is included as part of the Health Care Costs Trend Rates, and is assumed at 3%.
Health Care Costs Trend Rates:

The cost of covered medical services has been assumed to increase in accordance with the following rates, compounded annually:

Year	Increase	Year	Increase	Year	Increase
2014	10.00%	2018	8.00%	2022	6.00%
2015	9.50%	2019	7.50%	2023	5.50%
2016	9.00%	2020	7.00%	and later	
2017	8.50%	2021	6.50%		

Sample Annual Termination Rates:

<u>Age</u>	<u>Rate</u>
22	22.50%
32	10.80%
42	6.50%
52	4.30%
62 and over	0.00%

Annual Rates of Retirement:

<u>Age</u>	<u>Fire & Police</u>	<u>Elected Officials</u>	<u>Other</u>
45-49	10.0%	0.0%	0.0%
50-54	25.0%	0.0%	0.0%
55-59	25.0%	25.0%	0.0%
60-64	100.0%	100.0%	25.0%
65 and over	100.0%	100.0%	100.0%

Monthly Claim Cost

<u>Age</u>	<u>Medical</u> <u>Per Participant</u>	<u>Dental</u> <u>Per Participant</u>
50	\$ 653.95	\$ 29.18
55	722.01	29.18
60	797.16	29.18
64	862.87	29.18

No adjustment was made to claim costs for Medicare Part D

Implied Subsidy (Dental Insurance):

There is no implied subsidy for dental insurance since it is assumed that neither the premium nor dental claims for covered individuals increases with age.

Attribution Period:

The attribution period is the portion of a participant's service to which the expected postretirement benefit obligation is assigned. The beginning of the attribution period is the date of hire and the end of the attribution period is the earliest eligibility date.

Retiree Contributions:

Retirees electing post-employment healthcare coverage have been assumed to make monthly contributions equal to the premium charged to the active employees.

Cost of Living Increases:

Retiree contributions have been assumed to increase in accordance with the healthcare cost trend assumption.

Medical Plan Choice:

Future retirees have been assumed to elect single or family coverage under the basic or enhanced PPO plan in accordance with their current election.

Future Participation Rates:

5% of eligible employees were assumed to elect coverage until Medicare eligibility upon retirement or disability.

Married Participants:

Assumed 80% of participants are married, 5% will elect spousal coverage and male is 3 years older than female.

COBRA Assumption:

Future healthcare coverage provided solely pursuant to COBRA was not included in the OPEB valuation; because the COBRA premium is determined periodically based on plan experience, we assumed that the COBRA premium to be paid by the participant fully covers the cost of providing healthcare coverage during the relevant period.

Summary of Benefits:

Other Post-Employment Benefits (OPEBs)

The City of Lake Mary provides optional post-employment medical, prescription drug and dental insurance coverage to eligible individuals.

Eligible Individuals:

Eligible individuals include all regular, full-time employees and certain elected officials of the City of Lake Mary who retire from active service and are eligible for retirement or disability benefits under the general employee or fire and police pension plans. Under certain conditions, eligible individuals for healthcare coverage also include spouses and dependent children.

Choice of Healthcare Plans:

Eligible individuals may choose healthcare coverage under a basic or enhanced preferred provider organization (PPO) plan.

Required Monthly Premium for Post-Employment Healthcare Coverage:

Retirees must pay a monthly premium as determined by the insurance carrier. The premium varies depending on the retiree selected coverage and whether the retiree elects single or family coverage.

H. Construction and other significant commitments

On September 6, 2013, Bids for Request for Proposal 13-09 were due for the Downtown Roadway Improvement Projects. Contracts were negotiated and awarded for consulting engineering services and construction for a total of \$1,442,165. The project has been carried forward into fiscal year 2015 in the amount of \$273,558.

In July 2014, Proposal 14-07 was awarded to Ranger Construction Industries for the Rinehart Road Trail Rehabilitation in the amount of \$136,300. The P.O was completed in fiscal year 2014, but no work has been completed. This project has been moved to fiscal year 2015.

As a part of the SunRail Enhancement Joint Participation Agreement, the City of Mary is obligated to install a traffic signal at the N. Palmetto St and W. Lake Mary Boulevard intersection. This project has been carried forward into fiscal year 2015 in the amount of \$170,000.

Encumbrances. As discussed in note I.F.1, budgetary information, budgetary basis of accounting, encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. At year end, the amount of encumbrances expected to be honored upon performance by the vendor and re-appropriated October 1, 2014 were as follows:

General fund	58,962
Capital projects funds	534,450
Nonmajor governmental funds	5,820
Enterprise funds	159,433
Total	<u>758,665</u>

I. Risk management

1. Public Risk Management of Florida

The City is a member of Public Risk Management of Florida (the pool), a local government liability risk pool. The pool has approximately 55 local government agency members. The pool administers insurance activities relating to property, general liability, police, professional, automobile liability, public officials' liability, workers' compensation, and boiler and machinery. The pool absorbs losses up to a specified amount for each pool year and purchases excess and other specific coverage's from third-party carriers. The pool assesses each member its pro rata share of the estimated amount required to meet current year losses and operating expenses. If total member assessments do not produce sufficient funds to meet its obligations, the pool can make additional limited assessments. Losses, if any, in excess of the pools ability to assess its members would revert back to the member that incurred the loss. There has been no significant reduction in insurance coverage from the prior year, and no settlements in excess of insurance coverage in any of the prior three years. There were no additional assessments levied against the City for the fiscal year ended September 30, 2013. The cost of the insurance is allocated among the appropriate departments and funds.

2. Self-insured for employee health insurance

The City became self-funded for employee health insurance effective July 1, 2012. As permitted by GASB Statement No. 10, *Accounting and Financial Reporting for Risk Financing and Related Insurance Issues*, the City accounts for its self-funded assets, liabilities, net position and activities in an internal service fund. The Health Insurance Fund cover claims up to \$75,000 per individual with an aggregate limit of \$1,000,000 per individual.

The claims liability of \$201,828 represents claims processed through November 2014 which were applicable to the current fiscal year and any additional claims are deemed to be immaterial. Changes to the claims liability during the past two years ended September 30 are as follows:

	2013	2014
Claims liability, beginning of year	\$ 152,002	\$ 30,794
Incurred claims	766,473	1,450,186
Payments on claims	(735,679)	(1,248,358)
Claims liability, end of year	<u>\$ 30,794</u>	<u>\$ 201,828</u>

J. Lease obligations

1. Capital Leases:

On September 30, 2014, the City had no capital leases outstanding.

2. Operating Leases:

The City leases copier equipment, digital mailing system equipment and folder/insertor equipment under non-cancelable operating leases with a duration of 60 months each. The total cost for such leases was \$24,414 for the year ended September 30, 2014. The future minimum lease payments for these leases are as follows:

Year Ending September 30,	
2015	\$ 22,214
2016	18,544
2017	16,512
2018	8,032
Total Operating Leases	<u>\$ 65,302</u>

K. Long term liabilities

Notes payable

Notes payable at September 30, 2014 are comprised of the following individual obligations:

Description	Interest Rate	Original Amount	Balance at September 30, 2014
Public Improvement Refunding Revenue Note, Series 2012; due annually on October 1 of each year to October 1, 2027.	2.41%	\$ 4,250,000	\$ 3,928,000
Public Improvement Revenue Refunding Note, Series 2007 B; due annually on October 1 of each year to October 1, 2015.	3.92%	2,105,000	<u>560,000</u>
Total Bonds Payable			<u>\$ 4,488,000</u>

There are no reserve requirements for the Series 2007B or 2012 Notes, however the City covenants to budget and appropriate sufficient funds to make principal and interest payments as they become due. Public Improvement Revenue Note, Series 2007A was refinanced by Series 2012 resulting in debt service savings of \$697,026. The reacquisition price exceeded the net carrying amount of the old debt by \$29,951. This amount is being netted against the new debt and amortized over the life of the new debt, which is the same as the refunded debt.

Debt service requirements to maturity:

Fiscal Year Ending Sept. 30,	Principal	Interest	Total Debt Service
2015	\$ 515,000	\$ 108,580	\$ 623,580
2016	532,000	91,584	623,584
2017	254,000	79,867	333,867
2018	259,000	73,686	332,686
2019	265,000	67,372	332,372
2020-2024	1,410,000	237,313	1,647,313
2025-2028	1,253,000	61,178	1,314,178
Totals	<u>\$ 4,488,000</u>	<u>\$ 719,580</u>	<u>\$ 5,207,580</u>

Changes in long-term liabilities

In February 2007, the City issued a Public Improvement Revenue Note Series 2007 A & B. Series A issued in the amount of \$5,000,000, at an interest rate of 4.24 percent, provided for the voter approved construction of the Lake Mary Events Center. Series B issued in the amount of \$2,105,000 at an interest rate of 3.92 percent, provided for the refunding of the \$2,150,000 of the outstanding Series 1996 bonds. This refunding reduced the City's total debt service payments the following 8 years by \$79,686 and provided a net present value savings of \$72,995.

In May 2012, the City issued a Public Improvement Revenue Refunding Note Series 2012, to refinance the Public Improvement Revenue Note, Series 2007A. This refunding reduced the City's debt service payments by \$697,026 over the following 16 years and provided a net present value savings of \$577,682.

During the year ended September 30, 2014, the following changes occurred in long term liabilities:

	Balance 09/30/2013	Reductions	Additions	Balance 09/30/2014	Balance Due within One Year
Governmental activities					
Public Improvement Refunding Revenue Note Series 2012	\$ 4,161,000	\$ (233,000)	\$ -	\$ 3,928,000	\$ 240,000
Public Improvement Refunding Revenue Note Series 2007 B	820,000	(260,000)	-	560,000	275,000
Other post employment benefits	139,688	-	25,675	165,363	-
Compensated absences	1,319,613	(25,255)	41,827	1,336,185	2,709
Governmental activity long -term liabilities	<u>\$ 6,440,301</u>	<u>\$ (518,255)</u>	<u>\$ 67,502</u>	<u>\$ 5,989,548</u>	<u>\$ 517,709</u>
Business-type activities:					
Other post employment benefits	\$ 12,040	\$ -	\$ 2,106	\$ 14,146	\$ -
Compensated absences	100,509	(7,567)	-	92,942	7,435
Business-type activity long-term liabilities	<u>\$ 112,549</u>	<u>\$ (7,567)</u>	<u>\$ 2,106</u>	<u>\$ 107,088</u>	<u>\$ 7,435</u>

L. Fund balance

Minimum fund balance policy. In accordance with Resolution No's. 800 and 924, the City designates that a minimum amount equal to 25 percent of the current fiscal year expenditures of the General Fund be maintained as unassigned fund balance and 25 percent of the current year expenditures of each Enterprise Fund, as unrestricted net position. The purpose of this policy is to provide the capacity to provide sufficient cash flow for daily financial needs, to have the ability to offset significant economic downturns or revenue shortfalls, to provide funds for unforeseen expenditures related to emergencies or other unanticipated needs/occurrences, and maintain historical fund balance/net position stability which may provide advantageous interest rates in the event of issuing debt.

If, at the end of any fiscal year, the actual amount of unassigned fund balance, or unrestricted net position falls below the required level, the City Manager and City Commission review the circumstances creating the shortfall and develop a plan for restoring or amending the requirements. Compliance with the resolution is part of the annual budget process.

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At September 30, 2014, the City's governmental fund balances were classified as follows:

Fund Balances	General Fund	Pension Premium Tax Trust	General Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
Nonspendable:					
Inventory/prepays	\$ 14,358	\$ -	\$ 5,010	\$ -	\$ 19,368
Restricted for:					
Public works	-	-	-	16,566	16,566
Public safety	-	-	-	618,308	618,308
Parks and recreation	-	-	-	181,606	181,606
Other physical environment	-	-	-	31,260	31,260
Committed to:					
Debt service	-	-	-	573,493	573,493
Other capital projects	-	-	1,015,707	-	1,015,707
Assigned to:					
Debt service	632,208	-	-	-	632,208
Health insurance benefits	150,500	-	-	-	150,500
Capital projects	755,000	-	-	-	755,000
Subsequent year expenditures	1,172,339	-	-	-	1,172,339
Unassigned fund balance	12,644,567	-	-	-	12,644,567
Total fund balance	\$15,368,972	\$ -	\$ 1,020,717	\$ 1,421,233	\$17,810,922

M. Interfund receivables and payables

The composition of interfund balances as of September 30, 2014 is as follows:

Receivable Fund	Payable Fund	Amount
Internal Service - Health Insurance	General Fund	\$ 49,232
Internal Service - Health Insurance	Water Sewer fund	3,565
Internal Service - Health Insurance	Stormwater fund	635
Internal Service - Health Insurance	Internal Service - Fleet Maintenance	953
Enterprise - Water & Sewer	General Fund	816
General Fund	Internal Service - Health Insurance	200,000
		<u>\$ 255,201</u>

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. These amounts also include balances of working capital loans made to the health insurance fund.

N. Interfund transfers

The composition of interfund transfers for the year ended September 30, 2014 is as follows:

Recipient Fund	Amount	Purpose
General Fund	985,000	Transfer from Water and Sewer Fund to cover costs of General Fund services provided to the Water and Sewer Fund, such as Customer Service, Finance, Human Resources, Purchasing, Information Technology Services, City Manager, City Clerk and Community Development.
Health Insurance Fund	42,000	Transfer from Water and Sewer Fund to subsidize costs associated with the Health Clinic.
Health Insurance Fund	258,000	Transfer from General Fund to assist with costs associated with the Health Clinic.
Debt Service Fund	631,921	Transfer from the General Fund to cover the debt service payments for Public Improvement Revenue Note Series 2007 B, and Public Improvement Revenue Refunding Note Series 2012.
Capital Projects Fund	2,130,000	Transfer from General Fund to provide for general capital improvements of the City.

O. Contingencies

The City participates in various federal grant programs, the principal of which are subject to program compliance audits pursuant to the Single Audit Act as amended. Accordingly, the government's compliance with applicable grant requirements will be established at a future date. The amount of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the City anticipates such amounts, if any, will be immaterial.

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City Attorney the resolution of these matters will not have a material adverse effect on the financial condition of the City.

In accordance with s. 288.106, Florida Statutes, the City has agreed to participate in the Qualified Target Industry (QTI) Tax Refund Program. Verizon Corporate Resources Group, LLC, plans to create 750 new jobs on a phased schedule with an estimated 300 positions being established before the end of 2014, 150 more in 2015, and an additional 300 in 2016, with an average wage of \$50,000. The City, in conjunction with Seminole County, agrees to local financial support for the program in the amount of \$2,250,000 which will be divided equally between Seminole County and the City of Lake Mary. Assuming all conditions of the agreement are satisfied, the City's first payment will be due in Fiscal Year 2014-2015.

Additionally, the City agreed to participate in the QTI for Axiom Healthcare Pharmacy, Inc. Axiom proposed to create some 90 new jobs by December 31, 2014 with an average wage of \$43,614. A 20% match is required to be shared between the City and Seminole County. Assuming all conditions are satisfied, the City's total payout would be \$27,000. To date \$6,000 has been paid.

The City entered into a Jobs Growth Incentive (JGI) Program Funding Agreement for Digital Risk, LLC, with Seminole County. Digital Risk has proposed to create some 300 new jobs by December 31, 2013, and up to an additional 300 new jobs by December 31, 2017. The average wage of each new job is \$44,778. The total award is \$600,000. Seminole County will front the total award assuming all conditions are satisfied. The City's share of \$300,000 is to be reimbursed over 5 years. The City paid \$150,000 in FY 2014. The program is currently under review by Seminole County.

The City also entered into a JGI program funding agreement for Paylocity Corporation. They proposed to renovate a facility within City limits and create some 83 new jobs over three years with an average wage of \$39,000. The City's share is \$83,000 is to be reimbursed over three years at \$27,666.68 per year. To date \$55,333 has been paid.

**CITY OF LAKE MARY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2014**

Lake Mary Police Officers' Pension Plan

Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
10/1/2014	\$ 14,925,386	\$ 14,734,574	\$ (190,812)	101.3%	\$ 2,441,186	-7.8%
10/1/2013	13,144,745	14,119,801	975,056	93.1%	2,540,321	38.4%
10/1/2012	11,581,715	13,403,692	1,821,977	86.4%	2,198,303	82.9%
10/1/2011	10,589,742	12,680,596	2,090,854	83.5%	2,187,492	95.6%
10/1/2010	10,508,092	12,184,792	1,676,700	86.2%	2,189,138	76.6%
10/1/2009	9,641,214	11,202,161	1,560,947	86.1%	2,189,756	71.3%

Schedule of Contributions from Employers and Other Contributing Entities

Fiscal Year Ending	Annual Required Contribution (ARC)	Actual Contribution	Percentage of ARC Contributed
September 30, 2014	\$ 922,769	\$ 922,769	100.00%
September 30, 2013	905,560	905,561	100.00%
September 30, 2012	747,271	750,806	100.47%
September 30, 2011	689,413	691,416	100.29%
September 30, 2010	596,821	596,821	100.00%
September 30, 2009	565,126	565,126	100.00%

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City of Lake Mary Police Pension Plan
Schedule of Changes in City's Net Pension Liability and Related Ratios
Last 10 Fiscal Years **

	2014
Total pension liability	
Service cost	\$ 680,756
Interest	1,073,198
Benefit changes	-
Difference between actual & expected experience	-
Assumption Changes	-
Benefit payments, including refunds of member contributions	(494,468)
Net change in total pension liability	1,259,486
Total pension liability - beginning	14,061,130
Total pension liability - ending (a)	\$ 15,320,616
 Plan fiduciary net position	
Contributions - Employer and State	\$ 922,769
Contributions - Member	136,573
Net Investment Income	1,416,817
Benefit payments, including refunds of member contributions	(494,468)
Administrative expense	(26,130)
Other	-
Net change in plan fiduciary net position	1,955,561
 Plan fiduciary net position - beginning	14,108,691
Plan fiduciary net position - ending (b)	\$ 16,064,252
 City's net pension liability - Ending (a)-(b)	\$ (743,636)
Plan fiduciary net position as a percentage of total pension liability	104.85%
Covered employee payroll	\$ 2,441,186
City's net pension liability as a percentage of covered employee payroll	-30.46%

** Prior years' data unavailable

**City of Lake Mary Police Pension Plan
 Schedule of City and State Contributions
 Last 10 Fiscal Years ****

	2014
Actuarially determined contribution	\$ 922,769
Contributions in relation to the actuarially determined contribution	922,769
Contribution deficiency (excess)	\$ -
Covered-employee payroll	\$ 2,441,186
 Contributions as a percentage of covered-employee payroll	37.80%

** Prior years' data unavailable

Notes to the Schedule

Valuation Date: 10/01/2012

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	Entry age normal
Amortization method	Level percentage of pay, closed.
Remaining amortization period	29 Years (as of 10/01/2012)
Asset valuation method	Each year, the prior actuarial value of assets is brought forward utilizing the historical geometric 4-year average market value return. It is possible that over time this technique will produce an insignificant bias above or below market value.
Inflation	3.00%
Salary increases	7.0% per year until assumed retirement age. Projected salary at retirement is increased by an individually determined amount (previously 20%) to account for non-regular payments.
Investment rate of return	7.5% per year, compounded annually, net of investment related expenses.
Payroll growth	5.0% per year (4.9% used for 10/1/2012 valuation).
Normal retirement	Earlier of 1) age 55 and 5 years of service or 2) completion of 20 years of service, regardless of age. In addition, members who are eligible to retire on the valuation date are assumed to retire one year later.
Early retirement	Commencing with the earliest early retirement age (50), members are assumed to retire with an immediate subsidized benefit at a rate of 5% per year.
Mortality	Assumed life expectancies are based on the RP-2000 (combined healthy with no projection) – Based on a study of over 650 public safety funds, this table reflects a 10% margin for future mortality improvements. Disabled lives set forward 5 years.
Other information	Termination and disability rate table

Age	% Terminating During the Year	% Becoming Disabled During the Year
20	9.0%	0.03%
30	7.0%	0.04%
40	4.0%	0.07%
50	0.0%	0.18%

**City of Lake Mary Police Pension
 SCHEDULE OF INVESTMENT RETURNS
 Last 10 Fiscal Years ****

	<u>9/30/2014</u>
Annual money-weighted rate of return net of investment expense	10.90%

** Prior years' data unavailable

Lake Mary Firefighters' Pension Plan

Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
10/1/2014	\$ 12,113,017	\$ 14,046,907	\$ 1,933,890	86.2%	\$ 2,538,452	76.2%
10/1/2013	10,873,380	13,158,732	2,285,352	82.6%	2,540,246	90.0%
10/1/2012	9,785,560	11,833,392	2,047,832	82.7%	2,369,067	86.4%
10/1/2011	8,797,108	10,746,367	1,949,259	81.9%	2,369,262	82.3%
10/1/2010	8,037,537	9,887,066	1,849,529	81.3%	2,384,696	77.6%
10/1/2009	7,024,260	8,510,231	1,485,971	82.5%	2,573,614	57.7%

Schedule of Contributions from Employers and Other Contributing Entities

Fiscal Year Ending	Annual Required Contribution (ARC)	Actual Contribution	Percentage of ARC Contributed
September 30, 2014	\$ 732,586	\$ 746,249	101.00%
September 30, 2013	695,647	712,956	102.50%
September 30, 2012	641,708	665,693	103.74%
September 30, 2011	563,380	588,891	104.53%
September 30, 2010	662,704	682,641	103.01%
September 30, 2009	694,956	711,332	102.36%

City of Lake Mary Firefighters' Pension Plan
Schedule of Changes in the Employer's Net Pension Liability and Related Ratios
Last 10 Fiscal Years**

	2014
Total pension liability	
Service cost	\$ 694,679
Interest	1,102,822
Benefit changes	-
Difference between actual & expected experience	-
Assumption Changes	-
Benefit payments, including return of member contributions	(298,350)
Net change in total pension liability	1,499,151
Total pension liability - beginning	13,776,864
Total pension liability - ending (a)	\$ 15,276,015
 Plan fiduciary net position	
Contributions - Employer and State	\$ 746,249
Contributions - Member	118,503
Net Investment Income	1,153,908
Benefit payments, including refund of member contributions	(298,350)
Administrative expense	(25,374)
Other	-
Net change in plan fiduciary net position	1,694,936
Plan fiduciary net position - beginning	11,586,055
Plan fiduciary net position - ending (b)	13,280,991
Net pension liability - Ending (a)-(b)	\$ 1,995,024
Plan fiduciary net position as a percentage of total pension liability	86.94%
Covered employee payroll	\$ 2,370,060
Net pension liability as a percentage of covered employee payroll	84.18%

**Prior years' data unavailable

**City of Lake Mary Firefighters' Pension Plan
 Schedule of City and State Contributions
 Last 10 Fiscal Years ****

	<u>2014</u>
Actuarially determined contribution	\$ 732,586
Contributions in relation to the actuarially determined contributions	<u>746,249</u>
Contribution deficiency (excess)	<u>\$ (13,663)</u>
Covered-employee payroll	\$ 2,370,060
Contributions as a percentage of covered- employee payroll	31.49%

** Prior years' data unavailable

Notes to the Schedule

Valuation Date: 10/01/2012

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	Entry age normal
Amortization cost method	Level percentage of pay, closed.
Remaining amortization period	22 Years
Asset valuation method	5-year smoothed market
Inflation	3.00%
Salary increases	7.5% per year including inflation
Investment rate of return	7.7% per year, compounded annually, net of investment related expenses.
Payroll growth	5.0% per year (4.9% used for 10/1/2012 valuation).
Normal retirement	Earlier of 1) age 55 and 5 years of service or 2) completion of 20 years of service, regardless of age.
Early retirement	Commencing with the earliest early retirement age (50), members are assumed to retire with an immediate subsidized benefit at a rate of 5% per year.
Mortality	RP-2000 Combined Healthy Participant Mortality Table for males and females with mortality improvements projected to all future years after 2000 using Scale AA
Other information	Termination and disability rate table

Age	% Terminating During the Year	% Becoming Disabled During the Year
20	9.0%	0.03%
30	7.0%	0.04%
40	4.0%	0.07%
50	0.0%	0.18%

**City of Lake Mary Firefighter Pension
 SCHEDULE OF INVESTMENT RETURNS
 Last 10 Fiscal Years ****

	<u>9/30/2014</u>
Annual money-weighted rate of return net of investment expense	10.60%

** Prior years' data unavailable

City of Lake Mary Retiree Continuation Insurance Plan

Schedule of Funding Progress

<u>Actuarial Valuation Date</u>	<u>Actuarial Value of Assets (a)</u>	<u>Actuarial Accrued Liability (AAL) - Entry Age (b)</u>	<u>Unfunded AAL (UAAL) (b-a)</u>	<u>Funded Ratio (a/b)</u>	<u>Covered Payroll (c)</u>	<u>UAAL as a % of Covered Payroll ((b-a)/c)</u>
10/1/2012	\$ -	\$ 304,102	\$ 304,102	0.0%	\$ 9,164,485	3.3%
10/1/2010	-	162,214	162,214	0.0%	8,994,082	1.8%
10/1/2007	-	79,481	79,481	0.0%	6,786,455	1.2%

Schedule of Contributions from Employers and Other Contributing Entities

<u>Fiscal Year Ending</u>	<u>Annual Required Contribution (ARC)</u>	<u>Actual Contribution</u>	<u>Net OPEB Obligation</u>
September 30, 2014	\$ 30,094	\$ 2,314	\$ 179,508
September 30, 2013	32,423	4,629	151,728
September 30, 2012	35,045	3,396	123,934
September 30, 2011	22,370	5,959	92,284
September 30, 2010	17,251	-	75,873
September 30, 2009	18,616	-	58,622

Combined and Individual Statements



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Non-Major Governmental Funds

SPECIAL REVENUE FUNDS

POLICE EDUCATION FUND - This fund is used to account for the \$2.00 additional assessment on each traffic citation that is restricted for criminal justice education and training in accordance with Chapter 938.15, Florida Statutes.

IMPACT FEES FUNDS - These funds are used to account for impact fees levied on new development and are restricted for use in funding capital facilities and equipment that are directly related to new growth. Such capital expenditures must benefit the governmental activity for which collected, as indicated in the name of each fund; Police, Fire, Public Works, and Recreation.

LAW ENFORCEMENT TRUST FUND - This fund is used to account for revenue and expenditures to be used for School Resource Officer, crime prevention, drug education programs or other law enforcement purposes in accordance with Chapter 932.7055 Florida Statutes.

LAKE MARY CEMETERY FUND - This fund is used to account for cemetery activities.

