

CITY OF MINNEOLA, FLORIDA
ANNUAL FINANCIAL REPORT
SEPTEMBER 30, 2012

CITY OF MINNEOLA, FLORIDA

CITY OFFICIALS

MayorPat Kelley

Vice-MayorKelly Price

CouncilmanJoseph Saunders

CouncilmanPam Serviss

CouncilmanLisa Jones

City ManagerMark Johnson

Accountant IIICharlotte Gentile

CITY OF MINNEOLA, FLORIDA
ANNUAL FINANCIAL REPORT
SEPTEMBER 30, 2012

TABLE OF CONTENTS

INTRODUCTORY SECTION

Title Page	
City Officials	
Table of Contents	Page

FINANCIAL SECTION

Independent Auditor's Report.....	1
Management's Discussion and Analysis	3

BASIC FINANCIAL STATEMENTS

Government-wide Finance Statements:

Statement of Net Assets	12
Statement of Activities.....	13

Fund Financial Statements:

Balance Sheet - Governmental Funds.....	14
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	15
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	16
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual - General Fund	17
Balance Sheet - Enterprise Fund.....	18
Statement of Revenues, Expenses and Changes in Fund Net Assets - Proprietary Fund.....	19
Statement of Cash Flows - Proprietary Fund.....	20

Notes to Financial Statements.....	21
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CITY OF MINNEOLA, FLORIDA
ANNUAL FINANCIAL REPORT
SEPTEMBER 30, 2012

INDIVIDUAL FUND STATEMENTS

General Fund:

Comparative Balance Sheets.....	37
Schedule of Revenues - Budget and Actual	38
Schedule of Expenditures - Budget and Actual	40

Storm water Fund:

Comparative Balance Sheets.....	42
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual	43

OTHER REPORTS

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	45
Independent Auditor's Report on Compliance with Requirements That Could Have a Direct and Material Effect on Each Major Program and on Internal Control Over Compliance in Accordance With <i>OMB Circular A-133</i>	47
Management Letter	49

CLERMONT OFFICE

Jerry D. Brown, C.P.A.

Herbert John Greenlee, Jr. C.P.A.
Suzanne M. Brownlee, C.P.A.



**GREENLEE
KURRAS
RICE &
BROWN, PA**
CERTIFIED PUBLIC
ACCOUNTANTS

MOUNT DORA OFFICE

John S. Rice, C.P.A.
Patricia A. Sykes-Amos, C.P.A.
C. L. (Chip) Garner, C.P.A.

Dorothy A. Kurras, C.P.A.
Keire Rice Hosley, C.P.A.
David A. Donofrio, C.P.A.
Deborah R. Mullins, C.P.A.
Allan L. Silbernagel, C.P.A.

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Council
City of Minneola, Florida

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Minneola, Florida, as of and for the year ended September 30, 2012, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of Minneola, Florida's, management. 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 includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

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 Minneola, Florida, as of September 30, 2012, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with **Government Auditing Standards**, we have also issued our report dated May 16, 2013 on our consideration of the City of Minneola, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grants agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting 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.

The management's discussion and analysis and budgetary comparison information on page 3 through 11 and 37 through 43, are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Minneola, Florida's basic financial statements. The introductory section and combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and individual non-major fund financial statements have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.

Greenlee, Humes, Rice + Brown, PA

Clermont, Florida
May 16, 2013

Management's Discussion and Analysis

As management of the City of Minneola, 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, 2012. This discussion has been prepared by management and should be read in conjunction with the financial statements, which follow this section.

Financial Highlights

The City's assets exceeded its liabilities at September 30, 2012 by \$27,358,455 (net assets