DEBT SERVICE FUNDS

DEBT SERVICE FUND - This fund accumulates funds for the retirement of debt related to the \$2,105,000 Public Improvement Refunding Revenue Note, Series 2007 B; and the \$4,250,000 Public Improvement Refunding Revenue Note, Series 2012

**City of Lake Mary, Florida
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2014**

	Special Revenue				
	Police Education Fund	Police Impact Fees	Fire Impact Fees	Public Works Impact Fees	Recreation Impact Fees
ASSETS					
Cash and cash equivalents	\$ 63,629	\$ 90,663	\$ 122,875	\$ 15,630	\$ 142,932
Investments	47,312	169,810	17,587	912	38,409
Interest receivable	161	381	205	24	265
Total assets	<u>\$ 111,102</u>	<u>\$ 260,854</u>	<u>\$ 140,667</u>	<u>\$ 16,566</u>	<u>\$ 181,606</u>
LIABILITIES					
Accounts payable	75	8,101	1,373	-	-
Total liabilities	<u>75</u>	<u>8,101</u>	<u>1,373</u>	<u>-</u>	<u>-</u>
FUND BALANCES					
Restricted:	<u>\$ 111,027</u>	<u>\$ 252,753</u>	<u>\$ 139,294</u>	<u>\$ 16,566</u>	<u>\$ 181,606</u>
Total fund balance	<u>111,027</u>	<u>252,753</u>	<u>139,294</u>	<u>16,566</u>	<u>181,606</u>
Total liabilities and fund balances	<u>\$ 111,102</u>	<u>\$ 260,854</u>	<u>\$ 140,667</u>	<u>\$ 16,566</u>	<u>\$ 181,606</u>

Special Revenue			Debt Service	
Law Enforcement Trust	Cemetery Fund	Total	Debt Service Fund	Total Nonmajor Governmental Funds
\$ 65,316	\$ 31,228	\$ 532,273	\$ 573,493	\$ 1,105,766
54,018	-	328,048	-	328,048
174	32	1,242	-	1,242
<u>\$ 119,508</u>	<u>\$ 31,260</u>	<u>\$ 861,563</u>	<u>\$ 573,493</u>	<u>\$ 1,435,056</u>
4,274	-	13,823	-	13,823
<u>4,274</u>	<u>-</u>	<u>13,823</u>	<u>-</u>	<u>13,823</u>
<u>\$ 115,234</u>	<u>\$ 31,260</u>	<u>\$ 847,740</u>	<u>\$ 573,493</u>	<u>\$ 1,421,233</u>
<u>115,234</u>	<u>31,260</u>	<u>847,740</u>	<u>573,493</u>	<u>1,421,233</u>
<u>\$ 119,508</u>	<u>\$ 31,260</u>	<u>\$ 861,563</u>	<u>\$ 573,493</u>	<u>\$ 1,435,056</u>

City of Lake Mary, Florida
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended September 30, 2014

	Special Revenue Funds					
	Police Education Fund	Police Impact Fees	Fire Impact Fees	Public Works Impact Fees	Rec- reation Impact Fees	Law Enforce- ment Trust
REVENUES						
Charges for services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact fees/assessments	-	11,637	11,019	2,133	14,668	-
Fines and forfeitures	8,477	-	-	-	-	9,501
Investment income	1,006	2,676	1,391	262	1,597	1,222
Total revenues	<u>9,483</u>	<u>14,313</u>	<u>12,410</u>	<u>2,395</u>	<u>16,265</u>	<u>10,723</u>
EXPENDITURES						
Current:						
Public works	-	-	-	-	-	-
Public safety	16,018	25,198	1,067	-	-	42,423
Other physical environment	-	-	-	-	-	-
Parks and recreation	-	-	-	-	306	-
Debt service:						
Principal	-	-	-	-	-	-
Interest and other fiscal charges	-	-	-	-	-	-
Capital outlay:						
Public works	-	-	-	-	-	-
Public safety	-	51,604	60,448	19,800	-	-
Parks and recreation	-	-	-	-	11,092	-
Total expenditures	<u>16,018</u>	<u>76,802</u>	<u>61,515</u>	<u>19,800</u>	<u>11,398</u>	<u>42,423</u>
Excess (deficiencies) of revenues over (under) expenditures	<u>(6,535)</u>	<u>(62,489)</u>	<u>(49,105)</u>	<u>(17,405)</u>	<u>4,867</u>	<u>(31,700)</u>
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	-	-
Total other financing sources and uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(6,535)	(62,489)	(49,105)	(17,405)	4,867	(31,700)
Fund balances - beginning	117,562	315,242	188,399	33,971	176,739	146,934
Fund balances - ending	<u>\$ 111,027</u>	<u>\$ 252,753</u>	<u>\$ 139,294</u>	<u>\$ 16,566</u>	<u>\$ 181,606</u>	<u>\$ 115,234</u>

<u>Special Revenue Funds</u>		<u>Debt Service Fund</u>	<u>Capital Projects</u>	
<u>Lake Mary Cemetery</u>	<u>Total</u>	<u>Debt Service Fund</u>	<u>2nd Generation One Cent Sales Tax Fund</u>	<u>Total Nonmajor Governmental Funds</u>
\$ 8,600	\$ 8,600	\$ -	\$ -	\$ 8,600
-	39,457	-	-	39,457
-	17,978	-	-	17,978
117	8,271	-	5,513	13,784
<u>8,717</u>	<u>74,306</u>	<u>-</u>	<u>5,513</u>	<u>79,819</u>
-	-	-	157,988	157,988
-	84,706	-	-	84,706
2,712	2,712	-	-	2,712
-	306	-	-	306
-	-	493,000	-	493,000
-	-	124,910	-	124,910
-	-	-	599,467	599,467
-	131,852	-	-	131,852
-	11,092	-	-	11,092
<u>2,712</u>	<u>230,668</u>	<u>617,910</u>	<u>757,455</u>	<u>1,606,033</u>
<u>6,005</u>	<u>(156,362)</u>	<u>(617,910)</u>	<u>(751,942)</u>	<u>(1,526,214)</u>
-	-	631,921	-	631,921
-	-	631,921	-	631,921
6,005	(156,362)	14,011	(751,942)	(894,293)
<u>25,255</u>	<u>1,004,102</u>	<u>559,482</u>	<u>751,942</u>	<u>2,315,526</u>
<u>\$ 31,260</u>	<u>\$ 847,740</u>	<u>\$ 573,493</u>	<u>\$ -</u>	<u>\$ 1,421,233</u>

City of Lake Mary, Florida
Police Education Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2014

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Fines and forfeitures	\$ 7,000	\$ 7,000	\$ 8,477	\$ 1,477
Investment income	500	500	1,006	506
Total revenues	7,500	7,500	9,483	1,983
EXPENDITURES				
Current:				
Public safety	18,000	18,000	16,018	1,982
Total expenditures	18,000	18,000	16,018	1,982
Excess (deficiencies) of revenues over (under) expenditures*	(10,500)	(10,500)	(6,535)	3,965
Fund balance - beginning	117,562	117,562	117,562	-
Fund balance - ending	\$ 107,062	\$ 107,062	\$ 111,027	\$ 3,965

*The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance.

City of Lake Mary, Florida
Police Impact Fees Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2014

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
	Amounts	Amounts	Amounts	
REVENUES				
Impact fees/assessments	\$ 9,060	\$ 9,060	\$ 11,637	\$ 2,577
Investment income	2,000	2,000	2,676	676
Total revenues	<u>11,060</u>	<u>11,060</u>	<u>14,313</u>	<u>3,253</u>
EXPENDITURES				
Current:				
Public safety	-	25,200	25,198	2
Capital outlay:				
Public safety	<u>180,800</u>	<u>155,600</u>	<u>51,604</u>	<u>103,996</u>
Total expenditures	<u>180,800</u>	<u>180,800</u>	<u>76,802</u>	<u>103,998</u>
Excess (deficiencies) of revenues over (under) expenditures*	<u>(169,740)</u>	<u>(169,740)</u>	<u>(62,489)</u>	<u>107,251</u>
Fund balance - beginning	<u>315,242</u>	<u>315,242</u>	<u>315,242</u>	<u>-</u>
Fund balance - ending	<u>\$ 145,502</u>	<u>\$ 145,502</u>	<u>\$ 252,753</u>	<u>\$ 107,251</u>

*The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance.

City of Lake Mary, Florida
Fire Impact Fees Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2014

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
	Amounts	Amounts	Amounts	
REVENUES				
Impact fees/assessments	\$ 10,870	\$ 10,870	\$ 11,019	\$ 149
Investment income	1,000	1,000	1,391	391
Total revenues	<u>11,870</u>	<u>11,870</u>	<u>12,410</u>	<u>540</u>
EXPENDITURES				
Current:				
Public safety	-	1,500	1,067	433
Capital outlay:				
Public safety	<u>62,000</u>	<u>60,500</u>	<u>60,448</u>	<u>52</u>
Total expenditures	<u>62,000</u>	<u>62,000</u>	<u>61,515</u>	<u>485</u>
Excess (deficiencies) of revenues over (under) expenditures*	<u>(50,130)</u>	<u>(50,130)</u>	<u>(49,105)</u>	<u>1,025</u>
Fund balance - beginning	<u>188,399</u>	<u>188,399</u>	<u>188,399</u>	<u>-</u>
Fund balance - ending	<u>\$ 138,269</u>	<u>\$ 138,269</u>	<u>\$ 139,294</u>	<u>\$ 1,025</u>

*The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance.

City of Lake Mary, Florida
Public Works Impact Fees Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2014

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
	Amounts	Amounts	Amounts	
REVENUES				
Impact fees/assessments	\$ 1,550	\$ 1,550	\$ 2,133	\$ 583
Investment income	300	300	262	(38)
Total revenues	<u>1,850</u>	<u>1,850</u>	<u>2,395</u>	<u>545</u>
EXPENDITURES				
Capital outlay:				
Public works	18,000	19,800	19,800	-
Total expenditures	<u>18,000</u>	<u>19,800</u>	<u>19,800</u>	<u>-</u>
Excess (deficiencies) of revenues over (under) expenditures*	<u>(16,150)</u>	<u>(17,950)</u>	<u>(17,405)</u>	<u>545</u>
Fund balance - beginning	33,971	33,971	33,971	-
Fund balance - ending	<u>\$ 17,821</u>	<u>\$ 16,021</u>	<u>\$ 16,566</u>	<u>\$ 545</u>

*The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance.

City of Lake Mary, Florida
Recreation Impact Fees Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2014

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
	Amounts	Amounts	Amounts	
REVENUES				
Impact fees/assessments	\$ 14,330	\$ 14,330	\$ 14,668	\$ 338
Investment income	1,000	1,000	1,597	597
Total revenues	<u>15,330</u>	<u>15,330</u>	<u>16,265</u>	<u>935</u>
EXPENDITURES				
Current:				
Parks and recreation		400	306	94
Capital outlay:				
Parks and recreation	231,205	185,805	11,092	174,713
Total expenditures	<u>231,205</u>	<u>186,205</u>	<u>11,398</u>	<u>174,807</u>
Excess (deficiencies) of revenues over (under) expenditures*	<u>(215,875)</u>	<u>(170,875)</u>	<u>4,867</u>	<u>175,742</u>
Fund balance - beginning	<u>176,739</u>	<u>176,739</u>	<u>176,739</u>	<u>-</u>
Fund balance - ending	<u>\$ (39,136)</u>	<u>\$ 5,864</u>	<u>\$ 181,606</u>	<u>\$ 175,742</u>

*The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance.

City of Lake Mary, Florida
Law Enforcement Trust Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2014

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
	REVENUES			
Fines and forfeitures	\$ 5,000	\$ 5,000	\$ 9,501	\$ 4,501
Investment income	800	800	1,222	422
Total revenues	5,800	5,800	10,723	4,923
EXPENDITURES				
Current:				
Public Safety	50,500	50,500	42,423	8,077
Total expenditures	50,500	50,500	42,423	8,077
Excess (deficiencies) of revenues over (under) expenditures*	(44,700)	(44,700)	(31,700)	13,000
Fund balance - beginning	146,934	146,934	146,934	-
Fund balance - ending	\$ 102,234	\$ 102,234	\$ 115,234	\$ 13,000

*The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance.

City of Lake Mary, Florida
Cemetery Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2014

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
	REVENUES			
Cemetery sales (charges for services)	\$ 4,000	\$ 4,000	\$ 8,600	\$ 4,600
Investment income	50	50	117	67
Total revenues	4,050	4,050	8,717	4,667
EXPENDITURES				
Current:				
Other physical environment	9,175	9,175	2,712	6,463
Total expenditures	9,175	9,175	2,712	6,463
Excess (deficiencies) of revenues over (under) expenditures*	(5,125)	(5,125)	6,005	11,130
Net change in fund balances	(5,125)	(5,125)	6,005	11,130
Fund balance - beginning	25,255	25,255	25,255	-
Fund balance - ending	\$ 20,130	\$ 20,130	\$ 31,260	\$ 11,130

*The net change in fund balances was included in the budget as an appropriation (i.e., spenddown) of fund balance.

City of Lake Mary, Florida
Combining Statement of Net Position
Internal Service Funds
September 30, 2014

	Fleet Maintenance Fund	Health Insurance Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 1,074,147	\$ 687,303	\$ 1,761,450
Investments	1,570,750	-	1,570,750
Interest receivable	3,838	1,177	5,015
Accounts receivable (net of allowance for uncollectibles)	4,200	-	4,200
Due from other funds	-	54,385	54,385
Prepaid expenses	-	5,000	5,000
Inventories	33,557	-	33,557
Health insurance claims escrow	-	59,000	59,000
Total current assets	<u>2,686,492</u>	<u>806,865</u>	<u>3,493,357</u>
Capital assets:			
Vehicles	5,552,937	-	5,552,937
Less accumulated depreciation	<u>(3,063,436)</u>	<u>-</u>	<u>(3,063,436)</u>
Total capital assets (net of accumulated depreciation)	<u>2,489,501</u>	<u>-</u>	<u>2,489,501</u>
Total noncurrent assets	<u>2,489,501</u>	<u>-</u>	<u>2,489,501</u>
Total assets	<u>\$ 5,175,993</u>	<u>\$ 806,865</u>	<u>\$ 5,982,858</u>
LIABILITIES			
Current liabilities			
Accounts payable	\$ 9,211	\$ 18,264	\$ 27,475
Accrued liabilities	6,881	201,828	208,709
Due to other funds	953	200,000	200,953
Compensated absences	2,709	-	2,709
Total current liabilities	<u>19,754</u>	<u>420,092</u>	<u>439,846</u>
Noncurrent liabilities			
Compensated absences	<u>31,159</u>	<u>-</u>	<u>31,159</u>
Total noncurrent liabilities	<u>31,159</u>	<u>-</u>	<u>31,159</u>
Total liabilities	<u>50,913</u>	<u>420,092</u>	<u>471,005</u>
NET POSITION			
Net investment in capital assets	2,489,501	-	2,489,501
Unrestricted	<u>2,635,579</u>	<u>386,773</u>	<u>3,022,352</u>
Total net position	<u>\$ 5,125,080</u>	<u>\$ 386,773</u>	<u>\$ 5,511,853</u>



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City of Lake Mary, Florida
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
For the Year Ended September 30, 2014

	<u>Fleet Maintenance Fund</u>	<u>Health Insurance Fund</u>	<u>Totals</u>
Operating revenues:			
Charges for sales and services:			
Fleet service charges	\$ 711,774	\$ -	\$ 711,774
Insurance charges	-	1,535,610	1,535,610
Miscellaneous revenue	6,979	612	7,591
Total operating revenues	<u>718,753</u>	<u>1,536,222</u>	<u>2,254,975</u>
Operating expenses			
Costs of operations	265,687	2,045,731	2,311,418
Depreciation	567,758	-	567,758
Total operating expenses	<u>833,445</u>	<u>2,045,731</u>	<u>2,879,176</u>
Operating income (loss)	<u>(114,692)</u>	<u>(509,509)</u>	<u>(624,201)</u>
Nonoperating revenues (expenses):			
Investment income	26,640	6,033	32,673
Gain (loss) on sale of capital assets	154,677	-	154,677
Total nonoperating revenue (expense)	<u>181,317</u>	<u>6,033</u>	<u>187,350</u>
Income (loss) before contributions and transfers	<u>66,625</u>	<u>(503,476)</u>	<u>(436,851)</u>
Capital contributions	23,197	-	23,197
Transfers in	-	300,000	300,000
Change in net position	<u>89,822</u>	<u>(203,476)</u>	<u>(113,654)</u>
Net position - beginning	<u>5,035,258</u>	<u>590,249</u>	<u>5,625,507</u>
Net position - ending	<u>\$ 5,125,080</u>	<u>\$ 386,773</u>	<u>\$ 5,511,853</u>

City of Lake Mary Florida
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended September 30, 2014

	Fleet Maintenance Fund	Health Insurance Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from interfund services provided	\$ 718,054	\$ 1,531,286	\$ 2,249,340
Other operating cash receipts	-	612	612
Payments to suppliers	(60,305)	(1,879,016)	(1,939,321)
Payments to employees	(199,635)	-	(199,635)
Net cash provided by operating activities	<u>458,114</u>	<u>(347,118)</u>	<u>110,996</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers (to)/from other funds	-	300,000	300,000
Net cash provided (used) by noncapital and related financing activities	<u>-</u>	<u>300,000</u>	<u>300,000</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(1,089,835)	-	(1,089,835)
Proceeds from sales of capital assets	156,803	-	156,803
Net cash provided (used) by capital and related financing activities	<u>(933,032)</u>	<u>-</u>	<u>(933,032)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sales or maturities of investments	230,000	-	230,000
Interest and dividends received	20,051	6,173	26,224
Net cash provided (used) by investing activities	<u>250,051</u>	<u>6,173</u>	<u>256,224</u>
Net increase (decrease) in cash and cash equivalents	(224,867)	(40,945)	(265,812)
Cash and cash equivalents October 1	<u>1,299,014</u>	<u>728,248</u>	<u>2,027,262</u>
Cash and cash equivalents September 30	<u>\$ 1,074,147</u>	<u>\$ 687,303</u>	<u>\$ 1,761,450</u>

	Fleet Maintenance Fund	Health Insurance Fund	Totals
Reconciliation of operating income to net cash provided (used) by operating activities:			
Operating income (loss)	\$ (114,692)	\$ (509,509)	\$ (624,201)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation expense	567,758	-	567,758
(Increase) decrease in customer accounts receivable	(700)	-	(700)
(Increase) decrease in due from other funds	-	(4,324)	(4,324)
(Increase) decrease in inventory	1,461	-	1,461
(Increase) decrease in prepaid items	-	(5,000)	(5,000)
Increase (decrease) in accounts payable	1,742	(30,113)	(28,371)
Increase (decrease) accrued expenses	383	201,828	202,211
Increase (decrease) in compensated absences payable	2,082	-	2,082
Increase (decrease) in due to other funds	80	-	80
Total adjustments	<u>572,806</u>	<u>162,391</u>	<u>735,197</u>
Net cash provided by operating activities	<u>\$ 458,114</u>	<u>\$ (347,118)</u>	<u>\$ 110,996</u>

The Vehicle Maintenance Internal Service Fund has a non-cash gain in the fair value of investments of \$7,792 and a non-cash contribution from other governmental funds of \$23,197.

City of Lake Mary, Florida
Combining Statement of Fiduciary Net Position
September 30, 2014

	Police Pension Trust	Fire Pension Trust	General Employees Pension	Total Employee Pension Funds
ASSETS				
Cash and cash equivalents	\$ 1,264,694	\$ 667,766	\$ 708,601	\$ 2,641,061
Receivables:				
Interest receivable	39,617	61,088	-	100,705
Notes receivable - employee	-	-	36,887	36,887
Contributions receivable - state	133,190	170,547	-	303,737
Total receivables	172,807	231,635	36,887	441,329
Investments at fair value				
Domestic corporate & govt bonds	4,029,868	3,270,493	105,376	7,405,737
Domestic stocks	8,781,698	6,748,626	5,929,261	21,459,585
International & other securities	1,311,788	1,837,953	112,661	3,262,402
Real estate	538,956	538,957	-	1,077,913
Total investments	14,662,310	12,396,029	6,147,298	33,205,637
Total assets	16,099,811	13,295,430	6,892,786	36,288,027
LIABILITIES				
Accounts payable	26,827	21,506	-	48,333
Prepaid city contribution	8,732	-	-	8,732
Total liabilities	35,559	21,506	-	57,065
NET POSITION RESTRICTED FOR PENSIONS	\$ 16,064,252	\$ 13,273,924	\$ 6,892,786	\$ 36,230,962

City of Lake Mary, Florida
Combining Statement of Changes in Fiduciary Net Position
For the Year Ended September 30, 2014

	Police Pension Trust	Fire Pension Trust	General Employees Pension	Total Employee Pension Funds
ADDITIONS				
Contributions:				
Employer contributions	\$ 789,579	\$ 571,425	\$ 525,073	\$ 1,886,077
State contributions	133,190	174,824	-	308,014
Employee contributions	136,572	118,503	109,906	364,981
Total contributions	<u>1,059,341</u>	<u>864,752</u>	<u>634,979</u>	<u>2,559,072</u>
Investment earnings				
Interest	339,276	293,722	-	632,998
Net increase (decrease) in fair value of investments	<u>1,179,312</u>	<u>916,360</u>	<u>578,152</u>	<u>2,673,824</u>
Net investment earnings (loss)	<u>1,518,588</u>	<u>1,210,082</u>	<u>578,152</u>	<u>3,306,822</u>
Total additions	<u>2,577,929</u>	<u>2,074,834</u>	<u>1,213,131</u>	<u>5,865,894</u>
DEDUCTIONS				
Benefit payments	494,468	298,350	368,462	1,161,280
Refunds of contributions	-	-	-	-
Administrative expenses	127,900	81,548	1,758	211,206
Total deductions	<u>622,368</u>	<u>379,898</u>	<u>370,220</u>	<u>1,372,486</u>
Net increase in net position	1,955,561	1,694,936	842,911	4,493,408
NET POSITION RESTRICTED FOR PENSIONS				
Net position - beginning	14,108,691	11,578,988	6,049,875	31,737,554
Net position - ending	<u>\$ 16,064,252</u>	<u>\$ 13,273,924</u>	<u>\$ 6,892,786</u>	<u>\$ 36,230,962</u>



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Statistical Section



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Statistical Section

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

Contents	Page
Financial Trends	98
These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.	
Revenue Capacity	108
These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.	
Debt Capacity	113
These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.	
There are no limitations placed upon the amount of debt the City of Lake Mary may issue by either the City Charter or the City's Code of Ordinances or by Florida Statutes.	
The City of Lake Mary has no general obligation bonds outstanding.	
Demographic and Economic Information	116
These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.	
Operating Information	118
These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.	
Supplemental Information	124
These schedules contain trend data for pension funds, and building permit fees collection/expense schedule, which are viewed by management as required information.	

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

City of Lake Mary, Florida
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)
(amounts expressed in thousands)

	Fiscal Year			
	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Governmental activities				
Net investment in capital assets	\$ 18,759	\$ 17,684	\$ 32,197 **	\$ 37,033
Restricted	2,257	2,266	6,983	2,351
Unrestricted	<u>11,293</u>	<u>14,156</u>	<u>12,730</u>	<u>13,884</u>
Total governmental activities net position	<u>\$ 32,309</u>	<u>\$ 34,106</u>	<u>\$ 51,910</u>	<u>\$ 53,268</u>
Business-type activities				
Net investment in capital assets	\$ 15,551	\$ 18,365	\$ 19,595	\$ 19,791
Restricted	2,189	2,455	2,704	1,623
Unrestricted	<u>12,280</u>	<u>10,942</u>	<u>10,564</u>	<u>11,800</u>
Total business-type activities net position	<u>\$ 30,020</u>	<u>\$ 31,762</u>	<u>\$ 32,863</u>	<u>\$ 33,214</u>
Primary government				
Net investment in capital assets	\$ 34,310	\$ 36,049	\$ 51,792	\$ 56,824
Restricted	4,446	4,721	9,687	3,974
Unrestricted	<u>23,573</u>	<u>25,098</u>	<u>23,294</u>	<u>25,733</u>
Total primary government net position	<u>\$ 62,329</u>	<u>\$ 65,868</u>	<u>\$ 84,773</u>	<u>\$ 86,531</u>

Note

** 2007 Recorded Infrastructure Assets

Fiscal Year

<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
\$ 37,040	\$ 37,301	\$ 39,025	\$ 40,789	\$ 40,193	\$ 41,873
2,592	1,819	5,610	2,563	802	1,021
<u>16,397</u>	<u>18,802</u>	<u>18,540</u>	<u>19,827</u>	<u>21,501</u>	<u>18,500</u>
<u>\$ 56,029</u>	<u>\$ 57,922</u>	<u>\$ 63,175</u>	<u>\$ 63,179</u>	<u>\$ 62,496</u>	<u>\$ 61,394</u>
\$ 20,119	\$ 19,855	\$ 19,145	\$ 18,603	\$ 18,127	\$ 18,478
621	634	719	747	1,008	1,050
<u>12,855</u>	<u>13,316</u>	<u>14,100</u>	<u>14,861</u>	<u>15,195</u>	<u>14,417</u>
<u>\$ 33,595</u>	<u>\$ 33,805</u>	<u>\$ 33,964</u>	<u>\$ 34,211</u>	<u>\$ 34,330</u>	<u>\$ 33,945</u>
\$ 57,159	\$ 57,156	\$ 58,170	\$ 59,392	\$ 58,320	\$ 60,351
3,213	2,453	6,329	3,310	1,810	2,071
<u>29,252</u>	<u>32,118</u>	<u>32,640</u>	<u>34,688</u>	<u>36,696</u>	<u>32,917</u>
<u>\$ 89,624</u>	<u>\$ 91,727</u>	<u>\$ 97,139</u>	<u>\$ 97,390</u>	<u>\$ 96,826</u>	<u>\$ 95,339</u>

City of Lake Mary, Florida
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)
(amounts expressed in thousands)

Expenses	Fiscal Year									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Governmental activities:										
General government	\$ 2,492	\$ 2,687	\$ 2,932	\$ 2,940	\$ 3,457	\$ 3,591	\$ 3,494	\$ 3,998	\$ 4,093	\$ 3,797
Public works	1,184	773	1,620	1,452	1,415	2,867	1,420	1,178	1,614	1,508
Public safety	8,082	9,725	10,537	10,724	10,146	9,605	9,982	10,392	10,803	11,548
Parks and recreation	1,747	1,857	2,020	2,514	2,563	2,449	2,453	2,516	2,553	2,688
Other physical environment	-	-	-	-	-	-	21	12	10	9
Interest & other fiscal charges on long-term debt	345	318	294	449	411	367	303	267	130	127
Total governmental activities	13,850	15,360	17,403	18,079	17,992	18,879	17,673	18,363	19,203	19,677
Business-type activities:										
Water & Sewer	2,447	2,520	2,899	3,025	3,033	3,119	3,546	3,401	3,483	3,852
Stormwater	275	282	307	326	374	374	404	331	366	397
Total business-type activities	2,722	2,802	3,206	3,351	3,407	3,493	3,950	3,732	3,849	4,249
Total expenses	\$ 16,572	\$ 18,162	\$ 20,609	\$ 21,430	\$ 21,399	\$ 22,372	\$ 21,623	\$ 22,095	\$ 23,052	\$ 23,926
Program Revenues										
Governmental activities:										
Charges for services										
General government	\$ 343	\$ 238	\$ 243	\$ 217	\$ 176	\$ 184	\$ 277	\$ 255	\$ 302	\$ 314
Public works	5	13	5	7	1	1	1	10	14	2
Public safety	1,320	1,948	1,255	1,647	1,248	1,194	1,334	1,853	2,496	1,625
Parks and recreation	213	319	207	316	607	651	678	705	738	749
Other physical environment	-	-	-	-	-	-	4	6	2	9
Operating grants and contributions	957	764	654	492	917	604	593	692	644	653
Capital grants and contributions	140	249	182	242	185	2,236	4,994	313	33	198
Total governmental activities	2,978	3,531	2,546	2,921	3,134	4,870	7,881	3,834	4,229	3,550

	Fiscal Year									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Program Revenues										
Business-type activities:										
Charges for services										
Water & Sewer	3,411	3,794	3,835	3,673	3,905	3,997	4,463	4,337	4,278	4,305
Stormwater	248	251	263	270	283	279	281	284	380	399
Capital grants and contributions	1,241	305	249	130	40	13	85	37	261	42
Total business-type activities	<u>4,900</u>	<u>4,350</u>	<u>4,347</u>	<u>4,073</u>	<u>4,228</u>	<u>4,289</u>	<u>4,829</u>	<u>4,658</u>	<u>4,919</u>	<u>4,746</u>
Total program revenues	<u>\$ 7,878</u>	<u>\$ 7,881</u>	<u>\$ 6,893</u>	<u>\$ 6,994</u>	<u>\$ 7,362</u>	<u>\$ 9,159</u>	<u>\$ 12,710</u>	<u>\$ 8,492</u>	<u>\$ 9,148</u>	<u>\$ 8,296</u>
Net (expense)/revenue										
Governmental activities	\$ (10,872)	\$ (11,829)	\$ (14,857)	\$ (15,158)	\$ (14,858)	\$ (14,009)	\$ (9,792)	\$ (14,529)	\$ (14,974)	\$ (16,127)
Business-type activities	<u>2,178</u>	<u>1,548</u>	<u>1,141</u>	<u>722</u>	<u>821</u>	<u>796</u>	<u>879</u>	<u>926</u>	<u>1,070</u>	<u>497</u>
Total net expense	<u>\$ (8,694)</u>	<u>\$ (10,281)</u>	<u>\$ (13,716)</u>	<u>\$ (14,436)</u>	<u>\$ (14,037)</u>	<u>\$ (13,213)</u>	<u>\$ (8,913)</u>	<u>\$ (13,603)</u>	<u>\$ (13,904)</u>	<u>\$ (15,630)</u>
General Revenues										
Governmental activities:										
Taxes										
Property taxes	\$ 6,033	\$ 6,534	\$ 7,687	\$ 7,762	\$ 7,919	\$ 7,326	\$ 6,471	\$ 6,073	\$ 6,029	\$ 6,147
Franchise fees	1,644	2,019	2,104	2,130	2,430	2,416	2,280	2,200	2,098	2,187
Utility taxes	3,805	3,982	4,120	4,006	4,508	4,320	4,027	3,910	4,071	3,839
Unrestricted intergovernmental revenues	1,240	1,382	1,264	1,142	1,020	1,008	1,008	1,011	1,053	1,139
Unrestricted investment earnings	341	720	1,159	572	654	386	247	277	2	220
Miscellaneous revenues	241	173	158	168	135	196	162	212	127	466
Special Item - return of contribution	-	-	-	-	-	(600)	-	-	-	-
Transfers in/(out)	655	655	725	785	905	850	850	850	950	1,027
Total general revenues, transfers and special item	<u>13,959</u>	<u>15,465</u>	<u>17,217</u>	<u>16,565</u>	<u>17,571</u>	<u>15,902</u>	<u>15,045</u>	<u>14,533</u>	<u>14,330</u>	<u>15,025</u>
Business-type activities:										
Investment earnings	271	573	685	414	464	254	129	171	-	144
Gain/(Loss) on sale of capital	-	-	-	-	-	-	-	-	-	1
Miscellaneous revenues	1,970	276	-	-	-	10	1	-	-	-
Transfers in/(out)	(655)	(655)	(725)	(785)	(905)	(850)	(850)	(850)	(950)	(1,027)
Total business-type activities	<u>1,586</u>	<u>194</u>	<u>(40)</u>	<u>(371)</u>	<u>(441)</u>	<u>(586)</u>	<u>(720)</u>	<u>(679)</u>	<u>(950)</u>	<u>(882)</u>
Total primary government	<u>\$ 15,545</u>	<u>\$ 15,659</u>	<u>\$ 17,177</u>	<u>\$ 16,194</u>	<u>\$ 17,130</u>	<u>\$ 15,316</u>	<u>\$ 14,325</u>	<u>\$ 13,854</u>	<u>\$ 13,380</u>	<u>\$ 14,143</u>
Change in Net Position										
Governmental activities	\$ 3,087	\$ 3,636	\$ 2,360	\$ 1,407	\$ 2,713	\$ 1,893	\$ 5,253	\$ 4	\$ (644)	\$ (1,102)
Business-type activities	<u>3,764</u>	<u>1,742</u>	<u>1,101</u>	<u>351</u>	<u>380</u>	<u>210</u>	<u>159</u>	<u>247</u>	<u>120</u>	<u>(385)</u>
Total change in net position	<u>\$ 6,851</u>	<u>\$ 5,378</u>	<u>\$ 3,461</u>	<u>\$ 1,758</u>	<u>\$ 3,093</u>	<u>\$ 2,103</u>	<u>\$ 5,412</u>	<u>\$ 251</u>	<u>\$ (524)</u>	<u>\$ (1,487)</u>

City of Lake Mary, Florida
Governmental Activities Tax Revenues by Source
Last Ten Fiscal Years
(accrual basis of accounting)
(amounts expressed in thousands)

Fiscal Year	Property Tax	Franchise Fees	Utility Tax	Total
2005	\$ 6,033	\$ 1,644	\$ 3,805	\$ 11,482
2006	6,534	2,019	3,982	12,535
2007	7,687	2,104	4,120	13,911
2008	7,762	2,130	4,006	13,898
2009	7,919	2,430	4,508	14,857
2010	7,325	2,416	4,320	14,061
2011	6,471	2,280	4,027	12,778
2012	6,073	2,200	3,910	12,183
2013	6,029	2,098	4,071	12,198
2014	6,147	2,187	3,839	12,173

Taxes included in Unrestricted Intergovernmental Revenues

Fiscal Year	Sales Tax	State Revenue Sharing	Other	Total
2005	\$ 1,011	\$ 222	\$ 7	\$ 1,240
2006	1,126	239	17	1,382
2007	1,014	239	10	1,263
2008	925	216	1	1,142
2009	825	186	9	1,020
2010	802	182	11	995
2011	795	192	21	1,008
2012	800	200	10	1,010
2013	834	213	6	1,053
2014	881	238	20	1,139



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City of Lake Mary, Florida
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)
(amounts expressed in thousands)

	Fiscal Year			
	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
General fund				
Nonspendable:				
Inventory	\$ 11	\$ 10	\$ 7	\$ 8
Assigned to:				
Debt service	1,255	1,457	1,577	1,621
Health insurance benefits	-	-	-	-
Capital projects	-	-	-	-
Subsequent year expenditures	62	300	-	902
Unassigned:	<u>8,517</u>	<u>10,629</u>	<u>8,933</u>	<u>9,039</u>
Total general fund	<u>\$ 9,845</u>	<u>\$ 12,396</u>	<u>\$ 10,517</u>	<u>\$ 11,570</u>
All other governmental funds				
Nonspendable:				
Inventory/Prepays	-	-	-	-
Restricted for:				
Public works	86	53	59	61
Public safety	759	846	764	837
Parks and recreation	59	127	103	106
Other physical environment	-	-	-	-
Other capital projects	-	-	-	-
Committed to:				
Debt service	41	40	326	326
Other capital projects	2,256	2,266	6,984	2,351
Unassigned:				
Total all other governmental funds	<u>\$ 3,201</u>	<u>\$ 3,332</u>	<u>\$ 8,236</u>	<u>\$ 3,681</u>

Fiscal Year						
<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	
\$ 5	\$ 5	\$ 4	\$ 4	\$ 3	\$ 14	
1,621	1,627	682	574	632	632	
-	-	-	308	258	151	
-	-	-	-	2,130	755	
595	1,564	600	847	383	1,172	
<u>11,154</u>	<u>11,950</u>	<u>13,780</u>	<u>14,636</u>	<u>14,136</u>	<u>12,645</u>	
<u>\$ 13,375</u>	<u>\$ 15,146</u>	<u>\$ 15,066</u>	<u>\$ 16,369</u>	<u>\$ 17,542</u>	<u>\$ 15,369</u>	
-	-	-	15	64	5	
64	51	52	20	34	17	
935	975	935	827	768	618	
126	136	61	96	177	182	
-	227	184	27	25	31	
-	-	3,767	1,717	752	-	
326	542	553	457	559	573	
2,593	1,819	1,843	832	-	1,016	
		-	-	(15)	-	
<u>\$ 4,044</u>	<u>\$ 3,750</u>	<u>\$ 7,395</u>	<u>\$ 3,991</u>	<u>\$ 2,364</u>	<u>\$ 2,442</u>	

City of Lake Mary, Florida
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)
(amounts expressed in thousands)

	Fiscal Year			
	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Revenues				
Taxes				
Property	\$ 6,033	\$ 6,534	\$ 7,687	\$ 7,762
Franchise fees and utility taxes	1,644	2,019	2,104	2,130
Utility taxes	3,805	3,982	4,120	4,006
Licenses and Permits	896	1,386	787	1,153
Intergovernmental	4,422	2,408	2,113	1,887
Charges for services	644	654	648	718
Impact fees/assessments	119	285	80	142
Fines and forfeitures	210	179	182	163
Investment earnings	317	721	1,159	572
Miscellaneous	156	174	158	168
Total revenues	<u>18,246</u>	<u>18,342</u>	<u>19,038</u>	<u>18,701</u>
Expenditures				
General government	2,118	2,318	2,554	2,573
Public works	1,121	741	1,157	991
Public safety	7,776	9,397	10,221	10,468
Parks and recreation	1,506	1,622	1,777	2,062
Other physical environment	-	-	-	-
Capital outlay	7,980	959	4,836	5,535
Debt service				
Principal	905	940	780	915
Interest	342	316	289	444
Other charges	-	-	57	-
Total expenditures	<u>21,748</u>	<u>16,293</u>	<u>21,671</u>	<u>22,988</u>
Excess of revenues over (under) expenditures	(3,502)	2,049	(2,633)	(4,287)
Other financing sources (uses)				
Transfers in	4,267	2,992	6,797	3,308
Transfers out	(3,635)	(2,359)	(6,095)	(2,523)
Refunding bonds issued	-	-	7,105	-
Payments to refunded bond escrow agent	-	-	(2,150)	-
Sale of capital assets	85	-	-	-
Total other financing sources (uses)	<u>717</u>	<u>633</u>	<u>5,657</u>	<u>785</u>
Net change in fund balances	<u>\$ (2,785)</u>	<u>\$ 2,682</u>	<u>\$ 3,024</u>	<u>\$ (3,502)</u>
Debt service as a percentage of noncapital expenditures	9.06%	8.19%	6.69%	7.79%

Fiscal Year						
2009	2010	2011	2012	2013	2014	
\$ 7,919	\$ 7,326	\$ 6,471	\$ 6,073	\$ 6,029	\$ 6,147	
2,430	2,416	2,280	2,200	2,098	2,187	
4,508	4,320	4,027	3,910	4,071	3,839	
706	625	688	1,099	1,772	1,138	
2,131	3,849	6,608	2,027	1,740	2,002	
1,047	1,232	1,441	1,374	1,326	1,340	
52	51	40	245	320	72	
217	121	112	100	124	138	
654	386	247	243	(2)	187	
135	196	162	212	127	465	
<u>19,799</u>	<u>20,522</u>	<u>22,076</u>	<u>17,483</u>	<u>17,605</u>	<u>17,515</u>	
3,067	3,208	3,048	3,283	3,572	3,503	
961	2,421	942	669	1,008	901	
9,951	9,452	9,531	10,149	10,516	10,800	
2,084	1,991	1,955	2,003	2,096	2,191	
-	-	17	6	4	3	
854	1,200	1,361	3,546	3,192	2,321	
1,215	1,261	2,210	4,735	344	493	
406	361	296	257	128	125	
-	-	-	36	-	-	
<u>18,538</u>	<u>19,894</u>	<u>19,360</u>	<u>24,684</u>	<u>20,860</u>	<u>20,337</u>	
1,261	628	2,716	(7,201)	(3,255)	(2,822)	
3,735	2,965	3,767	1,657	1,474	3,747	
(2,830)	(2,115)	(2,917)	(807)	(882)	(3,020)	
-	-	-	4,250	-	-	
-	-	-	-	-	-	
-	-	-	-	2,209	-	
<u>905</u>	<u>850</u>	<u>850</u>	<u>5,100</u>	<u>2,801</u>	<u>727</u>	
<u>\$ 2,166</u>	<u>\$ 1,478</u>	<u>\$ 3,566</u>	<u>\$ (2,101)</u>	<u>\$ (454)</u>	<u>\$ (2,095)</u>	
9.17%	8.68%	13.92%	23.79%	2.67%	3.43%	

City of Lake Mary, Florida
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years
(amounts expressed in thousands)

Fiscal Year Ended September 30,	Real Property					
	Total Residential and Commercial Real Property	Residential Property	% Residential	Commercial Property	% Commercial	Personal Property
2005	\$ 1,307,139	\$ 616,614	47.20%	\$ 690,525	52.80%	\$ 268,047
2006	1,429,955	698,274	48.85%	731,681	51.15%	281,175
2007	1,684,760	819,695	48.65%	865,065	51.33%	309,686
2008	1,951,536	951,070	48.73%	1,000,466	51.27%	308,023
2009	1,961,734	891,716	45.46%	1,070,019	51.27%	316,645
2010	1,792,695	795,298	44.36%	997,396	55.64%	291,712
2011	1,563,881	766,267	49.00%	797,614	51.00%	267,831
2012	1,495,579	733,736	49.06%	761,843	50.94%	229,932
2013	1,499,779	726,203	48.42%	773,576	51.58%	224,093
2014	1,557,724	752,221	48.29%	805,503	51.71%	214,614

Source: Seminole County Property Appraiser's Office

<u>Tax Exempt Real Property</u>	<u>Total Taxable Assessed Value</u>	<u>Total Direct Tax Rate</u>	<u>Estimated Actual Taxable Value</u>	<u>Assessed Value as a Percentage of Actual Value</u>
\$ 271,364	\$ 1,567,900	3.9998	\$ 1,839,181	85.25%
382,264	1,704,666	3.9998	2,045,187	83.35%
530,188	1,994,307	3.9998	2,550,770	78.18%
633,026	2,260,085	3.5797	2,927,296	77.21%
598,280	2,263,359	3.6355	2,912,958	77.70%
579,604	2,084,924	3.6355	2,573,966	81.00%
329,192	1,832,249	3.6355	2,244,335	81.64%
323,645	1,726,089	3.6355	2,096,002	82.35%
318,523	1,724,479	3.6355	2,091,729	82.44%
312,166	1,772,968	3.5895	2,144,228	82.69%

City of Lake Mary, Florida
Property Tax Rates
Direct and Overlapping¹ Governments
Last Ten Fiscal Years²

Fiscal Year	City of Lake Mary Operating Millage ³	Overlapping Rates							Total Direct & Overlapping Rates
		Seminole County			School District			St. John's Water Management District	
		Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Debt Service Millage	Total School Millage		
2005	3.9998	4.9989	0.1721	5.1710	8.1270	0.3850	8.5120	0.4620	18.1448
2006	3.9998	4.9989	0.2041	5.2030	7.9650	0.0000	7.9650	0.4620	17.6298
2007	3.9998	4.9989	0.1451	5.1440	7.7530	0.0000	7.7530	0.4620	17.3588
2008	3.5797	4.3578	0.1451	4.5029	7.4130	0.0000	7.4130	0.4158	15.9114
2009	3.6355	4.5153	0.1451	4.6604	7.5430	0.0000	7.5430	0.4158	16.2547
2010	3.6355	4.9000	0.1451	5.0451	7.7230	0.0000	7.7230	0.4158	16.8194
2011	3.6355	4.8751	0.1700	5.0451	7.8010	0.0000	7.8010	0.4158	16.8974
2012	3.6355	4.8751	0.1700	5.0451	7.7220	0.0000	7.7220	0.3313	16.7339
2013	3.6355	4.8751	0.1700	5.0451	7.5530	0.0000	7.5530	0.3313	16.5649
2014	3.5895	4.8751	0.0000	4.8751	8.3610	0.0000	8.3610	0.3283	17.1539

Source: Seminole County Tax Collectors Office

¹ Overlapping rates are those of local and county governments that apply to property owners within the City of Lake Mary.

² Taxes levied for the current fiscal year are based on the prior year taxable value.

³ Lake Mary's direct rate is for operating millage. There is no debt service millage.

City of Lake Mary, Florida
Principal Property Taxpayers
September 30, 2014
(amounts expressed in thousands)

Taxpayer	2014			2005		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
DRA CLP Heathrow (formerly a part of Crescent Resources, Inc)	\$ 65,121	1	3.65%	-	-	-
Sun Life Assurance Co of Canada (formerly a part of Crescent Resources, Inc.)	36,273	2	2.03%	\$ 27,436	4	1.61%
A T & T Mobility LLC	30,478	3	1.71%	-	-	-
Bell Bentley Park Apartments	27,100	4	1.52%	-	-	-
Banyan Street/GAP Primera	25,645	5	1.44%	-	-	-
BRE/COH FL LCC (formerly Duke-Weeks Realty)	25,023	6	1.40%	24,871	5	1.46%
Colonial Realty LP	24,400	7	1.37%	-	-	-
Heathrow Hotel Owners LLC (Marriott Hotel)	23,046	8	1.29%	-	-	-
Golfview Apartments, LLC	22,390	9	1.26%	20,506	8	1.20%
Central Florida Educators	17,154	10	0.96%	-	-	-
Nextel South Corp - FL9008	-	-	-	59,484	1	3.49%
Colonial Realty LP	-	-	-	53,902	2	3.16%
Koger Equity Inc.	-	-	-	30,167	3	1.77%
Cingular Wireless LLC	-	-	-	23,764	6	1.39%
North Point LP	-	-	-	21,540	7	1.26%
Crescent Resources, Inc	-	-	-	19,405	9	1.14%
Wachovia Trust Co, Trustee	-	-	-	19,365	10	1.14%
Totals	\$ 296,630		16.63%	\$ 300,440		17.62%

Source: Seminole County Property Appraiser (www.scpafl.org)

City of Lake Mary, Florida
Property Tax Levies and Collections
Last Ten Fiscal Years
(amounts expressed in thousands)

Fiscal Year Ended September 30,	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2005	\$ 6,236	\$ 6,014	96.44%	\$ 18	\$ 6,032	96.73%
2006	6,812	6,516	95.65%	31	6,547	96.11%
2007	7,994	7,656	95.77%	33	7,689	96.18%
2008	8,092	7,729	95.51%	8	7,737	95.61%
2009	8,296	7,910	95.35%	65	7,975	96.13%
2010	7,580	7,260	95.78%	46	7,306	96.38%
2011	6,693	6,424	95.98%	24	6,448	96.34%
2012	6,304	6,049	95.95%	17	6,066	96.22%
2013	6,256	6,013	96.12%	8	6,021	96.24%
2014	6,403	6,138	95.86%	-	6,138	95.86%

City of Lake Mary, Florida
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(dollars in thousands, except per capita)

Fiscal Year Ended September 30,	Governmental Activities		Total Primary Government	Percentage of Personal Income ²	Per Capita
	Refunding Revenue Notes ³	Revenue Bonds			
2005	\$ 5,835	\$ 2,340	\$ 8,175	1.96%	\$ 587
2006	5,085	2,150	7,235	1.61%	516
2007	11,410	-	11,410	2.54%	799
2008	10,495	-	10,495	2.33%	702
2009	9,280	-	9,280	1.81%	635
2010	8,020	-	8,020	1.57%	551
2011	5,810	-	5,810	1.14%	419
2012	5,325	-	5,325	0.95%	382
2013	4,981	-	4,981	0.87%	338
2014	4,488	-	4,488	0.76%	298

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements

- 1 Enterprise Funds have no outstanding Debt.
 - 2 See Demographic and Economic Statistics for personal income and population data. These ratios are calculated using personal income and population for the prior calendar year.
 - 3 Refunding Revenue bonds were refunded in 2002 and 2003 which included a new issue of \$4 million and again in 2007 which included a new issue of \$5 million.
- ** Information is not available.

City of Lake Mary, Florida
Direct and Overlapping Governmental Activities Debt
As of September 30, 2014
(amounts expressed in thousands)

Governmental Unit	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable ¹</u>	<u>Estimated Share of Overlapping Debt</u>
Overlapping Debt:			
Seminole County General Obligation Debt ³	\$ -	7.32%	\$ -
Subtotal, overlapping debt			
Direct Debt:			
Public Improvement Refunding Revenue Note Series 2012 ²	3,928	100%	3,928
Public Improvement Refunding Revenue Note Series 2007B ²	560		560
Total direct and overlapping debt	<u>\$ 4,488</u>		<u>\$ 4,488</u>

Sources:

Seminole County Property Appraiser's Office
Seminole County Finance Department
Seminole County School Board

¹ Ratio of assessed valuation of taxable property in overlapping unit to that within the City of Lake Mary.

² City of Lake Mary does not currently have any General Obligation Debt.

³ Seminole County paid off all General Obligation Debt during FY 2013.

**City of Lake Mary, Florida
Pledged-Revenue Coverage
Last Ten Fiscal Years**

General Government							
Fiscal Year Ended Sept 30,	Public Service Taxes	Half-Cent Sales Tax	Electric Franchise Fees	Total Revenue Available for Debt Service	Maximum Annual Debt Service	Coverage	Coverage without Franchise Fees
2005	\$ 3,805,221	\$ 1,010,834	\$ 1,341,598	\$ 6,157,653	\$ 815,235	7.55 x	5.91 x
2006	3,982,274	1,125,870	1,678,033	6,786,177	815,235	8.32 x	6.27 x
2007	4,120,209	1,014,458	1,740,485	6,875,152	815,235	8.43 x	6.30 x
2008	4,005,823	924,906	1,722,654	6,653,383	1	n/a	n/a
2009	4,508,116	825,166	2,026,467	7,359,749	1	n/a	n/a
2010	4,319,704	801,704	2,009,484	7,130,892	1	n/a	n/a
2011	4,027,150	795,364	1,869,650	6,692,164	1	n/a	n/a
2012	3,909,797	800,438	1,770,383	6,480,618	1	n/a	n/a
2013	4,071,330	834,141	2,097,880	7,003,351	1	n/a	n/a
2014	3,838,444	880,882	2,187,203	6,906,529	1	n/a	n/a

Notes:

1 1996 Bond issue was paid in full in 2007.

**City of Lake Mary, Florida
Demographic and Economic Statistics
Last Ten Fiscal Years**

<u>Fiscal Year</u>	<u>Population¹</u>	<u>Personal Income (amounts expressed in thousands)</u>	<u>Per Capita Personal Income¹</u>	<u>Median Age¹</u>	<u>Education Level in Years of Formal Schooling¹</u>	<u>School Enrollment³</u>	<u>Unemployment Rate⁴</u>
2005	13,922	\$ 417,702	\$ 30,003	39.1	13.51	1,314	3.5%
2006	14,020	448,472	31,988	39.6	14.18	1,853	3.1%
2007	14,288	448,972	31,423	40.1	14.15	2,067	4.0%
2008	14,944	450,591	30,152	40.6	14.15	2,203	6.1%
2009	14,615	511,320	34,986	40.5	13.94	2,141	11.5%
2010	14,559	530,938	36,468	41.4	14.3	2,285	11.8%
2011	13,868	489,249	35,279	*	*	2,352	10.2%
2012	13,937	558,985	40,108	37.6	14.31	2,344	8.4%
2013	14,740	572,620	38,848	42.4	14.15	2,377	6.3%
2014	15,037	590,668	39,281	43.1	14.24	2,296	5.7%

* Data not available

Sources:

- 1 Metro Orlando Economic Development Commission (estimates)
- 2 Decision Data Resources (estimated for 2008)
- 3 Lake Mary Elementary; Lake Mary Preparatory School added 2003; Crystal Lake Elementary added 2006;
- 4 US Department of Labor, Bureau of Labor Statistics

**City of Lake Mary, Florida
Principal Employers
Current Year and Nine Years Ago**

Employer	2014 ¹			2005		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Priority Healthcare Dist, Inc	1,200	1	3.43%	500	6	1.43%
Jpmorgan Chase & Co	1,000	2	2.86%	-	-	-
Verizon Corporate Resources	750	3	2.14%	-	-	-
AT&T	600	4	1.71%	1,132	2	3.23%
SunGard Public Sector	400	5	1.14%	486	7	1.39%
US Postal Service	400	6	1.14%	-	-	-
ABB	300	7	0.86%	300	10	0.86%
D+H USA Corporation	300	8	0.86%	-	-	-
Ulysses Caremark Holding Corp	300	9	0.86%	-	-	-
FARO	290	10	0.83%	-	-	-
Bank One	-	-	-	1,200	1	3.43%
Symantec	-	-	-	836	3	2.39%
Del-Air Heating & Air	-	-	-	700	4	2.00%
American International Group	-	-	-	600	5	1.71%
Liberty Mutual	-	-	-	400	8	1.14%
Cingular Wireless	-	-	-	342	9	0.98%
Total	<u>5,540</u>		<u>15.83%</u>	<u>6,496</u>		<u>18.56%</u>

Source: Dun and Bradstreet, Business Locations, Accessed from Reasearch360.net website

Note 1: The City of Lake Mary has an estimated daytime population of over 35,000 with approximately 1750 business tax receipts issued as of 9/30/2013

City of Lake Mary, Florida
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Full-time Equivalent Employees as of September 30,

Function	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
General Government	25	26	27	29	29	28	28	33	33	32
Public Safety:										
Police										
Sworn Officers	36	36	39	42	42	41	41	41	42	40
Non sworn officers	1	1	1	1	1	2	2	2	2	4
Civilians ¹	15	16	18	15	15	13	13	13	13	12
Fire										
Firefighters and officers	29	38	38	38	38	38	38	38	38	39
Fire Prevention	17	17	18	16	14	10	10	4	4	3
Civilians ³	1	1	2	2	2	2	2	2	2	2
Public Works	19	19	20	20	18	18	18	18	18	18
Parks and Recreation	18	22	25	24	27	25	25	25	25	27
Total	161	176	188	187	186	177	177	176	177	177

Source: City of Lake Mary Departmental Monthly Reports

Notes:

- 1 Police civilians include emergency communications center operations personnel.
- 2 Building and Life Safety was changed from General Government to Fire in 1997.
- 3 Fire Administrative Assistant added 1999; 2nd Administrative Assistant added 2007 (75%).
- 4 Facilities Maintenance established in 2008 as reorganization of Building & Life Safety.
- 5 Fire Prevention established in 2008 as reorganization of Building & Life Safety.
- 6 Building and Life Safety was changed from Fire to General Government in 2012.



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**City of Lake Mary, Florida
Operating Indicators by Function
Last Ten Fiscal Years**

Function	Fiscal Year			
	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Police				
Auto Accidents	1,030	907	768	598
Physical arrests	531	486	446	501
Criminal Investigations Conducted	756	770	624	685
Total Calls for Service	31,122	38,654	52,381	62,864
911 Calls Received	5,076	5,408	6,296	5,973
Fire & Life Safety				
Public Education Programs	98	100	161	201
Number of emergency calls answered	3,463	3,829	3,950	3,128
Medical Transports	1,217	1,260	1,331	1,062
Highways and streets				
Streets paved (miles)	1.7	0.8	9.5	6.7
Streets resurfaced (tons/asphalt)	49.5	62.8	66.7	59.6
Sidewalks/bike paths built or repaired (feet)	1,679	1,674	1,924	1,898
Culture and recreation				
Tennis membership	126	134	144	148
Events Center rental	**	**	**	240
Water				
New connections	48	134	123	96
Number of customers	4,783	4,884	4,991	5,031
Water main breaks	78	64	60	75
Average daily consumption (millions of gallons)	3.78	3.88	3.81	3.22
Meter reads	57,082	57,913	59,497	60,301
General Government				
Total Permits Issued	2,417	3,556	2,056	1,661
Construction inspections	7,833	9,532	6,191	5,941
Employment applications received	749	640	1,308	1,274
Personnel actions processed	485	546	567	611
Legal Notices published	96	80	87	118
Business Tax Receipts issued	1,565	1,898	1,843	2,255
Accidents & Injuries reviewed	66	70	53	61
Land Use amendments & rezonings	21	29	28	12
License/Permit Reviews	1,112	1,707	1,160	992
Employee paychecks issued	4,540	4,526	4,804	4,919
Checks deposited	47,095	46,815	43,907	42,175
A/P Checks issued	4,039	2,938	2,767	2,939
Purchase orders/EPO's processed	1,890	1,081	833	603
Purchasing Card Transactions	**	2,249	2,552	2,418

Source: City of Lake Mary Departmental Monthly Reports

Notes

** Service was not available

Fiscal Year					
<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
783	823	751	637	666	635
374	452	565	467	476	449
740	483	473	396	452	433
62,762	55,947	62,681	53,482	57,005	57,487
5,176	4,257	4,336	4,321	3,011	4,418
226	195	136	62	68	64
3,308	3,917	3,709	3,683	3,851	3,893
1,323	1,363	1,604	1,639	1,772	1,816
2.3	4.2	2.0	-	5.3	5.1
51.1	46.3	43.0	26.5	62.0	40.8
1,587	1,558	910	1,122	699	1,960
156	156	161	155	142	152
467	368	271	299	270	295
40	50	34	26	39	35
5,028	5,053	5,080	5,111	5,130	5,179
58	56	76	124	179	230
3.01	2.89	3.26	3.19	3.02	2.95
60,444	60,757	61,091	61,521	61,630	62,202
1,177	1,313	1,215	1,512	1,530	1,216
4,341	3,680	3,777	5,284	4,391	3,860
479	790	722	1,124	719	542
522	498	361	525	345	348
70	78	72	79	49	33
1,839	1,848	1,896	1,823	2,032	1,773
70	70	67	69	43	54
11	48	33	25	12	11
610	455	497	839	841	651
5,210	5,052	5,095	5,082	5,109	5,040
38,040	38,665	37,908	38,285	36,036	33,065
2,620	2,323	2,396	2,377	2,649	2,660
614	446	443	464	486	601
2,592	2,436	2,402	2,700	2,800	3,501

**City of Lake Mary, Florida
Capital Asset Statistics by Function
Last Ten Fiscal Years**

Function	Fiscal Year			
	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Public safety				
Police:				
Stations	1	1	1	1
Patrol units	39	39	41	41
Fire stations	1	2	2	2
Highways and streets				
Streets - paved (miles)	50.38	54.10	55.79	55.79
Streets - unpaved (miles)	3.42	2.67	2.46	2.46
Street lights	965	934	948	981
Traffic Signals	10	10	12	12
Culture and recreation				
Park acreage	39	39	39	39
Parks	8	8	9	9
Tennis courts	9	9	9	9
Community centers	2	2	2	2
Historical Museum	1	1	1	1
Water				
Water mains (miles)	103.0	103.0	103.0	104.0
Fire hydrants	716	716	716	719
Maximum daily capacity (millions of gallons)	12.96	12.96	12.96	12.96
Sewer				
Sanitary sewers (miles)	30.00	31.40	31.40	31.72
Storm sewers (miles)	46.00	53.00	53.00	53.00

Source: City of Lake Mary Departmental Monthly Reports

Notes

* Information not available

Fiscal Year						
<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	
1	1	1	1	1	1	1
41	42	42	43	52	53	53
2	2	2	2	2	2	2
55.79	55.79	55.79	56.90	57.30	57.30	57.30
2.46	2.46	2.46	2.46	2.46	2.46	2.46
1,074	1,074	1,074	1,087	1,087	1,087	1,087
12	12	12	12	12	12	13
39	39	39	39	39	39	39
9	9	9	9	9	9	9
9	9	9	9	9	9	9
2	2	2	2	2	2	3
1	1	1	1	1	1	1
104.0	104.0	104.0	104.2	104.2	104.2	104.2
720	726	726	731	731	731	731
12.96	12.96	12.96	12.96	12.96	12.96	12.96
32.38	32.38	32.40	32.40	32.40	32.40	32.40
53.00	53.00	53.00	54.33	54.51	54.51	54.51

City of Lake Mary
Schedule of Revenues by Source and Expense by Type
Police Officers Pension Fund
Last Ten Fiscal Years

Year	Revenues by Source		Expenses by Type				City Contribution as a Percent of Payroll (1)
	Investment Income Net	Contributions	Benefits	Refunds	Investment Related Expenses	Admin. Expenses	
2005	\$ 604,472	\$ 538,885	\$ 179,821	\$ -	\$ 44,849.00	\$ 11,079	13.1%
2006	552,347	602,037	179,821	30,101	46,309	13,957	14.9%
2007	1,121,204	745,115	179,821	1,793	58,270	17,602	16.7%
2008	(1,086,579)	750,077	179,821	18,220	62,282	19,839	19.6%
2009	84,784	681,888	209,520	1,808	58,573	17,912	17.5%
2010	754,474	708,585	317,452	35,027	64,958	21,242	20.9%
2011	(178,764)	801,546	440,585	25,584	74,924	35,764	25.4%
2012	1,798,291	862,007	413,590	9,716	78,652	29,778	27.6%
2013	1,736,623	1,024,089	449,143	11,515	86,575	32,915	32.3%
2014	1,518,588	1,059,341	494,468	-	101,770	26,130	32.8%

Note (1) In 2007, calculation changed to reflect city contribution as a percentage of annual Police Payroll

City of Lake Mary
Schedule of Revenues by Source and Expense by Type
Firefighters Pension Fund
Last Ten Fiscal Years

Year	Revenues by Source		Expenses by Type				City Contribution as a Percent of Payroll (1)
	Investment Income Net	Contributions	Benefits	Refunds	Investment Related Expenses	Admin. Expenses	
2005	\$ 317,449	\$ 453,240	\$ 19,875	\$ 7,337	\$ 28,998	\$ 8,535	15.2%
2006	355,869	538,717	19,875	935	31,939	10,850	12.4%
2007	611,558	695,510	19,875	5,412	38,965	13,857	13.7%
2008	(715,846)	777,044	46,288	10,548	40,161	14,976	25.5%
2009	118,636	875,274	66,597	-	33,787	19,806	13.7%
2010	648,234	798,498	75,202	-	35,905	38,049	22.1%
2011	(31,546)	702,567	183,648	13,855	36,255	35,478	18.5%
2012	1,364,885	775,763	135,571	171,764	43,914	29,942	22.9%
2013	1,245,814	827,901	282,664	-	48,776	34,022	23.6%
2014	1,210,082	864,752	298,350	-	56,174	25,374	24.1%

Note (1) In 2007, calculation changed to reflect city contribution as a percentage of annual payroll

City of Lake Mary
Schedule of Building Revenues by Source and Expense by Type
Building Department
Last Ten Fiscal Years

	Fiscal Year			
	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Revenues				
Permit Fees				
Building Permits	\$ 480,349	\$ 993,544	\$ 471,653	\$ 825,653
Electrical Permits	24,825	49,686	41,845	51,577
Plumbing Permits	9,375	33,096	9,777	23,771
Mechanical Permits	23,816	31,823	23,632	43,339
Misc Building Fees	59,746	47,292	24,529	15,172
Total revenues	<u>598,111</u>	<u>1,155,441</u>	<u>571,436</u>	<u>959,512</u>
Expenditures				
Building Salaries & Benefits	600,314	594,904	589,448	549,519
Operating Expenditures	123,554	162,779	127,786	122,357
Capital Expenditures	-	43,645	31,050	-
Allocation of Indirect Costs & Bldg Deprec.	-	-	-	-
Allocation of Debt Service: (23%)	216,812	218,185	219,233	218,897
Total expenditures	<u>940,680</u>	<u>1,019,513</u>	<u>967,517</u>	<u>890,773</u>
Excess of revenues over (under) expenditures	<u>\$ (342,569)</u>	<u>\$ 135,928</u>	<u>\$ (396,081)</u>	<u>\$ 68,739</u>

This reconciliation is prepared as a management tool to verify compliance with FS 553.80 (7).

Note 1 Debt service incurred for construction of municipal complex was paid off in 2011.

Fiscal Year					
<u>2009</u>	<u>2010</u>	<u>2011</u> ¹	<u>2012</u>	<u>2013</u>	<u>2014</u>
\$ 391,999	\$ 360,184	\$ 382,042	\$ 760,820	\$ 1,377,161	\$ 729,386
31,777	23,460	31,702	63,819	45,976	77,580
12,894	14,432	12,861	43,687	30,639	28,629
31,047	22,539	23,054	25,243	32,685	50,765
<u>59,383</u>	<u>33,540</u>	<u>19,659</u>	<u>16,476</u>	<u>25,300</u>	<u>23,134</u>
<u>527,100</u>	<u>454,155</u>	<u>469,318</u>	<u>910,045</u>	<u>1,511,761</u>	<u>909,494</u>
528,632	575,531	464,531	420,993	372,839	389,676
77,096	65,788	65,938	63,890	52,577	53,896
-	-	-	-	-	-
-	-	-	142,851	149,368	163,259
<u>219,501</u>	<u>219,852</u>	<u>423,608</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>825,229</u>	<u>861,171</u>	<u>954,077</u>	<u>627,734</u>	<u>574,784</u>	<u>606,831</u>
<u>\$ (298,129)</u>	<u>\$ (407,016)</u>	<u>\$ (484,759)</u>	<u>\$ 282,311</u>	<u>\$ 936,977</u>	<u>\$ 302,663</u>

estimated loss total since 1996

(1,232,757)



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Other Reports



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

Honorable Mayor and City Commission
City of Lake Mary, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the *City of Lake Mary, Florida* (the City) as of and for the year ended September 30, 2014, and have issued our report thereon dated February 10, 2015.

Internal Control over Financial Reporting

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. . A *significant deficiency* is a deficiency, or 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 over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. Given those limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

Purpose of the 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.

McDiarmid Davis & Company, LLC

Orlando, Florida
February 10, 2015

MANAGEMENT LETTER

Honorable Mayor and City Commission
City of Lake Mary, Florida

Report on the Financial Statements

We have audited the financial statements of *City of Lake Mary, Florida* as of and for the fiscal year ended September 30, 2014, and have issued our report thereon dated February 10, 2015.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on and Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and the Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports dated February 10, 2015, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition

Section 10.554(1)(i)5.a., Rules of the Auditor General, requires that we report the results of our determination as to whether or not the *City of Lake Mary, Florida* has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the *City of Lake Mary, Florida* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the *City of Lake Mary, Florida'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.

Annual Financial Report

Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we report the results of our determination as to whether the annual financial report for the *City of Lake Mary, Florida* for the fiscal year ended September 30, 2014, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2014. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

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

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

Purpose of this Letter

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

McDiernit Davis & Company, LLC

Orlando, Florida
February 10, 2015

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

The Honorable Mayor and City Commissioners
City of Longwood, Florida

We have examined City of Lake Mary's, Florida's (the City) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2014. 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 American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, City of Lake Mary, Florida complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2014.

MCDIRMIT DAVIS & COMPANY, LLC

Orlando, Florida
February 10, 2015

Honorable Mayor and City Commission
City of Lake Mary, Florida

We have audited the financial statements of City of Lake Mary as of and for the year ended September 30, 2014, and have issued our report thereon dated February 10, 2015. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated June 3, 2011, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of City of Lake Mary solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team and others in our firm, as appropriate, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by City of Lake Mary is included in Note I to the financial statements. As described in Note I, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 67, Financial Reporting for Pension Plans. This statement requires additional financial statement disclosures which are included in Note V(F) and the additional supplementary schedules. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the allowance for depreciation is based on the estimated useful lives of the capital assets. We evaluated the reasonableness of the useful lives as well as the depreciation methods in determining that it is reasonable in relation to the basic financial statements taken as a whole.

Management's estimate for the allowance for doubtful accounts is based on historical loss levels, and an analysis of the individual accounts. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Significant Difficulties Encountered During the Audit

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

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to City of Lake Mary's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated February 10, 2015.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with City of Lake Mary, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as City of Lake Mary's auditors.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information in documents containing City of Lake Mary's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. None of the matters discussed resulted in a condition to our retention as the City's auditors.

This report is intended solely for the information and use of the City Commission, the Auditor General of the State of Florida, and management of City of Lake Mary and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

McDermitt Davis & Company, LLC

Orlando, Florida
February 10, 2015



MEMORANDUM

DATE: February 19, 2015

TO: Mayor and City Commission

FROM: Stephen J. Noto, AICP
Deputy City Planner

THRU: John Omana, Community Development Director

VIA: Jackie Sova, City Manager

SUBJECT: Request for Conditional Use approval to allow a private retail recreational facility (Extreme Youth Sports Lake Mary) in the M-1A (Office and Light Industrial) Zoning District, 45 Skyline Drive, Suite 1009; Extreme Youth Sports of Lake Mary/Kia Loggins, applicant (Public Hearing) (quasi-judicial) (Steve Noto, Deputy City Planner)

REFERENCES: City Code of Ordinances, Comprehensive Plan.

REQUESTS: The applicant is requesting Conditional Use approval for the operation of a private and retail recreational facility at 45 Skyline Dr., Suite 1009, which is zoned Office and Light Industrial, M-1A.

DISCUSSION:

Location: 45 Skyline Drive is part of the 4 building office complex known as SunTech Commerce Park, which was developed in the early 1990's. There are four buildings on the subject property. The building that is parallel to Skyline Drive, furthest east on the property, as shown on the attached aerial, is 45 Skyline Drive. Suite 1009 is located in the northern third of the building.

Background: As previously mentioned, SunTech Commerce Park was developed in the early 1990's. It is Phase 1 of the 3 phase SunTech Commerce Park. Phase 2 is developed south of this parcel, and Phase 3 has yet to develop. The site was originally developed with 306 parking spaces; however, in 1993, a revision was approved for the construction of 58 additional spaces, bringing the grand total to 364. Per the site plan, there are also 9 handicapped spaces.

In 2012, the City Commission approved a Conditional Use for J Groove Studios, an instructional studio, at this location.

Description: The applicant is requesting to operate a private and retail recreational facility in the M-1A, Office and Light Industrial, zoning district. The business would operate Monday through Friday, 7:30am to 7:00pm. The second Friday of the month will be a 'Parent Night Out' from 6:00pm to 11:00pm. One to four times a month, on Saturday's, the hours will be 10:00am to 4:00pm for courses and birthday parties.

The main services offered by Extreme Youth Sports of Lake Mary are dance and karate classes, adult fitness and parenting classes, as well as birthday parties. There is also an after school program that will entail homework assistance, indoor fitness, snacks, crafts, and dance classes.

Zoning

NW I-4	N M-1A	NE M-1A
W I-4	SITE M-1A	E M-1A
SW I-4	S M-1A	SE M-1A

Future Land Use

NW I-4	N IND	NE IND
W I-4	SITE IND	E IND
SW I-4	S IND	SE IND

FINDINGS OF FACT: § 154.72 of the Code states that before any conditional use permit shall be approved, the Planning and Zoning Board shall make a written finding that the granting of the permit will not adversely affect the public interest, and that satisfactory provisions have been made concerning the following matters, where applicable:

PROVISION No. 1:	
Compliance with all applicable elements of the comprehensive plan.	
FINDINGS OF FACT No. 1:	
Provision met?	The operation of a private and retail recreational facility at this location complies with all applicable elements of the City's Comprehensive Plan.
1. YES	

PROVISION No. 2:

Acceptable ingress and egress, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

FINDINGS OF FACT No. 2:

Provision met?	The proposed private and retail recreational facility has acceptable ingress and egress, adequate pedestrian access, and convenient traffic flow as it is proposed within a complex with an approved site plan. It is also accessible in case of fire and catastrophe. The site currently has 364 parking spaces. A staff site inspection conducted on January 8, 2015 revealed numerous available spaces. Additionally, the parking spaces required for the proposed use is consistent with the parking requirements of a regular office, therefore, not impacting the parking required overall.
1. YES	

PROVISION No. 3:

Acceptable economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

FINDINGS OF FACT No. 3:

Provision met?	The use of the space as a private and retail recreational facility will not present any economic, noise, glare or odor effects to adjoining properties or other properties. The most potentially impactful uses, from a noise perspective, would occur in the late afternoon, and after the standard work day.
1. YES	

PROVISION No. 4:

Acceptable location, availability, and compatibility of utilities.

FINDINGS OF FACT No. 4:

Provision met?	The location is acceptable and is compatible to utilities. The site currently functions as an office complex; any utilities that would be needed are already in place.
1. YES	

PROVISION No. 5:	
Acceptable screening and buffering.	
FINDINGS OF FACT No. 5:	
Provision met?	The private and retail recreational facility will be located in a pre-existing building which has acceptable screening and buffering per an approved site plan.
1. YES	

PROVISION No. 6:	
General compatibility with adjacent properties and other properties in the district.	
FINDINGS OF FACT No. 6:	
Provision met?	The private and retail recreational facility would be functioning in an existing office complex, with a mix of office and commercial uses.
1. YES	

FINDINGS OF FACT No. 7:

Staff finds that the request to operate a private and retail recreational facility at 45 Skyline Drive, Suite 1009 in the M-1A, Office and Light Industrial zoning district, does not adversely affect the public interest, is a reasonable request based on the aforementioned findings of fact, and recommends approval.

SIMILAR CONDITIONAL USE REQUESTS:

2012-CU-02: On February 2, 2012, the City Commission approved a conditional use for J Groove Studios, an instructional studio focused on acting, dancing, and musical instruction, in the M-1A, Office and Light Industrial zoning district, at 45 Skyline Drive, Suite 1009.

2011-CU-04: On May 19, 2011, the City Commission approved a conditional use for Super Studios, an instructional studio focused on acting, dancing, and singing instruction, in the M-1A, Office and Light Industrial zoning district, at 115 Commerce Street.

PLANNING AND ZONING BOARD: At their regular January 27, 2015 meeting, the Planning and Zoning Board voted unanimously, 4-0, to recommend approval of proposed Conditional Use, per the findings of fact.

ADDITIONAL INFORMATION:

§ 154.72(B) In approving any conditional use, the Planning and Zoning Board may also require appropriate conditions and safeguards as part of the terms under which the

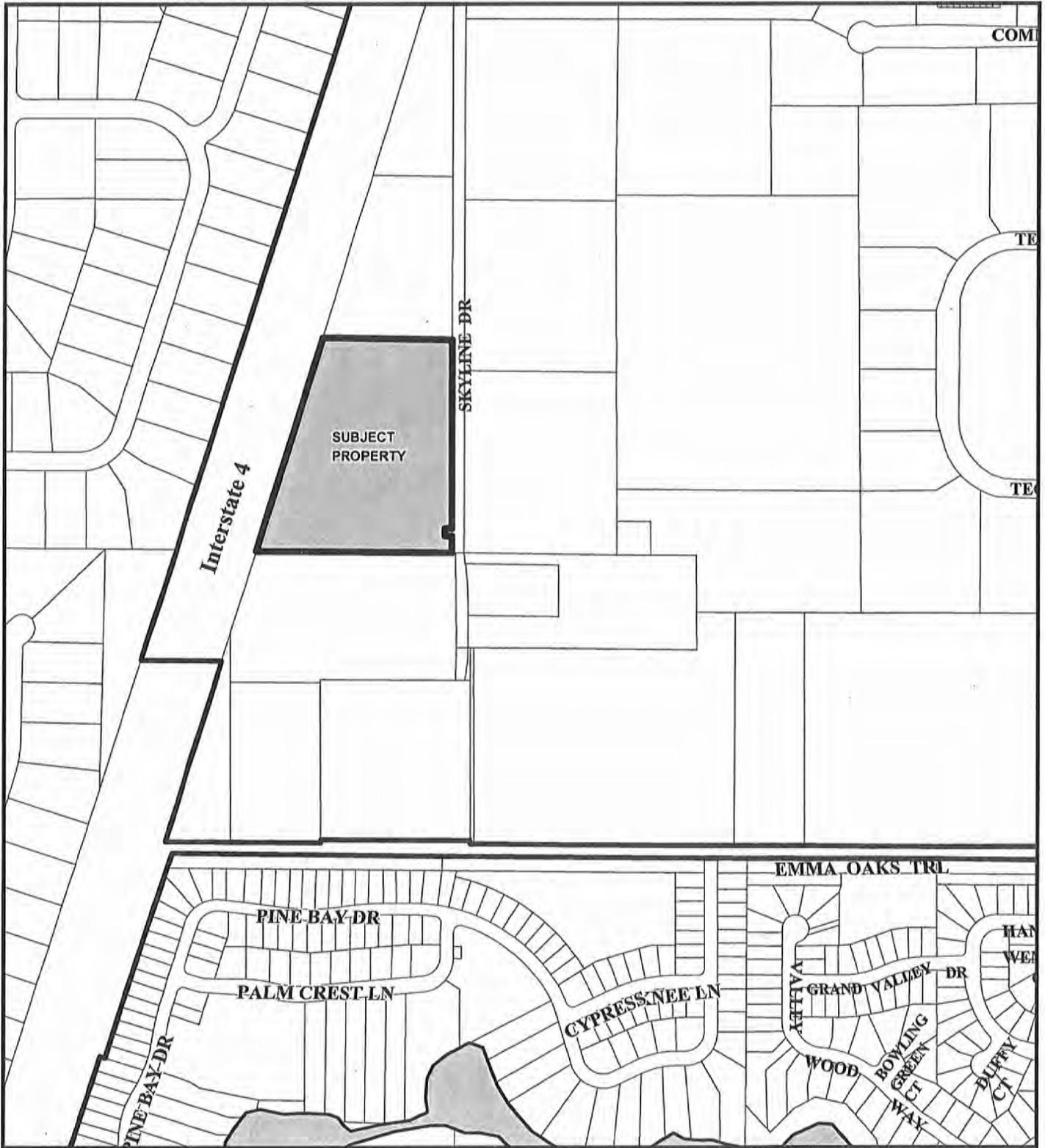
conditional use permit is granted. Violations of those conditions and safeguards shall be deemed a violation of this section.

§ 154.73(A) Any conditional use approved as required by this subchapter shall expire one year after the conditional use permit was granted unless a building permit based upon and incorporating the conditional use is obtained within the aforesaid 12-month period.

§ 154.73(B) An extension of one additional year may be granted on request of the applicant where conditions have not changed during the first year. The request for the conditional use approval extension must be filed with the city at least 30 days prior to the expiration of the aforesaid 12-month period.

ATTACHMENTS

- Location map
- Zoning Map
- FLU Map
- Aerial of property
- Previously approved site plan showing site design
- Business outline
- January 27, 2015 Planning & Zoning Board Minutes



Location Map 45 Skyline Dr

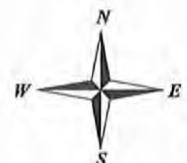


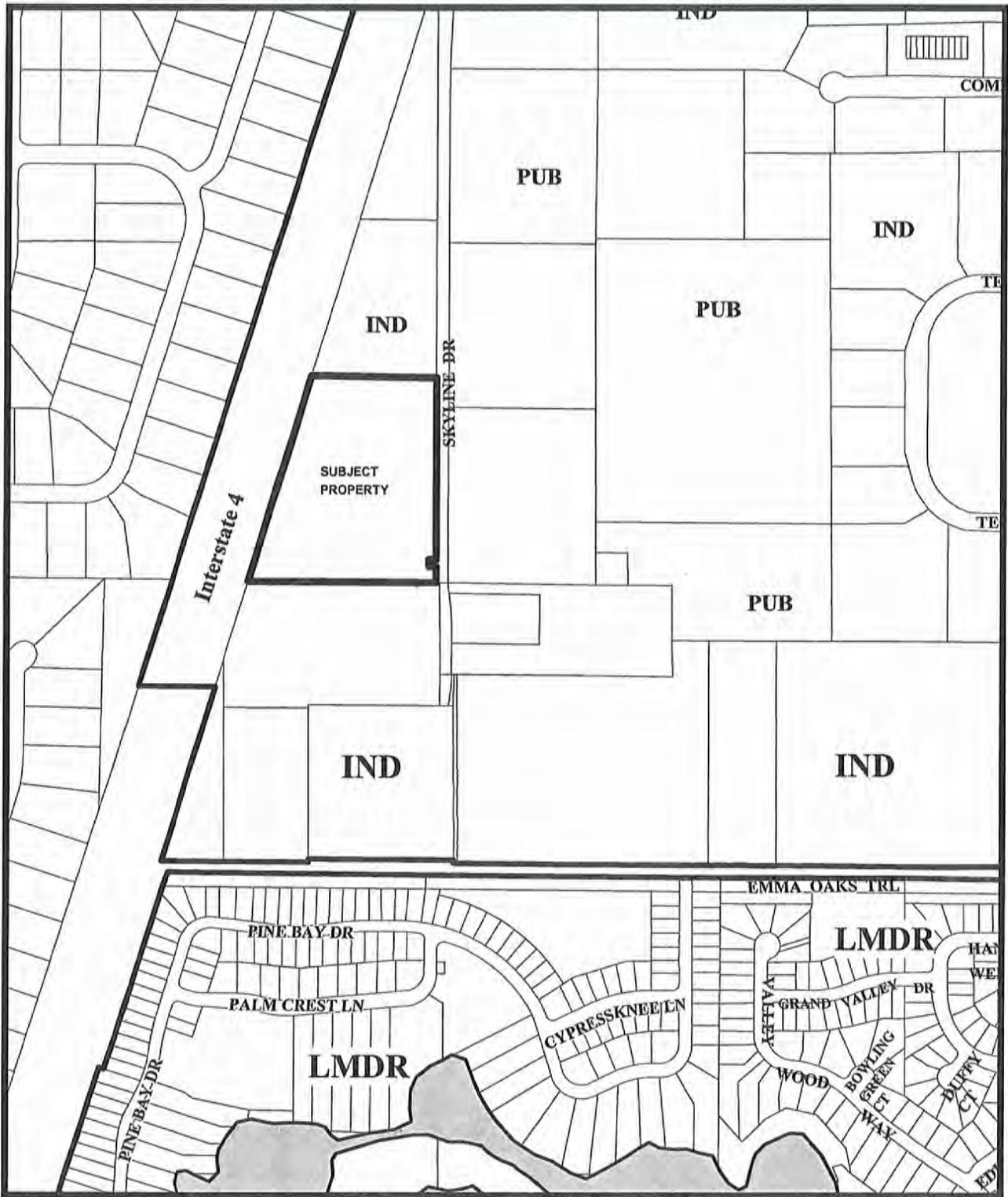


Zoning Map

LEGEND

A-1 Agriculture	R-1AAA Single Family	PUD Planned Unit Development	M-1A Light Industrial
RCE Rural Country Estate	R-M Residential	PO Professional Office	M-2A Industrial
R-1A Single Family	R-2 One & Two Family	C-1 General Commercial	DC Downtown Center
R-1AA Single Family	R-3 Multiple Family	C-2 Commercial	GU Government Use
			SC PUD Sem. Cnty PUD





Future Land Use Map

RR	Rural Residential	OFF	Office	PUB	Public / Semi-Public Lands
LDR	Low Density Residential (Max 2.5 DU / Acre)	RCOM	Restricted Commercial	DDD	Downtown Development District
LMDR	Low / Medium Density Residential (Max 4 DU / Acre)	COM	Commercial	REC	Recreation
MDR	Medium Density Residential (Max 6 DU / Acre)	IND	Industrial	SC PD	Seminole County PD
HDR	High Density Residential (Max 9 DU / Acre)	HIPTI	High Intensity Planned Development		





Suite 1009

Skyline Dr



Kia & Jacob Loggins

Extreme Youth Sports of Lake Mary

45 Skyline Dr, Suite 1009

Lake Mary, FL 32746

(407)900-9579

EIN: 45-4539261

RECEIVED
DEC 30 2014
CITY OF LAKE MARY
COMMUNITY DEVELOPMENT DEPT.

Business Services:

Extreme Youth Sports of Lake Mary aims to provide fun & fitness to kids in the community through our sports programs, after school program, and summer camps. We have plans to offer evening dance and karate classes and Saturday courses to help inspire kids to succeed. For adults we plan to offer adult fitness classes and parenting classes for those in the community in need of support. Finally, for our members, we plan to host birthday parties for kids in our space.

Hours of Operation:

7:30am-7pm (M-F)

2nd Friday of the Month (open for Parent Night Out from 6-11pm)

1-4 times a month, open 10am-4pm (for Saturday courses and birthday parties)

Parking Needs:

8-10 parking spaces

DRAFT

1 IX. New Business

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A. 2014-CU-03: Recommendation to the City Commission regarding a conditional use to allow a private and retail recreational facility (Extreme Youth Sports Lake Mary) in the M-1A (Office and Light Industrial) Zoning District, 45 Skyline Drive, Suite 1009, Lake Mary, Florida; Applicant: Extreme Youth Sports of Lake Mary/Kia Loggins (Public Hearing)

Stephen Noto, Deputy City Planner, announced that both items on tonight's Agenda are quasi-judicial in nature; that a Quasi-Judicial Sign-In Sheet (see attached) was located at the back of the chambers for any interested party to sign in order to be kept abreast of these matters.

Mr. Noto proceeded to present Item A. and the related Memorandum (Staff Report). He said, the first item before you is 2014-CU-03, a request for a conditional use for the Extreme Youth Sports of Lake Mary to be located at 45 Skyline Drive, Suite 1009 (puts colored aerial attached to the Staff Report on the overhead projector). The subject property is located, as you can see, on Skyline Drive adjacent to I-4 and west of Lake Emma Road. Over the last four or five years, we have seen a rise in popularity in recreational facilities, gyms, those intense workout facilities, after-school programs and such, locating on Commerce Street and Skyline Drive. This request before you this evening is a continuance of that trend. In fact, in this suite a couple of years ago, there was a request for an instructional studio. You may wonder if an instructional studio was approved in the past, why do we have to talk about this item. There is one main difference in that instructional studios are mainly for dance instruction and music instruction. This is a private and retail recreational facility since there is more instruction beyond standard dance and music. You have after-school care, after-school instruction, karate classes and things of that nature. So, it's a bit of an expansion on the previously-approved instructional studio use.

Mr. Noto stated, when we review conditional use requests, we look at six provisions that I will go over here in a minute, but before I get there, I would like to talk a little bit about the business in question this evening. It's on page 2 of your Staff Report, a short description, that they will be operating from 7:30 a.m. to 7:00 p.m., and the second Friday of the month will be a Parent-Night-Out from 6:00 p.m. to 11:00 p.m. One to four times a month, on Saturdays, the hours will be 10:00 a.m. to 4:00 p.m. for courses and birthday parties. They have a mixture of activities and instruction throughout the day, as you can see as I just mentioned, dance/karate classes, adult fitness, parenting classes, birthday parties, and some other types of activities that would occur.

DRAFT

1 Mr. Noto said, the six provisions range from whether or not there are sufficient
2 utilities onsite to buffering, noise, parking, traffic flow, all of that. The nice thing
3 about requests like these, they are usually going into a previously-approved center,
4 so we don't really need to get too far into the nitty-gritty when it comes to utilities
5 and landscaping because it has already been provided and, nine times out of ten,
6 all of these sites are already in compliance with the Land Development Code.
7

8 Mr. Noto stated, the most important items end up being noise and parking. As you
9 can see in the Staff Report, Findings of Fact No. 2, I added some information that
10 staff not only did multiple site visits to take a look at the actual parking demand,
11 there was a Site Plan approved in the last couple of years to add parking on the
12 western part of the site. So, they have excess parking throughout the entire
13 property. When I went out there to do the site inspection on January 8th -- you can
14 see on the overhead (indicating to overhead projector) the suite is located in the top
15 third -- the northern third of the site. Most of their parking will occur here (indicating
16 to overhead projector). A lot of that was empty when we did the site visit, and that
17 was during the middle of the day when you would think most of the users would be
18 in operation. That being said, we have no concerns with parking, and as I said, the
19 site already has excess number of parking spaces.
20

21 Mr. Noto said, the other provisions, screening and buffering, location of utilities, of
22 course, is in compliance with the Comprehensive Plan. This is a conditional use
23 that's outlined in the M-1A Zoning District. The Future Land Use of the property is
24 Industrial. And, the land use and zoning are compatible per the Comprehensive
25 Plan.
26

27 Mr. Noto stated, I mentioned that, over the last couple of years, we have had an
28 approval at this location. There has also been one at 115 Commerce Street, the
29 Super Studios, which is also an instructional studio that was approved in 2011.
30

31 Mr. Noto said, from here, this item would go to the City Commission. So, you're
32 acting as a recommending body on this item only. It will go to the City Commission
33 February 19th for final approval. The Applicant is here this evening if you have any
34 additional questions about the business type or how they ended up at that location,
35 or any other questions you may have. Staff is recommending approval of the item
36 and we have no additional conditions. I can answer any questions.
37

38 Member York stated, I was just looking through the materials that were provided
39 and it says here that we have to make a written finding that the granting of the
40 permit won't adversely affect the public interest. He asked, how would we do that?
41

DRAFT

1 Juan (John) A. Omana, Jr., Community Development Director, answered, the fact
2 that you are being recorded and, subsequently, Minutes will be created, that --
3 essentially, the Minutes will represent your finding in a written format.
4

5 Alternate Wickham added, the generation of them.
6

7 Mr. Noto added, and we will provide a very brief synopsis or detailed Minutes with
8 our Staff Report to the Commission of what your action is, and then Diana will do
9 an approval letter, if approved by Commission, outlining everything that's been
10 approved.
11

12 Member York thanked Mr. Noto for clarifying.
13

14 Acting Chairman Schofield requested the Applicant come forward and address the
15 Board.
16

17 Kia Loggins, Applicant/one of the owners of Extreme Youth Sports of Lake Mary,
18 45 Skyline Drive, Suite 1009, Lake Mary, Florida 32746, came forward in favor of
19 the proposed conditional use.
20

21 Acting Chairman Schofield questioned, do you have anything to add to Mr. Noto's
22 report?
23

24 Ms. Loggins responded, I do not. It was pretty thorough. If you have any questions
25 for me, I can answer, but.....
26

27 Acting Chairman Schofield said, I think it's a great thing that you're doing and looks
28 like all is in order. He asked, does the Board have any questions of Ms. Loggins?
29

30 Member York stated, I concur with your sentiment.
31

32 Ms. Loggins said, thank you so much.
33

34 Acting Chairman Schofield opened the hearing to public comment. Hearing none,
35 he closed that portion and entertained board discussion and/or a motion.
36

37 Member York commented, I think this is exactly the kind of business we want in the
38 community.
39

40 Alternate Wickham commented, I have no problems with this particular facility in the
41 way it is outfitted and the way it meets the codes.
42

43 **MOTION:**

DRAFT

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Member Fitzgerald moved to recommend approval to the City Commission the request by Extreme Youth Sports of Lake Mary/Kia Loggins regarding a conditional use to allow a private and retail recreational facility (Extreme Youth Sports Lake Mary) in the M-1A (Office and Light Industrial) Zoning District, 45 Skyline Drive, Suite 1009, Lake Mary, Florida, consistent with staff's seven Findings of Fact listed in the Staff Report. Alternate Wickham seconded the motion, which carried unanimously 4-0.

Mr. Noto announced this item will move forward to the City Commission meeting of February 19, 2015.

QUASI-JUDICIAL SIGN-IN SHEET
1/27, 2015
PLANNING AND ZONING BOARD MEETING
(please print)

Name _____ **Phone No.** _____

Address _____

Item of Interest _____

Name _____ **Phone No.** _____

Address _____

Item of Interest _____

Name _____ **Phone No.** _____

Address _____

Item of Interest _____

Name _____ **Phone No.** _____

Address _____

Item of Interest _____

Name _____ **Phone No.** _____

Address _____

Item of Interest _____

Name _____ **Phone No.** _____

Address _____

Item of Interest _____



MEMORANDUM

DATE: February 19, 2015

TO: Mayor and City Commission

FROM: Bruce Fleming, Sr. Code Enforcement Officer

THRU: Steve Bracknell, Chief of Police
Colin Morgan, Deputy Chief

VIA: Jackie Sova, City Manager

SUBJECT: Request to reduce Code Enforcement Board lien, 262 Abbott Avenue; Philip Gross, Yale Mortgage Corp., applicant (Bruce Fleming, Sr. Code Enforcement Officer)

The Lake Mary Code Enforcement Board held a public hearing on the above styled case, July 15, 2014. There were no representatives of the owner present at this meeting. The Board found that Property Owner Yale Mortgage had violated the Lake Mary Property Maintenance Code by failing to comply with the provisions of said code related to an unsecure swimming pool filled with dirty stagnant water. Property Owner Yale Mortgage was required to bring the property into compliance within 14 calendar days of the Hearing or pay a fine of \$250 per day for each day the violation continued. Code Enforcement was notified by Property Owner Yale Mortgage on August 21, 2014, and a subsequent inspection revealed compliance had been obtained. The fine of \$5,500 for 22 days of non-compliance with the Board's Order of July 15, 2014, was therefore attached.

The Board convened a compliance hearing on September 16, 2014, and determined that compliance had not been obtained as ordered and there was no representative of the property owner present at this meeting. The Board ordered the lien of \$250/day be filed for 22 days of non-compliance beginning July 30, 2014, through August 21, 2014.

On February 2, 2015, Property Owner Yale Mortgage submitted a request for consideration by the Commission to reduce the outstanding lien to \$500. They have not advised us of any impending sales. The current outstanding balance through February 28, 2015, is \$5,500 for the code enforcement lien, \$117.78 interest calculated at 4% per annum, \$28.50 recording fees. The grand total outstanding is \$5,646.28.

RECOMMENDATION:

This property is currently in compliance with the Board's Order of July 15, 2014; staff recommends full remittance within 30 days of this Commission meeting.

Attachments



February 2, 2015

Re: 262 Abbot Ave
Lake Mary, FL 32746

To: Lake Mary City Commission,

Yale Mortgage Corporation is the owner of the property address referenced above. We are requesting a lien reduction from the current amount to \$500.00. We have complied with all request made by the city for items which were caused by the prior owner. This home is fenced in with a wood and wire cage that was built for extra protection from entry. The county/city requested additional items. We had to pump out the pool which required power. We hired a company to repair power to the point where we could use it to pump the pool. There was an illegal electrical issue which was done before we had ownership of the property. It was repaired per county request and we completed all that was needed. We also installed a new fence panel as the original one kept falling down. We complied with all work requested by the city and feel that the amount of the lien is excessive. Please consider our request for a lien reduction.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip Gross", written in a cursive style.

Philip Gross
Principal

MARYANNE MORSE, SEMINOLE COUNTY CLERK OF CIRCUIT COURT & COMPTROLLER
CFN 2014106571 BK 08339 Pgs 0737 - 738 (2pgs) RECD 09/29/2014 01:35:41 PM
REC FEES 18.50, RECD BY J Eckenroth(ail)

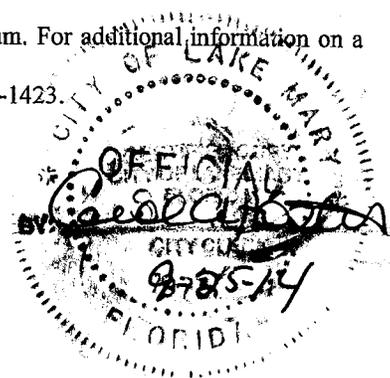
**CITY OF LAKEMARY
CODE ENFORCEMENT BOARD
ORDER IMPOSING LIEN**

Re: City of Lake Mary v. Yale MTG
Case No: 13-106
Code Violation: Title IX General Regulations, Chapter 91 Health and Public Safety, §91.75
Property Maintenance Code
Name of owner/person in charge of location:
Yale MTG
900 SE 3rd Avenue
Fort Lauderdale FL 33316
Property: 262 Abbott Avenue
Lake Mary FL 32746
Legal Description: Parcel: 09-20-30-508-0000-0180
LEG LOT 18 CRYSTAL LAKE PARK 1ST SEC PB 13 PG 74

THIS CAUSE came on public hearing before the Code Enforcement Board on September 16, 2014, after due notice to the Respondents, consistent with *Chapter 162, Florida Statutes*, at which time the Board heard testimony under oath and received evidence to determine compliance with the prior Code Enforcement Board Order which was rendered July 15, 2014. Said Order required compliance with the provisions of Chapter 91.75 Property Maintenance Code of the City of Lake Mary for an unsecured swimming pool filled with dirty stagnant water within fourteen (14) days of the July 15, 2014 hearing by Respondent Yale MTG or pay a fine of \$250/day for each day the violation(s) continued. The Board finds that Respondent Yale MTG did not bring the Property into compliance as ordered until August 21, 2014, and the Property remained in non-compliance for 22 days, beginning July 30, 2014 and ending August 21, 2014 with the \$250 per day fine accruing. The property is now in compliance.

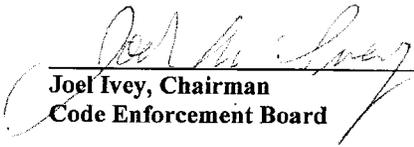
ORDERED

Whereupon, the Board finds Respondent Yale MTG has failed to comply with the Board's July 15, 2014 Order and further the Board imposes the outstanding fine of \$5,500, as of August 21, 2014 which attaches to the Property as a lien, for 22 days of non-compliance at \$250 per day. The recording of a certified copy of this Order shall create a lien upon the Property which amount continues to accrue at 4% per annum. For additional information on a payoff amount, contact the Office of the City Clerk, Lake Mary, Florida at 407-585-1423.



PREPARED BY: Bruce Fleming, City of Lake Mary, P. O. Box 958445, Lake Mary, FL 32795-8445
RETURN TO: Carol A. Foster, City of Lake Mary, P. O. Box 958445, Lake Mary, FL 32795-8445

DONE and ORDERED this 24th day of September, 2014, in Lake Mary Florida.


Joel Ivey, Chairman
Code Enforcement Board

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to the Respondent(s) by Certified Mail this 24 day of Sept 2014


Bruce Fleming,
Code Enforcement Official

RESOLUTION NO. 919

A RESOLUTION OF THE COMMISSION OF THE CITY OF LAKE MARY, FLORIDA, PURSUANT TO ITS HOME RULE POWERS DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE CODE ENFORCEMENT LIENS AND EXECUTE SATISFACTIONS OR RELEASES OF CODE ENFORCEMENT LIENS UNDER CERTAIN CIRCUMSTANCES AND WITH A RIGHT OF APPEAL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Lake Mary, Florida, recognizes that pursuant to Chapter 162, Florida Statutes, and pursuant to the Code of Ordinances of the City of Lake Mary, Florida, Chapter 3 Administration; Code Enforcement Board, Section 30.39 Administrative Fines; Liens, that a Code Enforcement Board fine, once recorded in the public records of Seminole County, Florida, becomes a lien and that pursuant to state statute and City Code, the lien runs in favor of the City Commission, and the Commission is the local governing body authorized to execute satisfactions or releases of liens; and

WHEREAS, there are many occasions where the City receives requests by lenders, property owners, closing agents and other individuals seeking to transfer title to residential real property, and a delay could prevent a successful transaction, to compromise, negotiate and otherwise settle liens running in favor of the City Commission on an expedited basis; and

WHEREAS, the City Commission hereby declares that it is in the public interest of the City of Lake Mary, in cases of foreclosure sales or short sales of residential real property, and in the interest of removing possible impediments to sales resulting from lack of timely responses, to delegate to the City Manager the Commission's authority to negotiate or compromise code enforcement liens, created pursuant to Chapter 162, Florida Statutes and City Code, pending residential foreclosure sales where a closing or sale is imminent, and thereafter execute appropriate satisfactions or releases of liens; and

WHEREAS, the City Commission will have final authority in the event of an appeal of the City Manager's decision regarding the outstanding lien(s);

NOW, THEREFORE, be it resolved by the City Commission of the City of Lake Mary, Florida as follows:

SECTION I The foregoing "Whereas" clauses are true and correct and are hereby ratified and confirmed by the City Commission; and are incorporated herein and made a part hereof.

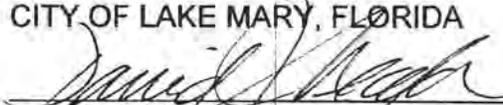
SECTION II The City of Lake Mary, Florida hereby delegates to the City Manager the Commission's authority to negotiate and compromise code enforcement liens, and to thereafter execute satisfactions or releases of those code enforcement

liens for residential properties in foreclosure, or for residential properties which are mortgagee owned after a foreclosure has occurred, where a closing is scheduled before the next regularly scheduled City Commission meeting. The owner of the property in question may appeal the City Manager's decision to the City Commission by filing a notice of appeal within 10 days from the date of the City Manager's written determination.

SECTION II. Effective Date - This Resolution shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this 21 day of March, 2013.

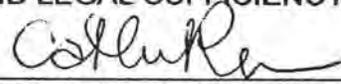
CITY OF LAKE MARY, FLORIDA


DAVID J. MEADOR, MAYOR

ATTEST:


CAROL A. FOSTER, CITY CLERK

FOR THE USE AND RELIANCE OF THE CITY OF
LAKE MARY ONLY; APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


CATHERINE D. REISCHMANN, CITY ATTORN



MEMORANDUM

DATE: February 19, 2015

TO: Mayor and City Commission

FROM: Bruce Fleming, Sr. Code Enforcement Officer

THRU: Steve Bracknell, Chief of Police
Colin Morgan, Deputy Chief

VIA: Jackie Sova, City Manager

SUBJECT: Request to reduce Code Enforcement Board lien, 128 - 130 E. Lake Mary Avenue; Manuel Fernando Toro, applicant (Bruce Fleming, Sr. Code Enforcement Officer)

The Lake Mary Code Enforcement Board held a public hearing on the above styled case, May 20, 2014. The Board found that Property Owner Bruce White had violated the Lake Mary Property Maintenance Code by failing to comply with the provisions of said code related to an overgrowth of grass/weeds and an accumulation of miscellaneous junk, trash and debris. Property Owner Bruce White was required to bring the property into compliance within 14 days of the hearing or pay a fine of \$100 per day for each day the violation(s) continued. A subsequent inspection by Code Enforcement on June 23, 2014, revealed that compliance had not been obtained with the Board's Order of May 20, 2014, and the fine was attached.

The Board convened a compliance hearing on July 15, 2014, and determined that compliance had not been obtained as ordered; therefore, the Board ordered the lien of \$4,200 be filed for 42 days of non-compliance beginning June 4, 2014, through July 15, 2014.

On January 6, 2015, this property was foreclosed by the mortgagee Federal National Mortgage (Fannie Mae). The Code Enforcement lien at that time was \$21,600 for 216 days of non-compliance. The lien continued until February 10, 2015, whereby a subsequent inspection by Code Enforcement revealed compliance with the Order.

A request for consideration of a lien reduction by a potential buyer (Fernando Toro) was received by the City on February 10, 2015. The total Code Enforcement lien at the time of the reduction request is calculated at \$25,579.79 through February 10, 2015, for 251 days of non-compliance including interest and filing fees.

This property also has an unrelated outstanding sewer impact fee lien of \$6,965.67 including interest with \$4,200 of that amount prepaid to Seminole County. The sewer impact fee is not a Code Enforcement item or lien.

The total outstanding including all encumbrances on this property through February 28, 2015, is \$32,545.46.

RECOMMENDATION:

This property is currently in compliance with the Board's Order of May 20, 2014. Staff recommends full remittance within 30 days of the Commission's decision.

Bruce Fleming

From: Fern Toro [fern@ferntoro.com]
Sent: Tuesday, February 10, 2015 7:51 PM
To: Bruce Fleming
Subject: Our Meeting Today
Attachments: Residential Contract For Sale and Purchase.pdf

Hello Bruce,

Thanks for meeting with me today. Providing a settlement of \$0.10 on the dollar is one big step closer to owning my first house.

Attached is the agreement I have with Fannie Mae. Currently the closing date is set to March 5th, but I'm trying to make it sooner. I would like to get all the city's fees taken care of in a more expedited manner so I can close on the property and start renovating it.

I've informed the listing agent of the settlement offer. Can you please provide me with a document showing the specifics of the offer? I want to make it crystal clear to the people at Fannie Mae the amount which needs to be paid asap, but I've been told it needs to be in writing from the city.

With sewer impact fees and Code Enforcement fees Fannie Mae will have to chip in because I will not have the availability to cover it all. I already have large renovation challenges ahead of me.

I'm hoping they approve everything so we can move forward!

Thanks again Bruce.

Best regards,
Fern Toro

"AS IS" Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1* **PARTIES:** _____ Fannie Mae _____ ("Seller"),
 2* and _____ Manuel Fernando Torro _____ ("Buyer"),
 3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
 4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and
 5 any riders and addenda ("Contract");

6 **1. PROPERTY DESCRIPTION:**

- 7* (a) Street address, city, zip: 128 E LAKE MARY AVE LAKE MARY, 32746
 8* (b) Property is located in: Seminole County, Florida. Real Property Tax ID No.: 08-20-30-5AL-1800-0260
 9* (c) Real Property: The legal description is LEG ALL LOTS 26 & 27 & W 1/2 OF LOT 28 BLK 18 CRYSTAL LAKE WINTER HOMES SUBD PB 2 PG 115

10 _____
 11 _____
 12 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached
 13 wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms
 14 of this Contract.

- 15 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which
 16 are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase:
 17 range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and
 18 draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access
 19 devices, and storm shutters/panels ("Personal Property").
 20 Other Personal Property items included in this purchase are: _____

21 _____
 22 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.
 23* (e) The following items are excluded from the purchase: _____

24 _____

PURCHASE PRICE AND CLOSING

- 25
 26* **2. PURCHASE PRICE (U.S. currency):**..... \$ 89900
 27* (a) Initial deposit to be held in escrow in the amount of (**checks subject to COLLECTION**) \$ 8990
 28 The initial deposit made payable and delivered to "Escrow Agent" named below
 29* (**CHECK ONE**): (i) accompanies offer or (ii) is to be made within _____ (if left blank,
 30 then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN OPTION (ii)
 31 SHALL BE DEEMED SELECTED.
 32* Escrow Agent Information: Name: First International Title
 33* Address: 1999 N University Drive Suite 300 Coral Springs, FL 33071
 34* Phone: (407) 350-3338 E-mail: _____ Fax: _____
 35* (b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10)
 36* days after Effective Date \$ _____
 37 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")
 38* (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8
 39* (d) Other: \$ _____
 40 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
 41* transfer or other **COLLECTED** funds \$ 80,910.00
 42 **NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.**

43 **3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:**

- 44* (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before 02/05/2015
 45* _____, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to
 46 Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the
 47 counter-offer is delivered.
 48 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or initialed
 49 and delivered this offer or final counter-offer ("Effective Date").

50 **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur and
 51 the closing documents required to be furnished by each party pursuant to this Contract shall be delivered ("Closing") on
 52* 03/05/2015 ("Closing Date"), at the time established by the Closing Agent.

53 **5. EXTENSION OF CLOSING DATE:**

- 54 (a) If Closing funds from Buyer's lender(s) are not available at time of Closing due to Truth In Lending Act (TILA) notice
 55 requirements, Closing shall be extended for such period necessary to satisfy TILA notice requirements, not to
 56 exceed 7 days.

Buyer's Initials [Signature] Page 1 of 11 Seller's Initials _____
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(b) If extreme weather or other condition or event constituting "Force Majeure" (see STANDARD G) causes: (i) disruption of utilities or other services essential for Closing or (ii) Hazard, Wind, Flood or Homeowners' insurance, to become unavailable prior to Closing, Closing shall be extended a reasonable time up to 3 days after restoration of utilities and other services essential to Closing and availability of applicable Hazard, Wind, Flood or Homeowners' insurance. If restoration of such utilities or services and availability of insurance has not occurred within _____ (if left blank, then 14) days after Closing Date, then either party may terminate this Contract by delivering written notice to the other party, and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

6. OCCUPANCY AND POSSESSION:

(a) Unless the box in Paragraph 6(b) is checked, Seller shall, at Closing, deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at Closing, Seller shall have removed all personal items and trash from the Property and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to the Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted the Property in its existing condition as of time of taking occupancy.

(b) CHECK IF PROPERTY IS SUBJECT TO LEASE(S) OR OCCUPANCY AFTER CLOSING. If Property is subject to a lease(s) after Closing or is intended to be rented or occupied by third parties beyond Closing, the facts and terms thereof shall be disclosed in writing by Seller to Buyer and copies of the written lease(s) shall be delivered to Buyer, all within 5 days after Effective Date. If Buyer determines, in Buyer's sole discretion, that the lease(s) or terms of occupancy are not acceptable to Buyer, Buyer may terminate this Contract by delivery of written notice of such election to Seller within 5 days after receipt of the above items from Seller, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Estoppel Letter(s) and Seller's affidavit shall be provided pursuant to STANDARD D. If Property is intended to be occupied by Seller after Closing, see Rider U, POST-CLOSING OCCUPANCY BY SELLER.

7. ASSIGNABILITY: (CHECK ONE): Buyer may assign and thereby be released from any further liability under this Contract; may assign but not be released from liability under this Contract; or may not assign this Contract.

FINANCING

8. FINANCING:

(a) Buyer will pay cash or may obtain a loan for the purchase of the Property. There is no financing contingency to Buyer's obligation to close.

(b) This Contract is contingent upon Buyer obtaining a written loan commitment for a conventional FHA VA or other _____ (describe) loan on the following terms within _____ (if left blank, then 30) days after Effective Date ("Loan Commitment Date") for (CHECK ONE): fixed, adjustable, fixed or adjustable rate loan in the Loan Amount (See Paragraph 2(c)), at an initial interest rate not to exceed _____ % (if left blank, then prevailing rate based upon Buyer's creditworthiness), and for a term of _____ (if left blank, then 30) years ("Financing").

Buyer shall make mortgage loan application for the Financing within _____ (if left blank, then 5) days after Effective Date and use good faith and diligent effort to obtain a written loan commitment for the Financing ("Loan Commitment") and thereafter to close this Contract. Buyer shall keep Seller and Broker fully informed about the status of mortgage loan application and Loan Commitment and authorizes Buyer's mortgage broker and Buyer's lender to disclose such status and progress to Seller and Broker.

Upon Buyer's receipt of Loan Commitment, Buyer shall provide written notice of same to Seller. If Buyer does not receive Loan Commitment by Loan Commitment Date, then thereafter either party may cancel this Contract up to the earlier of:

- (i) Buyer's delivery of written notice to Seller that Buyer has either received Loan Commitment or elected to waive the financing contingency of this Contract; or
- (ii) 7 days prior to Closing Date.

If either party timely cancels this Contract pursuant to this Paragraph 8 and Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. If neither party has timely canceled this Contract pursuant to this Paragraph 8, then this financing contingency shall be deemed waived by Buyer.

If Buyer delivers written notice of receipt of Loan Commitment to Seller and this Contract does not thereafter close, the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default; (2) Property related conditions of the Loan Commitment have not been met (except when such conditions are waived by other provisions of this Contract); (3) appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Commitment; or (4) the loan is not funded due to financial failure of Buyer's lender, in which event(s) the Deposit shall be returned to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

Buyer's Initials MSB

Seller's Initials _____

- 114 * (c) Assumption of existing mortgage (see rider for terms).
- 115 * (d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

116 **CLOSING COSTS, FEES AND CHARGES**

117 **9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:**

118 (a) **COSTS TO BE PAID BY SELLER:**

- 119 • Documentary stamp taxes and surtax on deed, if any
 - 120 • Owner's Policy and Charges (if Paragraph 9(c) (i) is checked)
 - 121 • Title search charges (if Paragraph 9(c) (iii) is checked)
 - 122 * • Other:
- HOA/Condominium Association estoppel fees
 - Recording and other fees needed to cure title
 - Seller's attorneys' fees

123 If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11 a
124 sum equal to 125% of estimated costs to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If
125 actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual
126 costs. Any unused portion of escrowed amount(s) shall be returned to Seller.

127 (b) **COSTS TO BE PAID BY BUYER:**

- 128 • Taxes and recording fees on notes and mortgages
 - 129 • Recording fees for deed and financing statements
 - 130 • Owner's Policy and Charges (if Paragraph 9(c)(ii) is checked)
 - 131 • Survey (and elevation certification, if required)
 - 132 • Lender's title policy and endorsements
 - 133 • HOA/Condominium Association application/transfer fees
 - 134 • Other:
- Loan expenses
 - Appraisal fees
 - Buyer's Inspections
 - Buyer's attorneys' fees
 - All property related insurance
 - Owner's Policy Premium (if Paragraph 9 (c) (iii) is checked.)

136 * (c) **TITLE EVIDENCE AND INSURANCE:** At least _____ (if left blank, then 5) days prior to Closing Date, a title
137 insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as
138 exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see
139 STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance
140 covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.
141 The owner's title policy premium, title search, municipal lien search and closing services (collectively, "Owner's
142 Policy and Charges") shall be paid, as set forth below

143 **(CHECK ONE):**

- 144 * (i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges (but not including charges for
145 closing services related to Buyer's lender's policy and endorsements and loan closing, which amounts shall be paid
146 by Buyer to Closing Agent or such other provider(s) as Buyer may select); or
- 147 * (ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and charges for closing
148 services related to Buyer's lender's policy, endorsements, and loan closing; or
- 149 * (iii) **[MIAMI-DADE/BROWARD REGIONAL PROVISION]:** Seller shall furnish a copy of a prior owner's policy of
150 title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title evidence, which
151 is acceptable to Buyer's title insurance underwriter for reissue of coverage; (B) tax search; and (C) municipal lien
152 search. Buyer shall obtain and pay for post-Closing continuation and premium for Buyer's owner's policy, and if
153 * applicable, Buyer's lender's policy. Seller shall not be obligated to pay more than \$ _____ (if left blank,
154 then \$200.00) for abstract continuation or title search ordered or performed by Closing Agent.

155 (d) **SURVEY:** At least 5 days prior to Closing, Buyer may, at Buyer's expense, have the Real Property surveyed and
156 certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real Property, a copy shall
157 be furnished to Buyer and Closing Agent within 5 days after Effective Date.

158 * (e) **HOME WARRANTY:** At Closing, Buyer Seller N/A shall pay for a home warranty plan issued by
159 * _____ at a cost not to exceed \$ _____. A home
160 warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in
161 appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.

162 (f) **SPECIAL ASSESSMENTS:** At Closing, Seller shall pay: (i) the full amount of liens imposed by a public body
163 ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and
164 ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an
165 improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being imposed
166 on the Property before Closing. Buyer shall pay all other assessments. If special assessments may be paid in
167 installments **(CHECK ONE):**

- 168 * (a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing.
169 Installments prepaid or due for the year of Closing shall be prorated.
 - 170 * (b) Seller shall pay the assessment(s) in full prior to or at the time of Closing.
- 171 IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED.

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172 This Paragraph 9(f) shall not apply to a special benefit tax lien imposed by a community development district (CDD)
 173 pursuant to Chapter 190, F.S., which lien shall be prorated pursuant to STANDARD K.

174 **DISCLOSURES**

175 **10. DISCLOSURES:**

- 176 (a) **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient
 177 quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal
 178 and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon
 179 testing may be obtained from your county health department.
- 180 (b) **PERMITS DISCLOSURE:** Except as may have been disclosed by Seller to Buyer in a written disclosure, Seller
 181 does not know of any improvements made to the Property which were made without required permits or made
 182 pursuant to permits which have not been properly closed.
- 183 (c) **MOLD:** Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or
 184 desires additional information regarding mold, Buyer should contact an appropriate professional.
- 185 (d) **FLOOD ZONE; ELEVATION CERTIFICATION:** Buyer is advised to verify by elevation certificate which flood zone
 186 the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to improving
 187 the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area" or "Coastal
 188 Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and Wildlife Service
 189 under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and /or flood insurance
 190 rating purposes is below minimum flood elevation or is ineligible for flood insurance through the National Flood
 191* Insurance Program, Buyer may terminate this Contract by delivering written notice to Seller within _____ (if left
 192 blank, then 20) days after Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and
 193 Seller from all further obligations under this Contract, failing which Buyer accepts existing elevation of buildings and
 194 flood zone designation of Property. The National Flood Insurance Reform Act of 2012 (referred to as Biggert-
 195 Waters 2012) may phase in actuarial rating of pre-Flood Insurance Rate Map (pre-FIRM) non-primary structures
 196 (residential structures in which the insured or spouse does not reside for at least 80% of the year) and an elevation
 197 certificate may be required for actuarial rating.
- 198 (e) **ENERGY BROCHURE:** Buyer acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure
 199 required by Section 553.996, F.S.
- 200 (f) **LEAD-BASED PAINT:** If Property includes pre-1978 residential housing, a lead-based paint disclosure is
 201 mandatory.
- 202 (g) **HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE: BUYER SHOULD NOT EXECUTE THIS**
 203 **CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION/COMMUNITY**
 204 **DISCLOSURE, IF APPLICABLE.**
- 205 (h) **PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT**
 206 **PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO**
 207 **PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY**
 208 **IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER**
 209 **PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY**
 210 **PROPERTY APPRAISER'S OFFICE FOR INFORMATION.**
- 211 (i) **FIRPTA TAX WITHHOLDING:** Seller shall inform Buyer in writing if Seller is a "foreign person" as defined by the
 212 Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer and Seller shall comply with FIRPTA, which may
 213 require Seller to provide additional cash at Closing. If Seller is not a "foreign person", Seller can provide Buyer, at or
 214 prior to Closing, a certification of non-foreign status, under penalties of perjury, to inform Buyer and Closing Agent
 215 that no withholding is required. See STANDARD V for further information pertaining to FIRPTA. Buyer and Seller
 216 are advised to seek legal counsel and tax advice regarding their respective rights, obligations, reporting and
 217 withholding requirements pursuant to FIRPTA.
- 218 (j) **SELLER DISCLOSURE:** Seller knows of no facts materially affecting the value of the Real Property which are not
 219 readily observable and which have not been disclosed to Buyer. Except as provided for in the preceding sentence,
 220 Seller extends and intends no warranty and makes no representation of any type, either express or implied, as to
 221 the physical condition or history of the Property. Except as otherwise disclosed in writing Seller has received no
 222 written or verbal notice from any governmental entity or agency as to a currently uncorrected building,
 223 environmental or safety code violation.

224 **PROPERTY MAINTENANCE, CONDITION, INSPECTIONS AND EXAMINATIONS**

225 **11. PROPERTY MAINTENANCE:** Except for ordinary wear and tear and Casualty Loss, Seller shall maintain the Property,
 226 including, but not limited to, lawn, shrubbery, and pool, in the condition existing as of Effective Date ("AS IS
 227 Maintenance Requirement").

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Seller's Initials _____

228 **12. PROPERTY INSPECTION; RIGHT TO CANCEL:**

- 229* (a) **PROPERTY INSPECTIONS AND RIGHT TO CANCEL:** Buyer shall have 10 (if left blank, then 15) days
 230 after Effective Date ("Inspection Period") within which to have such inspections of the Property performed
 231 as Buyer shall desire during the Inspection Period. If Buyer determines, in Buyer's sole discretion, that the
 232 Property is not acceptable to Buyer, Buyer may terminate this Contract by delivering written notice of such
 233 election to Seller prior to expiration of Inspection Period. If Buyer timely terminates this Contract, the
 234 Deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall be released of all further
 235 obligations under this Contract; however, Buyer shall be responsible for prompt payment for such
 236 inspections, for repair of damage to, and restoration of, the Property resulting from such inspections, and
 237 shall provide Seller with paid receipts for all work done on the Property (the preceding provision shall
 238 survive termination of this Contract). Unless Buyer exercises the right to terminate granted herein, Buyer
 239 accepts the physical condition of the Property and any violation of governmental, building, environmental,
 240 and safety codes, restrictions, or requirements, but subject to Seller's continuing AS IS Maintenance
 241 Requirement, and Buyer shall be responsible for any and all repairs and improvements required by Buyer's
 242 lender.
- 243 (b) **WALK-THROUGH INSPECTION/RE-INSPECTION:** On the day prior to Closing Date, or on Closing Date prior to
 244 time of Closing, as specified by Buyer, Buyer or Buyer's representative may perform a walk-through (and follow-up
 245 walk-through, if necessary) inspection of the Property solely to confirm that all items of Personal Property are on the
 246 Property and to verify that Seller has maintained the Property as required by the AS IS Maintenance Requirement
 247 and has met all other contractual obligations.
- 248 (c) **SELLER ASSISTANCE AND COOPERATION IN CLOSE-OUT OF BUILDING PERMITS:** If Buyer's inspection of
 249 the Property identifies open or needed building permits, then Seller shall promptly deliver to Buyer all plans, written
 250 documentation or other information in Seller's possession, knowledge, or control relating to improvements to the
 251 Property which are the subject of such open or needed Permits, and shall promptly cooperate in good faith with
 252 Buyer's efforts to obtain estimates of repairs or other work necessary to resolve such Permit issues. Seller's
 253 obligation to cooperate shall include Seller's execution of necessary authorizations, consents, or other documents
 254 necessary for Buyer to conduct inspections and have estimates of such repairs or work prepared, but in fulfilling
 255 such obligation, Seller shall not be required to expend, or become obligated to expend, any money.
- 256 (d) **ASSIGNMENT OF REPAIR AND TREATMENT CONTRACTS AND WARRANTIES:** At Buyer's option and cost,
 257 Seller will, at Closing, assign all assignable repair, treatment and maintenance contracts and warranties to Buyer.

258 **ESCROW AGENT AND BROKER**

259 **13. ESCROW AGENT:** Any Closing Agent or Escrow Agent (collectively "Agent") receiving the Deposit, other funds and
 260 other items is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow within the
 261 State of Florida and, subject to **COLLECTION**, disburse them in accordance with terms and conditions of this Contract.
 262 Failure of funds to become **COLLECTED** shall not excuse Buyer's performance. When conflicting demands for the
 263 Deposit are received, or Agent has a good faith doubt as to entitlement to the Deposit, Agent may take such actions
 264 permitted by this Paragraph 13, as Agent deems advisable. If in doubt as to Agent's duties or liabilities under this
 265 Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties agree to its
 266 disbursement or until a final judgment of a court of competent jurisdiction shall determine the rights of the parties, or
 267 Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents
 268 a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such
 269 action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously
 270 delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as
 271 amended and FREC rules to timely resolve escrow disputes through mediation, arbitration, interpleader or an escrow
 272 disbursement order.

273 Any proceeding between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in
 274 any proceeding where Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's
 275 fees and costs incurred, to be paid pursuant to court order out of the escrowed funds or equivalent. Agent shall not be
 276 liable to any party or person for mis-delivery of any escrowed items, unless such mis-delivery is due to Agent's willful
 277 breach of this Contract or Agent's gross negligence. This Paragraph 13 shall survive Closing or termination of this
 278 Contract.

279 **14. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify Property condition, square
 280 footage, and all other facts and representations made pursuant to this Contract and to consult appropriate professionals
 281 for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction
 282 contemplated by this Contract. Broker represents to Buyer that Broker does not reside on the Property and that all
 283 representations (oral, written or otherwise) by Broker are based on Seller representations or public records. **BUYER**
 284 **AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES**
 285 **FOR VERIFICATION OF PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT**
 286 **PROPERTY VALUE AND NOT ON THE REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) OF BROKER.**

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287 Buyer and Seller (individually, the "Indemnifying Party") each individually indemnifies, holds harmless, and releases
288 Broker and Broker's officers, directors, agents and employees from all liability for loss or damage, including all costs
289 and expenses, and reasonable attorney's fees at all levels, suffered or incurred by Broker and Broker's officers,
290 directors, agents and employees in connection with or arising from claims, demands or causes of action instituted by
291 Buyer or Seller based on: (i) inaccuracy of information provided by the Indemnifying Party or from public records; (ii)
292 Indemnifying Party's misstatement(s) or failure to perform contractual obligations; (iii) Broker's performance, at
293 Indemnifying Party's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended,
294 including Broker's referral, recommendation or retention of any vendor for, or on behalf of Indemnifying Party; (iv)
295 products or services provided by any such vendor for, or on behalf of, Indemnifying Party; and (v) expenses incurred by
296 any such vendor. Buyer and Seller each assumes full responsibility for selecting and compensating their respective
297 vendors and paying their other costs under this Contract whether or not this transaction closes. This Paragraph 14 will
298 not relieve Broker of statutory obligations under Chapter 475, F.S., as amended. For purposes of this Paragraph 14,
299 Broker will be treated as a party to this Contract. This Paragraph 14 shall survive Closing or termination of this Contract.

300 **DEFAULT AND DISPUTE RESOLUTION**

301 **15. DEFAULT:**

- 302 (a) **BUYER DEFAULT:** If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract, including
303 payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit for the
304 account of Seller as agreed upon liquidated damages, consideration for execution of this Contract, and in full
305 settlement of any claims, whereupon Buyer and Seller shall be relieved from all further obligations under this
306 Contract, or Seller, at Seller's option, may, pursuant to Paragraph 16, proceed in equity to enforce Seller's rights
307 under this Contract. The portion of the Deposit, if any, paid to Listing Broker upon default by Buyer, shall be split
308 equally between Listing Broker and Cooperating Broker; provided however, Cooperating Broker's share shall not be
309 greater than the commission amount Listing Broker had agreed to pay to Cooperating Broker.
- 310 (b) **SELLER DEFAULT:** If for any reason other than failure of Seller to make Seller's title marketable after reasonable
311 diligent effort, Seller fails, neglects or refuses to perform Seller's obligations under this Contract, Buyer may elect to
312 receive return of Buyer's Deposit without thereby waiving any action for damages resulting from Seller's breach,
313 and, pursuant to Paragraph 16, may seek to recover such damages or seek specific performance.

314 This Paragraph 15 shall survive Closing or termination of this Contract.

315 **16. DISPUTE RESOLUTION:** Unresolved controversies, claims and other matters in question between Buyer and Seller
316 arising out of, or relating to, this Contract or its breach, enforcement or interpretation ("Dispute") will be settled as
317 follows:

- 318 (a) Buyer and Seller will have 10 days after the date conflicting demands for the Deposit are made to attempt to
319 resolve such Dispute, failing which, Buyer and Seller shall submit such Dispute to mediation under Paragraph
320 16(b).
- 321 (b) Buyer and Seller shall attempt to settle Disputes in an amicable manner through mediation pursuant to Florida
322 Rules for Certified and Court-Appointed Mediators and Chapter 44, F.S., as amended (the "Mediation Rules"). The
323 mediator must be certified or must have experience in the real estate industry. Injunctive relief may be sought
324 without first complying with this Paragraph 16(b). Disputes not settled pursuant to this Paragraph 16 may be
325 resolved by instituting action in the appropriate court having jurisdiction of the matter. This Paragraph 16 shall
326 survive Closing or termination of this Contract.

327 **17. ATTORNEY'S FEES; COSTS:** The parties will split equally any mediation fee incurred in any mediation permitted by
328 this Contract, and each party will pay their own costs, expenses and fees, including attorney's fees, incurred in
329 conducting the mediation. In any litigation permitted by this Contract, the prevailing party shall be entitled to recover
330 from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation.
331 This Paragraph 17 shall survive Closing or termination of this Contract.

332 **STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")**

333 **18. STANDARDS:**

334 **A. TITLE:**

- 335 (i) **TITLE EVIDENCE; RESTRICTIONS; EASEMENTS; LIMITATIONS:** Within the time period provided in Paragraph
336 9(c), the Title Commitment, with legible copies of instruments listed as exceptions attached thereto, shall be issued and
337 delivered to Buyer. The Title Commitment shall set forth those matters to be discharged by Seller at or before Closing
338 and shall provide that, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the
339 Purchase Price, shall be issued to Buyer insuring Buyer's marketable title to the Real Property, subject only to the
340 following matters: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and
341 requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise
342 common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted
343 public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear
344 or front lines and 7 1/2 feet in width as to side lines); (e) taxes for year of Closing and subsequent years; and (f)

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

345 assumed mortgages and purchase money mortgages, if any (if additional items, attach addendum); provided, that, none
 346 prevent use of Property for **RESIDENTIAL PURPOSES**. If there exists at Closing any violation of items identified in (b)
 347 – (f) above, then the same shall be deemed a title defect. Marketable title shall be determined according to applicable
 348 Title Standards adopted by authority of The Florida Bar and in accordance with law.
 349 (ii) **TITLE EXAMINATION:** Buyer shall have 5 days after receipt of Title Commitment to examine it and notify Seller in
 350 writing specifying defect(s), if any, that render title unmarketable. If Seller provides Title Commitment and it is delivered
 351 to Buyer less than 5 days prior to Closing Date, Buyer may extend Closing for up to 5 days after date of receipt to
 352 examine same in accordance with this STANDARD A. Seller shall have 30 days ("Cure Period") after receipt of Buyer's
 353 notice to take reasonable diligent efforts to remove defects. If Buyer fails to so notify Seller, Buyer shall be deemed to
 354 have accepted title as it then is. If Seller cures defects within Cure Period, Seller will deliver written notice to Buyer (with
 355 proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this Contract on Closing Date (or if
 356 Closing Date has passed, within 10 days after Buyer's receipt of Seller's notice). If Seller is unable to cure defects
 357 within Cure Period, then Buyer may, within 5 days after expiration of Cure Period, deliver written notice to Seller: (a)
 358 extending Cure Period for a specified period not to exceed 120 days within which Seller shall continue to use
 359 reasonable diligent effort to remove or cure the defects ("Extended Cure Period"); or (b) electing to accept title with
 360 existing defects and close this Contract on Closing Date (or if Closing Date has passed, within the earlier of 10 days
 361 after end of Extended Cure Period or Buyer's receipt of Seller's notice), or (c) electing to terminate this Contract and
 362 receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. If
 363 after reasonable diligent effort, Seller is unable to timely cure defects, and Buyer does not waive the defects, this
 364 Contract shall terminate, and Buyer shall receive a refund of the Deposit, thereby releasing Buyer and Seller from all
 365 further obligations under this Contract.
 366 **B. SURVEY:** If Survey discloses encroachments on the Real Property or that improvements located thereon encroach
 367 on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental
 368 regulations described in STANDARD A (i)(a), (b) or (d) above, Buyer shall deliver written notice of such matters,
 369 together with a copy of Survey, to Seller within 5 days after Buyer's receipt of Survey, but no later than Closing. If Buyer
 370 timely delivers such notice and Survey to Seller, such matters identified in the notice and Survey shall constitute a title
 371 defect, subject to cure obligations of STANDARD A above. If Seller has delivered a prior survey, Seller shall, at Buyer's
 372 request, execute an affidavit of "no change" to the Real Property since the preparation of such prior survey, to the
 373 extent the affirmations therein are true and correct.
 374 **C. INGRESS AND EGRESS:** Seller represents that there is ingress and egress to the Real Property and title to the
 375 Real Property is insurable in accordance with STANDARD A without exception for lack of legal right of access.
 376 **D. LEASE INFORMATION:** Seller shall, at least 10 days prior to Closing, furnish to Buyer estoppel letters from
 377 tenant(s)/occupant(s) specifying nature and duration of occupancy, rental rates, advanced rent and security deposits
 378 paid by tenant(s) or occupant(s) ("Estoppel Letter(s)"). If Seller is unable to obtain such Estoppel Letter(s) the same
 379 information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit and Buyer may
 380 thereafter contact tenant(s) or occupant(s) to confirm such information. If Estoppel Letter(s) or Seller's affidavit, if any,
 381 differ materially from Seller's representations and lease(s) provided pursuant to Paragraph 6, or if tenant(s)/occupant(s)
 382 fail or refuse to confirm Seller's affidavit, Buyer may deliver written notice to Seller within 5 days after receipt of such
 383 information, but no later than 5 days prior to Closing Date, terminating this Contract and receive a refund of the Deposit,
 384 thereby releasing Buyer and Seller from all further obligations under this Contract. Seller shall, at Closing, deliver and
 385 assign all leases to Buyer who shall assume Seller's obligations thereunder.
 386 **E. LIENS:** Seller shall furnish to Buyer at Closing an affidavit attesting (i) to the absence of any financing statement,
 387 claims of lien or potential lienors known to Seller and (ii) that there have been no improvements or repairs to the Real
 388 Property for 90 days immediately preceding Closing Date. If the Real Property has been improved or repaired within
 389 that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors,
 390 subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth names of all such general
 391 contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs
 392 which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at Closing.
 393 **F. TIME:** Calendar days shall be used in computing time periods. **Time is of the essence in this Contract.**
 394 Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates
 395 specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a
 396 Saturday, Sunday, or a national legal holiday (see 5 U.S.C. 6103) shall extend to 5:00 p.m. (where the Property is
 397 located) of the next business day.
 398 **G. FORCE MAJEURE:** Buyer or Seller shall not be required to perform any obligation under this Contract or be liable
 399 to each other for damages so long as performance or non-performance of the obligation is delayed, caused or
 400 prevented by Force Majeure. "Force Majeure" means: hurricanes, earthquakes, floods, fire, acts of God, unusual
 401 transportation delays, wars, insurrections, acts of terrorism, and any other cause not reasonably within control of Buyer
 402 or Seller, and which, by: exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to
 403 prevent or overcome. All time periods, including Closing Date, will be extended for the period that the Force Majeure
 404 prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

405 under this Contract more than 14 days beyond Closing Date, then either party may terminate this Contract by delivering
 406 written notice to the other and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all
 407 further obligations under this Contract.

408 **H. CONVEYANCE:** Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal
 409 representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters described in
 410 STANDARD A and those accepted by Buyer. Personal Property shall, at request of Buyer, be transferred by absolute
 411 bill of sale with warranty of title, subject only to such matters as may be provided for in this Contract.

412 **I. CLOSING LOCATION; DOCUMENTS; AND PROCEDURE:**

413 (i) **LOCATION:** Closing will take place in the county where the Real Property is located at the office of the attorney or
 414 other closing agent ("Closing Agent") designated by the party paying for the owner's policy of title insurance, or, if no
 415 title insurance, designated by Seller. Closing may be conducted by mail or electronic means.

416 (ii) **CLOSING DOCUMENTS:** Seller shall at or prior to Closing, execute and deliver, as applicable, deed, bill of sale,
 417 certificate(s) of title or other documents necessary to transfer title to the Property, construction lien affidavit(s), owner's
 418 possession and no lien affidavit(s), and assignment(s) of leases. Seller shall provide Buyer with paid receipts for all
 419 work done on the Property pursuant to this Contract. Buyer shall furnish and pay for, as applicable the survey, flood
 420 elevation certification, and documents required by Buyer's lender.

421 (iii) **PROCEDURE:** The deed shall be recorded upon **COLLECTION** of all closing funds. If the Title Commitment
 422 provides insurance against adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow closing
 423 procedure required by STANDARD J shall be waived, and Closing Agent shall, **subject to COLLECTION of all closing**
 424 **funds**, disburse at Closing the brokerage fees to Broker and the net sale proceeds to Seller.

425 **J. ESCROW CLOSING PROCEDURE:** If Title Commitment issued pursuant to Paragraph 9(c) does not provide for
 426 insurance against adverse matters as permitted under Section 627.7841, F.S., as amended, the following escrow and
 427 closing procedures shall apply: (1) all Closing proceeds shall be held in escrow by the Closing Agent for a period of not
 428 more than 10 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall,
 429 within the 10 day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such
 430 notification to cure the defect; (3) if Seller fails to timely cure the defect, the Deposit and all Closing funds paid by Buyer
 431 shall, within 5 days after written demand by Buyer, be refunded to Buyer and, simultaneously with such repayment,
 432 Buyer shall return the Personal Property, vacate the Real Property and re-convey the Property to Seller by special
 433 warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund of the Deposit, Buyer shall take
 434 title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of
 435 warranties contained in the deed or bill of sale.

436 **K. PRORATIONS; CREDITS:** The following recurring items will be made current (if applicable) and prorated as of the
 437 day prior to Closing Date, or date of occupancy if occupancy occurs before Closing Date: real estate taxes (including
 438 special benefit tax assessments imposed by a CDD), interest, bonds, association fees, insurance, rents and other
 439 expenses of Property. Buyer shall have option of taking over existing policies of insurance, if assumable, in which event
 440 premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be
 441 made through day prior to Closing. Advance rent and security deposits, if any, will be credited to Buyer. Escrow
 442 deposits held by Seller's mortgagee will be paid to Seller. Taxes shall be prorated based on current year's tax with due
 443 allowance made for maximum allowable discount, homestead and other exemptions. If Closing occurs on a date when
 444 current year's millage is not fixed but current year's assessment is available, taxes will be prorated based upon such
 445 assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior
 446 year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which
 447 improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's
 448 millage and at an equitable assessment to be agreed upon between the parties, failing which, request shall be made to
 449 the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration
 450 based on an estimate shall, at either party's request, be readjusted upon receipt of current year's tax bill. This
 451 STANDARD K shall survive Closing.

452 **L. ACCESS TO PROPERTY TO CONDUCT APPRAISALS, INSPECTIONS, AND WALK-THROUGH:** Seller shall,
 453 upon reasonable notice, provide utilities service and access to Property for appraisals and inspections, including a walk-
 454 through (or follow-up walk-through if necessary) prior to Closing.

455 **M. RISK OF LOSS:** If, after Effective Date, but before Closing, Property is damaged by fire or other casualty
 456 ("Casualty Loss") and cost of restoration (which shall include cost of pruning or removing damaged trees) does not
 457 exceed 1.5% of Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed pursuant
 458 to terms of this Contract. If restoration is not completed as of Closing, a sum equal to 125% of estimated cost to
 459 complete restoration (not to exceed 1.5% of Purchase Price), will be escrowed at Closing. If actual cost of restoration
 460 exceeds escrowed amount, Seller shall pay such actual costs (but, not in excess of 1.5% of Purchase Price). Any
 461 unused portion of escrowed amount shall be returned to Seller. If cost of restoration exceeds 1.5% of Purchase Price,
 462 Buyer shall elect to either take Property "as is" together with the 1.5%, or receive a refund of the Deposit, thereby
 463 releasing Buyer and Seller from all further obligations under this Contract. Seller's sole obligation with respect to tree
 464 damage by casualty or other natural occurrence shall be cost of pruning or removal.

Buyer's Initials MS Page 8 of 11 Seller's Initials _____
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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

465 **N. 1031 EXCHANGE:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with
 466 Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in
 467 all reasonable respects to effectuate the Exchange, including execution of documents; provided, however, cooperating
 468 party shall incur no liability or expense related to the Exchange, and Closing shall not be contingent upon, nor extended
 469 or delayed by, such Exchange.

470 **O. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; DELIVERY; COPIES; CONTRACT**
 471 **EXECUTION:** Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall be
 472 binding on, and inure to the benefit of, the parties and their respective heirs or successors in interest. Whenever the
 473 context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the
 474 attorney or broker (including such broker's real estate licensee) representing any party shall be as effective as if given
 475 by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic (including
 476 "pdf") media. A facsimile or electronic (including "pdf") copy of this Contract and any signatures hereon shall be
 477 considered for all purposes as an original. This Contract may be executed by use of electronic signatures, as
 478 determined by Florida's Electronic Signature Act and other applicable laws.

479 **P. INTEGRATION; MODIFICATION:** This Contract contains the full and complete understanding and agreement of
 480 Buyer and Seller with respect to the transaction contemplated by this Contract and no prior agreements or
 481 representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in
 482 this Contract shall be valid or binding upon Buyer or Seller unless in writing and executed by the parties intended to be
 483 bound by it.

484 **Q. WAIVER:** Failure of Buyer or Seller to insist on compliance with, or strict performance of, any provision of this
 485 Contract, or to take advantage of any right under this Contract, shall not constitute a waiver of other provisions or rights.

486 **R. RIDERS; ADDENDA; TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Riders, addenda, and typewritten or
 487 handwritten provisions shall control all printed provisions of this Contract in conflict with them.

488 **S. COLLECTION or COLLECTED: "COLLECTION" or "COLLECTED" means any checks tendered or received,**
 489 **including Deposits, have become actually and finally collected and deposited in the account of Escrow Agent**
 490 **or Closing Agent. Closing and disbursement of funds and delivery of closing documents may be delayed by**
 491 **Closing Agent until such amounts have been COLLECTED in Closing Agent's accounts.**

492 **T. LOAN COMMITMENT:** "Loan Commitment" means a statement by the lender setting forth the terms and conditions
 493 upon which the lender is willing to make a particular mortgage loan to a particular borrower. Neither a pre-approval
 494 letter nor a prequalification letter shall be deemed a Loan Commitment for purposes of this Contract.

495 **U. APPLICABLE LAW AND VENUE:** This Contract shall be construed in accordance with the laws of the State of
 496 Florida and venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in the county
 497 where the Real Property is located.

498 **V. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA");** If a seller of U.S. real property is a "foreign
 499 person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code requires the buyer of the real property to
 500 withhold 10% of the amount realized by the seller on the transfer and remit the withheld amount to the Internal Revenue
 501 Service (IRS) unless an exemption to the required withholding applies or the seller has obtained a Withholding
 502 Certificate from the IRS authorizing a reduced amount of withholding. Due to the complexity and potential risks of
 503 FIRPTA, Buyer and Seller should seek legal and tax advice regarding compliance, particularly if an "exemption" is
 504 claimed on the sale of residential property for \$300,000 or less.

505 (i) No withholding is required under Section 1445 if the Seller is not a "foreign person," provided Buyer accepts proof
 506 of same from Seller, which may include Buyer's receipt of certification of non-foreign status from Seller, signed under
 507 penalties of perjury, stating that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification
 508 number and home address (or office address, in the case of an entity), as provided for in 26 CFR 1.1445-2(b).
 509 Otherwise, Buyer shall withhold 10% of the amount realized by Seller on the transfer and timely remit said funds to the
 510 IRS.

511 (ii) If Seller has received a Withholding Certificate from the IRS which provides for reduced or eliminated withholding in
 512 this transaction and provides same to Buyer by Closing, then Buyer shall withhold the reduced sum, if any required, and
 513 timely remit said funds to the IRS.

514 (iii) If prior to Closing Seller has submitted a completed application to the IRS for a Withholding Certificate and has
 515 provided to Buyer the notice required by 26 CFR 1.1445-1(c) (2)(i)(B) but no Withholding Certificate has been received
 516 as of Closing, Buyer shall, at Closing, withhold 10% of the amount realized by Seller on the transfer and, at Buyer's
 517 option, either (a) timely remit the withheld funds to the IRS or (b) place the funds in escrow, at Seller's expense, with an
 518 escrow agent selected by Buyer and pursuant to terms negotiated by the parties, to be subsequently disbursed in
 519 accordance with the Withholding Certificate issued by the IRS or remitted directly to the IRS if the Seller's application is
 520 rejected or upon terms set forth in the escrow agreement.

521 (iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this transaction,
 522 Seller shall deliver to Buyer, at Closing, the additional COLLECTED funds necessary to satisfy the applicable
 523 requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for disbursement in
 524 accordance with the final determination of the IRS, as applicable.

Buyer's Initials



Page 9 of 11

Seller's Initials

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

525 (v) Upon remitting funds to the IRS pursuant to this STANDARD, Buyer shall provide Seller copies of IRS Forms 8288
526 and 8288-A, as filed.

527 W. RESERVED

528 X. BUYER WAIVER OF CLAIMS: To the extent permitted by law, Buyer waives any claims against Seller and
529 against any real estate licensee involved in the negotiation of this Contract for any damage or defects
530 pertaining to the physical condition of the Property that may exist at Closing of this Contract and be
531 subsequently discovered by the Buyer or anyone claiming by, through, under or against the Buyer. This
532 provision does not relieve Seller's obligation to comply with Paragraph 10(j). This Standard X shall survive
533 Closing.
534

ADDENDA AND ADDITIONAL TERMS

535 19. ADDENDA: The following additional terms are included in the attached addenda or riders and incorporated into this
536 * Contract (Check if applicable):

- 537 * 20. ADDITIONAL TERMS: Pursuant to section 26 of the Real Estate purchase Addendum, this document is subject to all terms
538 and conditions set forth in the Real Estate Purchase Addendum.
539 Clause I (d) line 13 through 21 is eliminated in its entirety, refer to clause #9 on the attached Real
540 Estate Addendum.
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554 COUNTER-OFFER/REJECTION
555 * [] Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver
556 a copy of the acceptance to Seller).
557 * [] Seller rejects Buyer's offer.
558 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF
559 AN ATTORNEY PRIOR TO SIGNING.
560 THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.
561 Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the terms and
562 conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions should be
563 negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.

Buyer's Initials [Signature]

Seller's Initials _____



9171 9690 0935 0067 7640 10

MARYANNE MORSE, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
BK 08311 Pgs 0993 - 994; (2pgs)
CLERK'S # 2014087548
RECORDED 08/11/2014 10:20:20 AM
RECORDING FEES 18.50
RECORDED BY H DeVore

CITY OF LAKE MARY
CODE ENFORCEMENT BOARD
ORDER IMPOSING LIEN

PREPARED BY: Bruce Fleming, City of Lake Mary, P. O. Box 958445, Lake Mary, FL 32795-8445
RETURN TO: Carol A. Foster, City of Lake Mary, P. O. Box 958445, Lake Mary, FL 32795-8445

Re: City of Lake Mary v. Bruce White
Case No: 13-142
Code Violation: Title IX General Regulations, Chapter 91 Health and Public Safety, §91.75
Property Maintenance Code
Name of owner/person in charge of location:
Bruce White
142 Marine Bay Drive
New Smyrna Beach FL 32169
Property: 128-132 E Lake Mary Ave
Lake Mary FL 32746
Legal Description: Parcel: 08-20-30-5AL-1800-0260
Plat: LEG LOTS 26 & 27 W 1/2 OF LOT 28 BLK 18 CRYSTAL LAKE WINTER HOMES
SUBD PB 2 PG 115



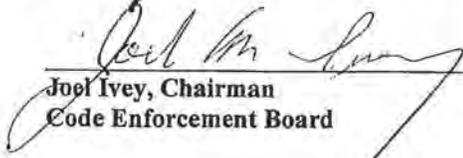
THIS CAUSE came on public hearing before the Code Enforcement Board on July 15, 2014, after due notice to the Respondent(s), consistent with *Chapter 162, Florida Statutes*, at which time the Board heard testimony under oath and received evidence to determine compliance with the prior Code Enforcement Board Order which was rendered May 20, 2014. Said Order required compliance with the provisions of Chapter 91.75 Property Maintenance Code of the City of Lake Mary by removing all junk, trash and debris from the property and cut all grass and weeds on said property within fourteen (14) calendar days of the May 20, 2014 hearing or pay a fine of \$100/day for each day the violation(s) continued. Code Enforcement was not notified of compliance and a subsequent inspection by Code Enforcement on June 23, 2014 revealed compliance had not been obtained with the Board Order of May 20, 2014.

The Board finds that the Respondent(s) did not bring the Property into compliance with the Order and the Property has remained in violation for 42 days, beginning June 4, 2014 to July 15, 2014.

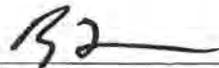
ORDERED

Whereupon, the Board finds Respondent(s) failed to comply with the Board Order of May 20, 2014 and further the Board imposes the outstanding fine of \$4,200, which attaches to this Property as a lien, for 42 days of non compliance at \$100 per day. The recording of this Order shall create a lien upon this Property and interest of 4% per annum. For additional information on a payoff amount, contact the Lake Mary City Clerk's office at 407-585-1423.

DONE and ORDERED this 5 day of Aug 2014, in Lake Mary Florida.


Joel Ivey, Chairman
Code Enforcement Board

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to the Respondent by Certified Mail this 9 day of Aug 2014


Bruce Fleming,
Code Enforcement Official

AFFIDAVIT OF COMPLIANCE

CITY OF LAKE MARY

CEB CASE 13-142

Petitioner,

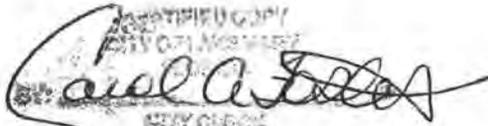
vs

Bruce White
Macgregor Investments
142 Marine Bay Drive
New Smyrna Beach FL 32169
&
Federal National Mortgage
PO Box 650043
Dallas TX 75265

Respondent,

RE:

128-132 E Lake Mary Avenue
Lake Mary Florida 32746
Parcel: 08-20-30-5AL-1800-0260

MAILED COPY
CITY OF LAKE MARY

CITY CLERK

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority, personally appeared Bruce Fleming, Code Enforcement Official for the City of Lake Mary, Florida, who after being duly sworn, deposes and says:

1. That, on May 20, 2014, the Board held a public hearing and issued its Order in the above styled matter.
2. That, pursuant to said Order, Respondent(s) were found to have violated Chapter 91 Health and Public Safety, §91.75 Property Maintenance Code (D) Property Maintenance Requirements relative to an overgrowth of grass/weeds throughout the property and an accumulation of miscellaneous junk, trash and debris.
3. That, pursuant to said Order, Respondent was to correct all violations cited in the Board's Order of May 20, 2014 within fourteen (14) days of the hearing, or pay a fine of \$100 per day for each day the violation(s) continued.

4. That, an inspection conducted on June 23, 2014 by Code Enforcement indicated that compliance had not been obtained and pursuant to the Board's Order of May 20, 2014 the fine of \$100 per day was started.
5. That, on February 10, 2015 a subsequent inspection by Code Enforcement revealed compliance with the Board's Order of May 20, 2014 had been obtained in that the accumulation of junk, trash and debris had been removed and grass/weeds had been cut.
6. That, the total outstanding balance of \$25,100 for 251 days of non compliance @ 4% per annum is therefore attached forthwith.

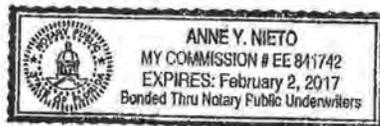
FURTHER AFFIANT SAYETH NOT.
DATED this 10th day of February, 2015

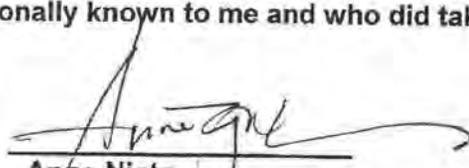

Bruce Fleming
Code Enforcement Official
Lake Mary Police Department

I hereby certify that a true and correct copy of the foregoing has been provided this 10th day of February 2015, by U.S. mail to the property owner/agent.

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 10th day of February 2015, by Bruce Fleming, who is personally known to me and who did take an oath.




Anne Nieto
Notary Public
State of Florida at Large

Remit payment to the City of Lake Mary, attention City Clerk, PO Box 958445 Lake Mary FL 32795 or in person to 100 N. Country Club Road, Lake Mary Florida, Office of the City Clerk.



MEMORANDUM

DATE: February 19, 2015

TO: Mayor and City Commission

FROM: Tom Tomerlin, Economic Development Manager

VIA: Jackie Sova, City Manager

SUBJECT: Resolution No. 959 - FARO Technologies, Inc. be approved as a Qualified Target Industry (QTI) Business (Tom Tomerlin, Economic Development Manager)

BACKGROUND:

The State of Florida administers the Qualified Target Industry (QTI) Tax Refund incentive for companies that create high wage jobs in targeted high value-added industries. Qualified companies who create jobs in Florida receive tax refunds depending on the number of new jobs created, salary level, and certain other criteria. The local community where the company locates contributes 20 percent of the total tax refund. In cases where a project locates into a City, the County and City have traditionally split the 20 percent local financial support required by the program.

DESCRIPTION OF THE PROJECT:

FARO Technologies, Inc., (FARO) develops and markets computer-aided measurement and imaging devices and software. FARO's devices are used for inspecting components and assemblies, production planning, documenting large volume spaces or structures in 3D, surveying and construction, as well as for investigation and reconstruction of accident sites or crime scenes.

The company's global headquarters is located in the City of Lake Mary, Florida. FARO is growing, and will need to add new staff to their Lake Mary or Pennsylvania facilities. FARO's expansion needs are mostly location neutral, and most of these new positions can be absorbed at their existing Pennsylvania facility, or additional space could be found at their City of Lake Mary location. This tax refund incentive is intended to help FARO expand to the greatest extent possible within the City of Lake Mary.

This QTI is attached to 51 new headquarter jobs being created within the City. The average annual salary will be \$61,145, which is 150% of the 2015 annual average wage of \$40,763 for Seminole County, as listed in the State of Florida Incentive Average Wage Requirements which became effective on January 1, 2015. The project is expected to result in a total capital investment of \$749,000.

Funding Explanation

FARO Technologies, Inc., is eligible for a \$6,000 tax refund per net new full-time job, as follows:

- \$3,000 per new job (Section 288.106(3)(b)1., Florida Statutes); plus
- An additional \$2,000 per job based on the business being in a high-impact sector (Section 288.106(3)(b)4.a, Florida Statutes); plus
- An additional \$1,000 for paying 150% of the average annual wage in Seminole County.

The QTI program requires Local Financial Support (LFS) in an amount equal to 20% of the annual tax refund, or \$1,200 per new full time job. The total tax refund available to FARO is equal to \$306,000 (51 jobs x \$6,000/job). The Local Financial Support for these fifty one (51) new full-time jobs is \$61,200 (51 jobs x \$1,200/job). The Mayor and City Commission is being asked to authorize a local match of \$30,600 for this QTI incentive. Seminole County is anticipated to be an equal funding partner for an additional \$30,600. Together, the County and City's local match of \$30,600 will make up the required 20% Local Financial Support necessary under the program. In order for FARO to be approved as a qualified applicant for the QTI program, the Mayor and City Commission must adopt a Resolution recommending the company for the program, and affirming a commitment to fund the required Local Financial Support. The payout schedule for the City's LFS will be distributed across a six year period in accordance with a payout schedule approved by the State of Florida.

Seminole County will consider approval of its share of the LFS at an upcoming Board of County Commissioners meeting.

DISCUSSION:

This project is the result of several months of business retention and attraction efforts. As stated, the company could create many of these new jobs in Pennsylvania or Florida. FARO currently employs 210 employees at their Lake Mary facility. Although this incentive is geared toward an additional 51 new hires, this QTI helps make a statement regarding the importance of retaining a major existing employer.

The amount of time it will take the City to recover its contribution to the award, in the form of increased property tax revenue, is approximately eleven years. This return timeframe is not rapid, but the estimate of new capital investment is conservative, and this does not consider the tremendous capital investment already in place by FARO within the City. When considering all taxing jurisdictions (i.e., County/City/Schools), the return timeframe is substantially reduced to about 2.5 years. While these numbers present a perspective on fiscal impacts, the project will result in a much larger economic impact within the community in the form of multiplier impacts.

RECOMMENDATION:

Request Commission authorize Mayor to execute Resolution No. 959 recommending FARO Technologies, Inc., for the Qualified Target Industry incentive and approve the expenditure of \$30,600 as Local Financial Support toward the incentive, an amount representing 10% of the total tax refund.

ATTACHMENTS:

- FARO Technologies, Inc., Resolution No. 959.

RESOLUTION NO. 959

REGARDING THE QUALIFIED TARGET INDUSTRY TAX REFUND PROGRAM; RECOMMENDING FARO TECHNOLOGIES, INC., BE APPROVED AS A QUALIFIED TARGET INDUSTRY (QTI) BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES; PROVIDING FOR LOCAL FINANCIAL SUPPORT TO THE QTI AWARD AMOUNT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the business under consideration is FARO Technologies, Inc.; and

WHEREAS, FARO Technologies, Inc., is currently located at 250 Technology Park, Lake Mary, Florida, and intends to further expand within the City of Lake Mary, Florida; and

WHEREAS, FARO Technologies, Inc., will invest up to \$749,000 in the City of Lake Mary including the purchase of tangible personal property and improvements to real property; and

WHEREAS, FARO Technologies, Inc., will create a minimum of fifty one (51) new, high-level jobs over a three (3) year period beginning in 2015, with an annual average salary of \$61,145, an amount equal to 150% of the average annual wage of \$40,763 for Seminole County according to the State of Florida Incentive Average Wage Requirements effective January 1, 2015; and

WHEREAS, Enterprise Florida, Inc. has determined that FARO Technologies, Inc., qualifies as a Qualified Target Industry Business pursuant to Section 288.106, Florida Statutes and is eligible to apply for the Qualified Target Industry Tax Refund; and

WHEREAS, the City of Lake Mary has committed to provide up to \$30,600, which is a ten percent (10%) match of the QTI per job award of \$6,000/job for 51 new jobs, and together with Seminole County, meeting the required QTI local participation

amount of 20%, and providing FARO Technologies, Inc., with important financial support pursuant to Section 288.106, Florida Statutes; and

WHEREAS, Seminole County is expected to provide up to \$30,600 which is a ten percent (10%) match of the QTI per job award, and together with the City of Lake Mary meeting the required QTI local financial participation amount of 20%, and providing FARO Technologies, Inc., with important financial support pursuant to Section 288.106, Florida Statutes; and

WHEREAS, the grant of local participation is derivative of and dependent upon the monitoring and administration of the QTI program by the State of Florida.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Lake Mary, Florida, as follows:

1. The City of Lake Mary recommends FARO Technologies, Inc., be approved as a QTI Business pursuant to Section 288.106, Florida Statutes;

2. The necessary cash commitment of local financial support for the Qualified Target Industry Tax Refund Program equally exists from Seminole County and the City of Lake Mary for FARO Technologies, Inc., totaling an amount not to exceed SIXTY ONE THOUSAND TWO HUNDRED DOLLARS (\$61,200); that this amount will be evenly split between the City of Lake Mary and Seminole County for a total payment of THIRTY THOUSAND SIX HUNDRED DOLLARS (\$30,600) by the City of Lake Mary; that this amount will be made available in accordance with the guidelines set forth by the Florida Department of Economic Opportunity with the stipulation that these funds are intended to represent the "local financial support" required by Section 288.106, Florida Statutes.

3. **EFFECTIVE DATE:** This Resolution shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED this 19th day of February 2015.

CITY OF LAKE MARY, FLORIDA

MAYOR, DAVID J. MEALOR

ATTEST:

CITY CLERK, CAROL A. FOSTER

Approved as to form and legality for use
and reliance upon by the City of Lake
Mary, Florida.

CATHERINE REISCHMANN, CITY ATTORNEY



MEMORANDUM

DATE: February 19, 2015
TO: Mayor and City Commission
FROM: Carol Foster, City Clerk
VIA: Jackie Sova, City Manager
SUBJECT: Reappointments to the Code Enforcement Board

The terms of Joel Ivey and Henry Scarfo will expire the end of February. Both members have been contacted and are interested in serving another term if you so desire.

RECOMMENDATION:

The Commission reappoint Mr. Ivey and Mr. Scarfo for three year terms.



CITY MANAGER'S REPORT

DATE: February 19, 2015
TO: Mayor and City Commission
FROM: Jackie Sova, City Manager
SUBJECT: City Manager's Report

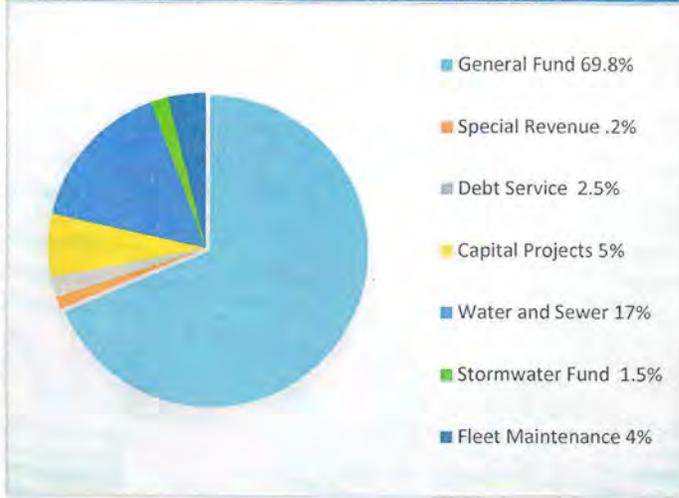
ITEMS FOR COMMISSION INFORMATION:

1. Monthly Department Reports.

City of Lake Mary Budget Snapshot as of January 31, 2015

(25% of fiscal year elapsed)

Fiscal Year 2014 - 2015 Adopted Budget



General Fund Revenues

Revenues	Budget	Year-to-Date	%
Ad Valorem Taxes	\$ 6,327,960	\$ 5,838,769	92.3%
Franchise & Utility Taxes	6,077,242	1,440,962	23.7%
Business Tax Receipts	118,110	114,780	97.2%
Permits	833,645	376,632	45.2%
Fines & Forfeitures	72,074	35,338	49.0%
Intergovernmental	1,577,791	400,895	25.4%
Charges for Services	1,408,350	482,740	34.3%
Investment Income/Other	212,000	97,407	45.9%
Operating Transfers In	1,015,000	253,750	25.0%
Total Revenues	\$ 17,642,172	\$ 9,041,273	51.2%

General Fund Expenditures

Expenditures	Budget	Year-to-Date	%
City Commission	\$ 96,882	\$ 31,019	32.0%
City Manager	634,437	184,410	29.1%
City Attorney	95,000	12,646	13.3%
City Clerk	233,155	73,858	31.7%
General Government	1,098,953	194,253	17.7%
Risk Management	16,000	11,685	73.0%
Finance	514,731	162,837	31.6%
Information Systems	305,894	82,253	26.9%
Community Development	622,775	194,392	31.2%
Building	499,153	134,471	26.9%
Facilities Maintenance	390,739	131,905	33.8%
Police Operations	5,118,507	1,611,896	31.5%
Fire Combat	4,629,920	1,377,035	29.7%
Fire Prevention	374,775	99,823	26.6%
Support Services	946,119	272,899	28.8%
PW Admin & Engineering	246,365	70,669	28.7%
Streets/Sidewalks	502,699	153,050	30.4%
Parks & Recreation	1,766,449	514,946	29.2%
Events Center	443,838	142,352	32.1%
Community Center	124,242	41,129	33.1%
Senior Center	103,697	29,353	28.3%
Tennis Center	50,181	15,400	30.7%
Transfers Out	1,537,708	512,569	33.3%
Total Expenditures	\$ 20,352,219	\$ 6,054,850	29.8%
<i>Fund Balance Forward</i>	14,138,405	15,368,972	108.7%
Current Fund Balance	\$ 11,428,358	\$ 18,355,395	160.6%

Debt Service Funds

Revenues	Budget	Year-to-Date	%
Transfers In	\$ 632,208	\$ 210,736	33.3%
Expenditures			
PIRRB Series 2007	\$ 291,807	\$ 286,159	98.1%
PIRRN Series 2012	\$ 331,773	\$ 287,332	86.6%

Special Revenue Funds

Revenues	Budget	Year-to-Date	%
Impact Fees	\$ 28,400	10,831	38.1%
Cemetery Sales	4,000	2,000	50.0%
Fines & Forfeitures	7,250	4,338	59.8%
Investment Income/Other	4,200	2,074	49.4%
Total	\$ 43,850	\$ 19,243	43.9%

Expenditures

Expenditures	Budget	Year-to-Date	%
Training	\$ 23,000	\$ 7,862	34.2%
Operating & DARE	13,000	5,192	39.9%
Contributions	13,500	-	0.0%
Capital	133,410	24,922	18.7%
Heritage Park	185,000	-	0.0%
Cemetery Operations	7,225	981	13.6%
Total	\$ 375,135	\$ 38,957	10.4%

<i>Fund Balance Forward</i>	721,287	847,740	117.5%
Current Fund Balance	\$ 390,002	\$ 828,026	212.3%

Capital Projects Fund

Revenues	Budget	Year-to-Date	%
Investment Income	\$ 1,000	\$ -	-
Grants	-	-	0.0%
Intergovernmental/Other	434,000	6,425	1.5%
Transfers In	755,000	251,667	33.3%
Total	\$ 1,190,000	\$ 258,092	21.7%

Expenditures

Expenditures	Budget	Year-to-Date	%
Capital Projects	1,962,108	489,882	25.0%
Total	\$ 1,962,108	\$ 489,882	25.0%

<i>Fund Balance Forward</i>	1,176,112	1,020,717	86.8%
Current Fund Balance	\$ 404,004	\$ 788,927	195.3%

Water and Sewer Fund

Revenues	Budget	Year-to-Date	%
Water Sales	\$ 2,000,000	\$ 592,993	29.6%
Sewer Revenue	1,870,000	618,729	33.1%
Reclaimed Water	205,000	65,162	31.8%
Water Impact Fees	50,000	25,328	50.7%
Sewer Impact Fees	10,000	16,838	168.4%
Investment Income/Other	135,500	70,413	52.0%
Total	\$ 4,270,500	\$ 1,389,463	32.5%

Expenditures

Expenditures	Budget	Year-to-Date	%
Operating Expenses	1,612,648	492,520	30.5%
Capital Projects	703,000	45,874	6.5%
Wholesale swr/reclaimed	1,333,000	358,555	26.9%
Transfers Out	1,039,500	346,500	33.3%
Total	\$ 4,688,148	\$ 1,243,449	26.5%

<i>Beg Unrestrict Net Assets</i>	14,683,952	13,860,913	94.4%
Available Net Assets	\$ 14,266,304	\$ 14,006,927	98.2%

Stormwater Utility Fund

Revenues	Budget	Year-to-Date	%
Stormwater Fees	\$ 385,924	\$ 124,800	32.3%
Interest/Other	3,000	1,469	49.0%
Total	\$ 388,924	\$ 126,269	32.5%

Expenditures

Expenditures	Budget	Year-to-Date	%
Operating Expenses	332,183	52,851	15.9%
Capital Projects	190,000	3,386	1.8%
Total	\$ 522,183	\$ 56,237	10.8%

<i>Unrestricted Net Assets</i>	268,592	556,543	207.2%
Available Net Assets	\$ 135,333	\$ 626,575	463.0%

Fleet Maintenance Internal Service Fund

Revenues	Budget	Year-to-Date	%
Fleet Transfers & Income	\$ 1,090,103	\$ 296,130	27.2%
Expenditures			
Operating Costs	\$ 282,006	\$ 79,454	28.2%
Vehicle Purchases	\$ 888,500	\$ 55,212	6.2%

City of Lake Mary, Florida
General Fund Revenues
As of January 31, 2015

Account Code	Description	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Budget	2015 Y-T-D	% FYTD
311-10	Millage Rate	3.6355	3.6355	3.6355	3.5895	3.5895	3.5895	92.27%
	Ad valorem tax	\$ 6,470,685	6,072,711	6,029,358	6,146,678	6,327,960	5,838,769	
	Franchise & Utility:							
313-10	Duke Energy - Franchise	1,283,358	1,224,950	1,128,047	1,146,509	1,134,190	271,878	23.97%
313-11	FP&L - Franchise	586,291	545,433	535,600	591,267	568,537	99,359	17.48%
313-40	Propane - Franchise	7,090	10,010	5,864	8,367	8,585	1,948	22.69%
313-70	Solid Waste - Franchise	402,902	419,745	428,368	441,060	442,491	144,507	32.66%
	Total Franchise	2,279,641	2,200,138	2,097,879	2,187,203	2,153,803	517,692	24.04%
314-10	Duke Energy - Utility	1,348,464	1,249,357	1,288,610	1,310,121	1,297,751	307,326	23.68%
314-11	FP&L - Utility	607,667	601,224	648,297	729,688	717,878	186,725	26.01%
314-20	Telecommunications	2,025,484	2,011,704	2,093,587	1,746,328	1,857,389	415,587	22.37%
314-80	Propane Gas - Utility	45,535	47,512	40,838	52,307	50,421	13,632	27.04%
	Total Utility	4,027,150	3,909,797	4,071,332	3,838,444	3,923,439	923,270	23.53%
	Total Franchise & Utility	6,306,791	6,109,935	6,169,211	6,025,647	6,077,242	1,440,962	23.71%
	Licenses and Permits:							
321-60	Business Tax Receipts	119,026	115,373	118,964	117,319	118,110	114,780	97.18%
322-10	Building Permits	501,449	851,192	1,543,828	864,080	720,524	340,971	47.32%
322-20	Electrical Permits	31,702	63,819	45,976	77,580	48,118	18,505	38.46%
322-30	Plumbing Permits	12,861	43,687	30,639	28,629	33,687	7,583	22.51%
322-40	Mechanical Permits	23,054	25,243	32,685	50,765	31,316	9,573	30.57%
	Total Licenses & Permits	688,092	1,099,314	1,772,092	1,138,373	951,755	491,412	51.63%
	Fines & Forfeitures:							
351-10	Court Fines	66,172	59,132	69,858	71,304	56,474	16,752	29.66%
351-30	False Alarm Fees	1,850	4,225	3,950	500	600	-	-
351-50	Violation of Local Ordin.	12,901	7,810	33,586	47,850	15,000	18,586	123.91%
	Total Fines & Forfeitures	80,923	71,167	107,394	119,654	72,074	35,338	49.03%
	Intergovernmental:							
312-41	Local Option Gas Tax	204,746	224,965	249,978	250,577	258,107	62,422	24.18%
334-00	Grants	18,575	3,241	2,096	20,860	-	-	-
335-12	State Rev. Share/Gas Tax	268,887	275,591	293,595	319,579	336,458	104,711	31.12%
335-14	Mobile Home License	35	108	114	71	60	23	38.33%
335-15	Alcoholic Beverage Lic.	20,566	9,829	5,572	20,052	12,000	-	-
335-18	1/2 Cent Sales Tax	795,364	800,439	834,141	880,882	957,126	233,739	24.42%
	Firefighter Supplement	10,580	11,200	11,740	14,355	14,040	-	-
	Total Intergovernmental	1,318,753	1,325,373	1,397,236	1,506,376	1,577,791	400,895	25.41%

City of Lake Mary, Florida
General Fund Revenues
As of January 31, 2015

Account Code	Description	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2015 Budget	2015 Y-T-D	% FYTD
Charges for Services:								
341-80	County Business License	12,665	10,715	10,836	11,098	11,000	7,866	71.51%
341-21	Zoning Fees	25,615	21,798	22,074	20,334	17,000	3,266	19.21%
341-22	Site Plan Fees	6,400	3,200	10,200	12,849	8,000	1,600	20.00%
341-22	Developer Bonus	-	-	-	-	-	-	-
342-10	Police Services	71,190	63,085	57,744	50,067	45,000	13,727	30.50%
342-60	Rescue Transport Fees	657,144	609,044	597,065	513,365	590,000	199,331	33.78%
347-10	Community/Events Center Rent	499,973	513,448	489,532	533,740	520,000	194,063	37.32%
347-15	Community Center	-	-	-	21,147	50,000	29,404	-
347-20	Summer Camp Fees	-	-	-	51,475	45,000	-	-
347-30	Farmers Market	36,838	31,379	29,719	23,107	25,000	6,782	27.13%
347-40	Skate Park Fees	16,296	8,819	4,221	3,198	4,000	1,662	41.55%
347-45	Splash Park Fees	23,504	24,274	22,811	25,760	24,000	240	1.00%
347-50	Park Rentals	675	630	1,082	783	850	919	108.12%
347-60	Sports Complex Rentals	24,658	27,330	29,288	30,620	30,000	13,525	45.08%
347-70	Softball Leagues	16,875	13,930	16,575	14,050	15,000	4,500	30.00%
347-80	Concession Revenues	5,444	679	2,435	7,326	7,500	1,604	21.39%
347-90	Tennis Center Revenues	52,204	50,231	40,729	23,364	16,000	4,251	26.57%
	Total Charges for Services	1,449,481	1,378,562	1,334,311	1,342,283	1,408,350	482,740	34.28%
Other:								
361-10	Interest	229,730	192,570	(1,038)	173,777	120,000	46,076	38.40%
363-10	Streetlighting	32,802	32,780	32,484	32,729	32,000	10,056	31.43%
364-00	Sale of Capital Assets	15815	51,917	388	701	-	697	-
369-00	Other Miscellaneous Rev.	113,923	160,060	126,900	151,663	60,000	40,578	67.63%
	Total Other Revenue	392,270	437,327	158,734	358,870	212,000	97,407	45.95%
Transfers In:								
381-00	Transfers from W&S	850,000	850,000	900,000	985,000	1,015,000	253,750	25.00%
381-00	Transfers from Cemetery FD	-	125,000	-	-	-	-	-
	Total Transfers In	850,000	125,000	900,000	985,000	1,015,000	253,750	25.00%
	Total General Fund Revenue	17,556,995	16,494,389	17,868,336	17,622,881	17,642,172	9,041,273	51.25%
	Carry-forward Fund Balance	15,145,583	15,066,183	16,369,093	17,541,260	14,138,405	14,138,405	100.00%
	Total Available	\$ 32,702,578	\$ 31,560,572	\$ 34,237,429	\$ 35,164,141	\$ 31,780,577	\$ 23,179,678	72.94%

FINANCE DEPARTMENT
MONTHLY REPORT
January 2015

Purchasing/AP Activity	Jan-15	FYTD	Jan-14	FYTD
Purchase Orders Encumbered	23	185	35	229
Bids/RFPs Processed	0	1	0	2
Express Purchase Orders Processed	10	55	16	55
Express P.O. - Average \$ Value	\$271		\$250	
Checks Issued to Vendors	241	956	226	854
P-Card Transactions	299	1,219	241	1,008
P-Card Average \$ Value	\$130		\$114	

Accounting/Payroll Activity				
Journal entries Prepared and Posted	47	179	42	168
Items Deposited	2,511	10,911	2,794	11,116
Deposited Items Returned	4	19	1	8
Credit/Debit Card transactions	535	2,064	495	1,736
Credit/Debit Card Sales	\$85,321	\$347,093	\$75,238	\$269,549
Employees Paid	384	1,911	241	1,766

Utilities Activity				
Utility Refund Checks	40	81	16	72
Utility Turn-offs for Non-payment	24	87	13	69
Door Hangers for Non-pay prepared	156	605	130	523
Delinquent Letters Mailed Out	422	1,477	335	1,407
Utility Service Complaints Handled	19	66	21	72
Garbage Service Complaints Handled	10	59	15	49
Existing Utility Accounts Closed	42	236	55	249
New Utility Accounts Opened	39	227	62	272
Utility Bank Draft Customers	1,152		1,083	
Electronic Utility Payments	1,042	4,455	1,174	4,505
Paperless Billing Customers	736		695	
Current Residential Water Customers	4,751		4,724	
Current Residential Sewer Customers	2,588		2,582	
Current Residential Garbage Customers	4,673		4,887	
Current Commercial Water Customers	450		450	
Current Commercial Sewer Customers	385		383	
Current Commercial Garbage Customers	243		239	

IT Activity				
Helpdesk tickets logged	134	487	104	409
Computer/Server/Network tickets	129	469	99	394
Cell Phone tickets	5	21	3	14
Helpdesk tickets resolved	134	490	102	410
Average resolution time (days)	1		1	
Intranet/Website Updates	6	24	6	35
Unique Website Visitors	18,981	67,619	17,078	57,949

Items of Interest During Reporting Period



CITY MANAGER'S REPORT

DATE: February 19, 2015
TO: Mayor and City Commission
FROM: Bryan Nipe, Parks and Recreation Director
VIA: Jackie Sova, City Manager
SUBJECT: Parks and Recreation Update for January 2015

Community Center

- Rentals
- 21 rentals in January
- Programs
- Zumba: Averaging 20 participants
 - Yoga: Averaging 6 participants
 - Tri-Balance Martial Arts: Averaging 15 participants
 - Young Rembrandts Art: Averaging 5 participants

Sports Complex

- Programs
- Adult Softball – 12 teams
 - Adult Kickball – 4 teams
 - Youth Soccer (Soccer Shots) – 64 youth signed up
 - Little League – over 350 youth on teams. Opening day is February 21st at 9am.
- Skate Park
- 13 of the new annual passes sold in the month of January along with a 107% increase in new waivers.

Event Center

- Rentals
- 112 total rentals year to date, up from 94 last year

Tennis Center

- Membership is at 161, up from 155 in January 2014
- The first Doubles Mixer is scheduled for March 14th at 6pm.

Community Events

- The Elder Affairs Shred-A-Thon was a success again this year with volunteers and staff recycling/shredding of documents from 929 vehicles or 71 more than 2014.
- Family Fun Day in Central Park – April 4th
- Trailblazer 5k in Downtown Lake Mary – April 25th

Grounds and Facilities Maintenance

- Removal of holiday lighting
- Finalizing Rinehart Trail improvements with Public Works. Remaining work in February includes landscaping.
- Currently improving batting cages at the Sports Complex to increase usage capability.

Senior Center

- 13% increase individual participation over YTD 2014.

MEMO

TO: Bryan Nipe, Director of Parks & Recreation

FROM: Cristin Rumler, Customer Service Representative

DATE: February 9, 2015



PARKS AND RECREATION MONTHLY ACTIVITY REPORT FOR THE MONTH OF: January 2015

EVENTS CENTER	Current Month	This Month Last YR	Current YTD	Previous YTD
non-revenue uses	0	8	4	13
rentals	29	20	112	94
revenue	\$ 49,343.16	\$ 39,204.69	\$ 194,063.21	\$ 175,297.10
expenses	\$ 33,259.25	\$ 28,567.82	\$ 142,351.60	\$ 123,873.93

SENIOR CENTER	Current Month	This Month Last YR	Current YTD	Previous YTD
classes	120	128	467	439
individual participants	2,340	2,371	8,483	7,532
revenue	\$ 4,934.81	\$ 8,637.09	\$ 9,112.57	\$ 13,330.76
expenses	\$ 7,869.30	\$ 8,574.90	\$ 29,352.86	\$ 32,099.90

COMMUNITY CENTER	Current Month	This Month Last YR	Current YTD	Previous YTD
classes	63	-	224	-
non-revenue uses	13	-	44	-
rentals	21	-	84	-
rental revenue	\$ 7,422.20	\$ -	\$ 29,404.10	\$ -
expenses	\$ 11,151.29	\$ 4,163.10	\$ 41,129.26	\$ 4,163.10

TENNIS CENTER	Current Month	This Month Last YR	Current YTD	Previous YTD
memberships	161	155		
revenue	\$ 1,195.60	\$ 985.25	\$ 4,251.10	\$ 4,367.25
expenses	\$ 2,625.18	\$ 3,142.24	\$ 15,399.62	\$ 14,286.60

OTHER REVENUES	Current Month	This Month Last YR	Current YTD	Previous YTD
Farmers Market	\$ 1,935.51	\$ 2,359.45	\$ 6,781.74	\$ 9,200.01
Skate Park	\$ 554.92	\$ 271.68	\$ 1,661.62	\$ 1,110.47
Splash Park	\$ -	\$ -	\$ 239.62	\$ 462.27
Park Rentals	\$ -	\$ 75.00	\$ 919.06	\$ 300.00
Sports Complex	\$ 2,589.46	\$ 2,229.88	\$ 13,525.18	\$ 8,232.31
Leagues	\$ 200.00	\$ 325.00	\$ 4,500.00	\$ 4,550.00
Concession (Trailhead & Sports Comp.)	\$ 850.00	\$ 625.00	\$ 1,603.91	\$ 2,352.07
Summer Camp	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER REVENUES	\$ 6,129.89	\$ 5,886.01	\$ 29,231.13	\$ 26,207.13

FACILITIES MAINTENANCE
MONTHLY REPORT



WORK ORDER EXPENSES

TYPE	Jan-15	YTD	Jan-14	YTD	Jan-15	YTD	Jan-14	YTD
LABOR	13%	41%	14%	27%	\$ 5,478.55	\$ 21,111.47	\$ 3,848.84	\$ 19,261.46
MATERIALS	7%	22%	28%	17%	\$ 2,866.98	\$ 11,561.21	\$ 5,413.06	\$ 14,853.82
CONTRACTOR	80%	37%	58%	56%	\$ 33,792.32	\$ 40,529.05	\$ 4,819.17	\$ 36,096.08
TOTALS	100%	100%	100%	100%	\$ 42,137.85	\$ 73,201.73	\$ 14,081.07	\$ 70,211.36

WORK ORDERS BY BUILDING

FACILITY	Jan-15	YTD	Jan-14	YTD
CITY HALL	6	39	16	51
COMMUNITY CENTER	9	23	0	0
EVENTS CENTER	9	20	5	28
EMPLOYEE HEALTH CLINIC	1	1	0	2
FLEET	1	8	1	4
FRANK EVANS MUSEUM	1	2	1	5
LIBERTY PARK	1	2	0	0
MUNICIPAL COMPLEX	4	21	5	28
PARKS BUILDING	3	6	5	12
POLICE DEPARTMENT	6	25	9	21
PUBLIC WORKS BUILDING	1	8	8	17
SPORTS COMPLEX	4	14	3	10
STATION #33	8	13	5	12
STATION #37	6	11	3	6
TENNIS CENTER	0	14	2	17
TRAILHEAD PARK	0	5	0	2
WATER TREATMENT PLANT	2	4	1	6
TOTALS	62	216	64	221

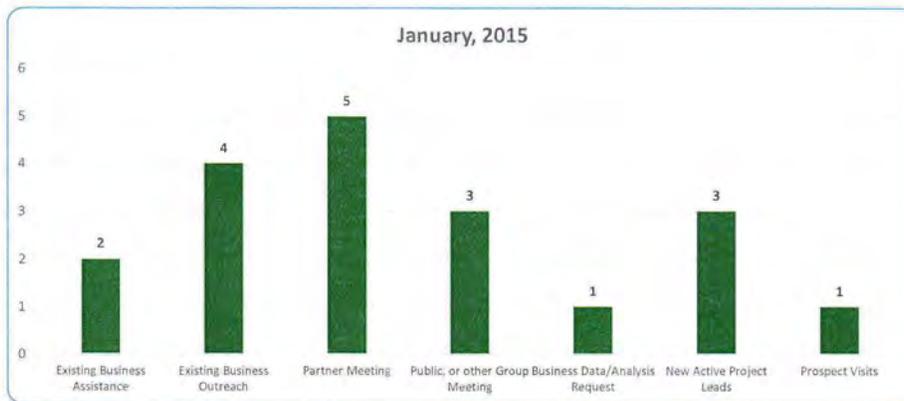
WORK ORDERS BY CATEGORY

FACILITY	Jan-15	YTD	Jan-14	YTD
APPLIANCES	4	15	2	7
DOORS - INT, EXT, & HARDWARE	10	18	9	14
ELECTRICAL	22	90	20	77
FIRE ALARM SYSTEMS	1	1	1	6
FIRE SPRINKLER SYSTEMS	0	0	0	0
HVAC	2	13	7	13
JANITORIAL	2	4	1	12
MISCELLANEOUS	8	23	13	34
PAINT - INTERIOR & EXTERIOR	1	3	1	1
PEST CONTROL	2	3	1	3
PLUMBING	8	18	3	21
PREVENTATIVE MAINTENANCE	1	24	5	32
SECURITY SYSTEMS	1	4	1	1
SEPTIC TANKS	0	0	0	0
VENDING	0	0	0	0
TOTALS	62	216	64	221

Activity Summary

City of Lake Mary, Economic Development Activity Summary January, 2015	
Activity Code	Explanation
Existing Business Assistance	Existing business assistance involving a problem, and follow-up
Existing Business Outreach	Existing business outreach meeting or interview
Partner Meeting	Meeting with Economic Development partners
Public, or other Group Meeting	Public meetings, or other group meeting
Business Data/Analysis Request	Data and analysis request processed
New Active Project Leads	Meetings associated with new projects that develop into follow-up action or incentive
Prospect Visits	Meeting with business potentially interested in relocating or expanding in Lake Mary

Activity Count	January, 2015
Existing Business Assistance	2
Existing Business Outreach	4
Partner Meeting	5
Public, or other Group Meeting	3
Business Data/Analysis Request	1
New Active Project Leads	3
Prospect Visits	1
Total Count	19



Milestones:

Finalized the City's participation in Project Teacher's Choice - involving the retention and expansion of an iconic company in the City of Lake Mary.
Continue to explore partnerships and formulate a scope of services for an economic development assessment study geared toward Rinehart Road and other significant county land resources.
Significant work on a business retention/expansion project involving an existing Lake Mary manufacturer.



The diagram to the left shows a typical pattern associated with workflow from a local (city) economic development office. Note concentration on existing businesses.

City of Lake Mary -
Economic Development Activity Report

Activity Detail

City of Lake Mary, Economic Development Activity Log

January, 2015

Name	Date	Activity Code	Explanation
Tom	1/5/15	Business Data/Analysis Request	Background research and completion of State's Economic and Demographic Research (EDR) survey on economic development.
Tom	1/5/15	New Active Project Leads	Work to finalize Project Teacher's Choice. Tasks include assistance with real estate issues, permitting assistance, data and analysis, processing and coordination of incentives with the State.
Tom	1/8/15	Public, or other Group Meeting	Good Morning Seminole: economic outlook presentation by Sean Snaith, UCF.
Tom	1/12/15	Public, or other Group Meeting	Participated in the SEDEN bi-monthly meeting. Meeting held at CFE Credit Union with a focus on the finance industry.
Tom	1/13/15	Existing Business Outreach	Seminole County Chamber - Lake Mary Coffee Club Meeting. Outreach to existing businesses.
Tom	1/14/15	Existing Business Assistance	Arranged a meeting between Deloitte Consulting/SSC/UCF to discuss hiring experience, training and curriculum with education partners.
Tom	1/15/15	Public, or other Group Meeting	City Commission meeting. Resolution recommending Dixon Ticonderoga for the State's QTI incentive approved by the Commission.
Tom	1/15/15	Partner Meeting	Attended the Orange County Economic Development update.
Tom	1/16/15	New Active Project Leads	Meeting with Project Wizard to discuss expansion plans and incentives.
Tom	1/16/15	Partner Meeting	Meeting with City of Winter Springs staff to discuss potential partnership on an economic opportunity study geared toward target industry attraction on large land holdings within the county.
Tom	1/19/15	New Active Project Leads	Constructed a letter preserving inducement (LPI) for Project Wizard.
Tom	1/20/15	Partner Meeting	Meeting with City of Sanford staff to discuss potential partnership on an economic opportunity study geared toward target industry attraction on large land holdings within the county.
Tom	1/21/15	Partner Meeting	Planning meeting with several City economic development professionals to form a new information sharing group, called MEDO - Municipal Economic Developer Organization. The group will meet periodically to discuss and share best practices and synergies related to economic development.
Tom	1/21/15	Existing Business Outreach	Participated in the Seminole County Regional Chamber's Business Expo, held at the Lake Mary Events Center. Lake Mary's table met with businesses and distributed collateral regarding City programs, recreation, and economic development.
Tom	1/22/15	Prospect Visits	Meeting with HCA Healthcare to discuss locating a new emergency care clinic in the City.
Tom	1/22/15	Existing Business Assistance	Meeting with Florida Hospital to discuss plans for their Rinehart Road property.
Tom	1/23/15	Partner Meeting	Meeting with City of Winter Park economic development team.
Tom	1/27/15	Existing Business Outreach	Seminole County Chamber - Lake Mary Coffee Club Meeting. Presented an economic development update to a group of 30 business stakeholders. Outreach to existing businesses.
Tom	1/28/15	Existing Business Outreach	Participated in ground breaking ceremony for the new Seminole Science Charter School. This new Charter School will locate in the old Litchfield Cinema on US17-92 and Weldon Blvd..



City of Lake Mary
Fire Department
911 Wallace Court-Lake Mary, Florida 32746



Monthly Report

January 2015

Administration and Emergency Operations

We responded to 353 emergency alarms, had 158 transports, and accumulatively participated in 938.5 hours of EMS and fire related training during the month of January.

Emergency Operations personnel had an additional 46 public contacts for sharps boxes, blood pressures, child car seat installations, public relations, etc.

The new Fire Chief has been selected with his first official duty day being February 2, 2015.

Administrative personnel began work on the 2015/2016 budget proposal.

Fire Prevention

Fire inspectors conducted 103 combined inspections and 47 plan reviews.

Activities included – preparations for new fire inspector, site visits for several projects to resolve issues, updating new inspection log and assignments, one hydrant flow test for new project. Working on: fabric and sprinkler concerns at Noah's, ricochet sprinkler activations at Gander Mountain and silencing alarm systems with no evacuation at two hotels.

Attended - First Step, F.H. status, CFFMIA and FFMI Board Meetings.

Attended – online fire sprinkler seminar, fire inspector classes at Fire Rescue East and class at CFFMIA luncheon.

Conducted opening remarks at Dyna Fire Day at the Events Center.

Public Education Events –

Fire Drill – Verizon – 1035 in attendance.

Human Resources

January 2015 Report

Employment	01/15	YTD	01/14	YTD
Applications received/acknowledged	96	258	36	49
New Hire Orientations	0	11	1	3
Resignations/Terminations	4	9	2	6
Current Vacancies (FT/PT Employment Opportunities)	4	22	2	5
Positions filled in house	1	2	0	4
Positions filled outside	0	11	1	3
Surveys Conducted/Completed	7	23	4	16
Employee Evaluations	15	50	16	60
Employee Verifications	5	22	2	13
Personnel Actions Initiated	25	110	21	102
Grievances Filed	0	2	0	1
Employee Insurance Assistance	4	8	5	17
Current Full Time Employees	177		176	
Current Part Time Employees	17		16	

Special Projects

Insurance	01/15	YTD	01/14	YTD
On the Job Injuries - Medical Attention Required	0	1	0	3
On the Job Injuries - No Medical Attention Required	1	1	0	0
City Vehicle Accidents Reported - Under \$500	0	1	2	5
City Vehicle Accidents Reported - Over \$500	0	2	1	1
Loss/Damage Reports - Under \$500	1	3	1	4
Loss/Damage Reports - Over \$500	1	3	0	1
Damage to City Property by Others - Under \$500	0	0	0	0
Damage to City Property by Others - Over \$500	0	0	0	0
Liability/Claimant Incident Reports - Under \$500	0	0	0	1
Liability/Claimant Incident Reports - Over \$500	0	0	0	2
Special Hearings/Mediations	0	0	0	0

PUBLIC WORKS UPDATE

January 2015

Streets/Sidewalks – 432

1. Station House area parking, utility and road improvements substantial completion August 13th. Final Completion dependent upon Station House schedule (March).
2. Design of parking lot for Community Building complete, bid in February.
3. Emma Oaks Trail sidewalk waiting on Duke transmission pole replacements.
4. Street pavement condition survey to be completed in February.

Water Treatment – 434

12-month average daily water demand 2.95 million gallons (2% less than previous 12 months). CUP allowance 4.94 MGD. 12-month maximum day demand 5.46, plant capacity 9.99 MGD.

Water Distribution/Wastewater Collection – 435

1. Public Works Equipment Canopy Notice to Proceed early February.
2. Meter Change-out Program – ongoing.
3. Continuing decommission of galvanized water mains downtown.
4. Lift station pump maintenance program – all stations have been repaired/modified; we are experiencing a 25% reduction in electric use over 2011.
5. Lake Mary Blvd/TOD sewer design being revised to add sidewalk and turn lane on Palmetto Ave, 95% design completed, in permitting phase.

	Jan-15	FYTD	Jan-14	FYTD
Work Orders Completed	18	96	24	98
Sidewalks Repaired (Feet)	0	250	20	1,360
Street Signs Installed	11	43	9	50
Streets Paved (Miles)	0	0.00	0	3
Paved Streets Maintained (Asphalt - Tons)	2.50	10.00	2.50	12
Millions Gallons Treated	81	357	79	359
New Water Meters Installed	0	7	2	18
Waterlines Installed (Feet)	0	0	0	160
Waterline Breaks Repaired	17	77	12	78
Meters Exchanged	63	127	42	156
Turn-On/Turn-Off (Customer Request)	81	463	117	521
Turn-Offs/Non-Payment	24	87	13	69
Water System Dist. Valves Exercised	30	35	40	130
Vehicle Preventative Maint. Inspections	50	198	45	189
Vehicles/Equipment Serviced	83	367	77	307

**CITY CLERK'S OFFICE MONTHLY REPORT
JANUARY 2015**

	FY 2015		FY 2014	
	JAN. 15	YTD	JAN. 14	YTD
MINUTES PREPARED (SETS)	1	7	1	6
ORDINANCES CREATED	0	0	0	0
ORDINANCES PREPARED	1	2	1	2
RESOLUTIONS CREATED	0	0	0	0
RESOLUTIONS PREPARED	1	2	0	0
PROCLAMATIONS PREPARED	2	5	1	2
PUBLIC HEARING NOTICES PUBLISHED	0	3	0	1
OCCUPATIONAL LICENSES				
NEW	17	115	32	102
RENEWALS	24	310	16	220
TRANSFERS	2	19	6	18
REVENUE GENERATED	\$2,062.50	\$21,655.00	\$4,492.50	\$21,248.50
CITY ELECTIONS HELD	0	0	0	0
DOCUMENTS RECORDED	2	14	4	11
RECORDS DESTROYED (CUBIC FEET)	0	0	0	0



CITY MANAGER'S REPORT

Date: February 19, 2015
TO: Mayor and City Commission
FROM: Gary Schindler, City Planner
THRU: John Omana, Community Development Director
VIA: Jackie Sova, City Manager
RE: January 2015 Planning and Development Activity

FY2014-2015 WORKLOAD DATA

	FY2014		FY2015	
	JAN	Total YTD	JAN	Total YTD
Land Use Amendments	0	0	0	0
Rezoning	0	3	0	0
Conditional Use	0	1	0	1
Subdivisions/Plat	1	3	0	1
Site Plans	2	4	0	1
Variances	0	1	0	0
Vacates	0	0	0	0
Annexations	0	0	0	0
DRI Development Agreement & Amendments	0	0	0	0
PUD Development Agreement & Amendments	1	1	0	0
Development Agreements, New	0	0	0	1
DRC Reviews	1	1	0	2
Home Occupation Review	8	19	3	15
Business License Review	36	105	19	119
Arbor Permits (non-development related)	12	53	14	47
Zoning Verification Letters	0	3	0	2
Site Permits Issued	1	5	1	3
Building Permits Review	35	126	18	114
Number of Pages Scanned	0	0	0	0

Significant Meetings & Issues:

- Jan 5 - Mtg. with developers regarding the SE corner of Country Club Rd./Lake Mary Boulevard & Arbor mtg. regarding property in the Forest.**
- Jan 6 - Parks & Recreation Comprehensive Plan Element update mtg.**
- Jan 8 - First Step mtg. for 755 Rinehart Rd.**
- Jan 12 - Strategic Planning preparation mtg.**
- Jan 13 - Sanford Airport Noise Abatement Committee mtg.**
- Jan 16 - Lake Emma Property Elevation Development mtg.**
- Jan 20 - First Step mtg. for 16 homes project on Crystal Drive & Downtown traffic mtg.**
- Jan 22 - First Step mtg. for HCA Clinic & Florida Hospital project update mtg.**
- Jan 23 - MetroPlan Transportation Advisory Committee mtg.**
- Jan 27 - Strategic Planning preparation mtg.**
- Jan 28 - UCF Masters in Planning Advisory Board mtg.**



CITY MANAGER'S REPORT

DATE: February 3, 2015

TO: Mayor and City Commission

FROM: Bobbie Jo Keel, Permitting/Zoning Coordinator

THRU: John Omana, Community Development Director

VIA: Jackie Sova, City Manager

SUBJECT: January Monthly Report

BUILDING PERMITS ISSUED					BUILDING PERMIT VALUATIONS			
ACTIVITY - PERMIT TYPE	Jan-15	YTD	Jan-14	YTD	Jan-15	YTD	Jan-14	YTD
COMMERCIAL - NEW	0	1	0	20	\$ -	\$ 1,032,000	\$ -	\$ 624,599
COMMERCIAL - ALTERATION	8	37	11	29	\$ 3,198,569	\$ 11,851,926	\$ 1,209,986	\$ 12,934,761
RESIDENTIAL - NEW	0	11	11	9	\$ -	\$ 2,655,214	\$ 2,468,900	\$ 28,094,498
RESIDENTIAL - ALTERATION	11	41	10	37	\$ 92,919	\$ 342,926	\$ 479,351	\$ 652,829
ELECTRICAL - NEW/ALTERATION	15	94	20	60	\$ 288,687	\$ 1,520,100	\$ 193,588	\$ 17,817,147
ELECTRICAL - TEMP/PREPOWER	1	25	19	44	\$ 100	\$ 4,360	\$ 1,200	\$ 4,300
MECHANICAL - NEW/ALTERATION	28	93	26	62	\$ 297,415	\$ 1,218,289	\$ 712,999	\$ 3,579,678
PLUMBING - NEW/ALTERATION	15	64	14	38	\$ 82,410	\$ 343,388	\$ 113,970	\$ 1,483,506
ROOFING - TILE, METAL & FLAT	0	8	9	38	\$ -	\$ 55,391	\$ 74,784	\$ 1,179,753
RE-ROOFING	25	103	7	33	\$ 278,052	\$ 2,418,527	\$ 155,595	\$ 742,007
SWIMMING POOL	1	5	0	7	\$ 55,000.00	\$ 206,300.00	\$ -	\$ 176,270.00
SCREEN ENCLOSURE	0	5	3	7	\$ -	\$ 33,157	\$ 18,355	\$ 72,486
FENCE	4	26	4	12	\$ 5,984	\$ 47,324	\$ 7,265	\$ 40,263
SIGN	2	9	6	7	\$ 4,208	\$ 30,628	\$ 143,829	\$ 164,089
FOUNDATION ONLY	0	0	0	1	\$ -	\$ -	\$ -	\$ -
DEMOLITION	0	2	0	0	\$ -	\$ 13,700	\$ -	\$ 4,000
TOTALS	110	524	140	404	\$ 4,303,344	\$ 21,773,230	\$ 5,579,822	\$ 67,570,186

BUILDING INSPECTIONS PERFORMED				
TYPE	Jan-15	YTD	Jan-14	YTD
BUILDING	229	877	255	1108
ELECTRICAL	94	368	108	420
MECHANICAL	33	149	53	247
PLUMBING	67	219	68	165
TOTALS	423	1613	484	1940

MAJOR PROJECTS

1. Fountain Parke
2. Station House
3. Central Parc
4. My Neighborhood Storage

FIRST STEP MEETINGS

1. 755 Rinehart Rd.
2. Single Family Subdivision-Crystal D
3. Rinehart Place
4. HCA Clinic



Lake Mary Police Department

MONTHLY REPORT - JANUARY 2015

	FY 2015 JAN	FY 2015 YTD	FY 2014 JAN	FY 2014 YTD
Monthly Call Volume	4,538	18,056	4,605	18,843
Response Times (in minutes)				
Priority 1	0.84		3.19	
Priority 2	3.85		3.53	
Priority 3	7.4		7.09	

UCR Crimes

Murders	0	0	0	0
Sex Offenses, Forcible	0	1	2	2
Robbery	0	1	0	1
Assault/Battery	9	33	15	31
Burglary	8	30	6	21
Theft, all other	20	65	18	66
Motor Vehicle Theft	1	2	0	2
Theft of Motor Vehicle Parts	1	6	2	6
Arson	0	0	0	0
D.U.I.	2	14	2	6

Total Arrests

Adults	34	134	38	113
Juveniles	3	12	1	15

Traffic Calls

Crashes	66	260	46	207
Criminal Citations	15	44	13	48
Citations- non criminal	124	783	267	1,166
Parking citations	6	21	10	32
K9 Deployments	7	38	11	42
Agency Assist; outside Jurisdiction	47	182	56	213

Alarms

Total	109	410	86	392
Business	48	223	58	261
Residential	61	187	28	131

Total Responses to City Ordinance Violations

14	14		69
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Lake Mary Police Department IMPORTANT EVENTS

Patrol Division

Provided escort for the funeral of Mrs. Martha Miller.

Motors, K-9 Units and Community Relations participated in the multi-agency "Cops and Cars" event in Oviedo.

Our K-9 unit performed a drug search at Winter Springs High School.

Assisted with the Elder Affairs "Shred-A-Thon".

Completed a "Code Red" drill at Lake Mary Elementary.

Criminal Investigations Division

Four arrests made on larceny case and another arrest made for residential burglary.

Capias request issued for one larceny case, and another for property damage.

Awaiting final autopsy report in death investigation.

Participated in Active Shooter Training at Lake Mary Elementary.

11 cases were routed to the Economic Crimes Task Force.

Det. Umana took part in Stalking Awareness Event.

Various members attended training on: Court Testimony, Pawn and Agency Liability.

Participated in Seminole, Lake and Volusia County Intel Meetings, and attended meetings on Safehouse, Multi-Disciplinary Team and Human Trafficking.

Community Relations Division

Crime Prevention - provided home security assessment and evaluation for resident of the Hills of Lake Mary.

Attended Bear Crisis Management Class, the information will be used to understand how our agency should respond to the growing number of black bears reported in our area. Also attended Autism Awareness Class with members of CID, to learn how best to assist the increasing number of autistic adults our officers come in contact with in the line of duty.

Planning National Swim Safety Day, one event to be held at Lake Mary Splash Pad.

Over 20 women attended CRD's class "Phase II of the Women's Self Defense".

Hosted a tour of the police department for Cub Scout Pack, with a lesson on Crime Prevention that was very well received.

"How Lake Mary Police Officers Help Our Community" presentation given to four preschool classes at Holy Cross Community Helpers Day - the children were enthusiastic and receptive!

Assisted with parking and traffic flow at Lake Mary's Shred-A-Thon.

Attended the Florida State Public Information Officer (PIO) Symposium and Training.

Support Services Division

LMPD's yearly Uniform Crime Reporting statistics were reported to the State.

ECO Babbish completed Emergency Communication Officer training and was promoted to ECO II.

Support Services Supervisor, Suzanne Garfinkel, attended Agency Liability Training.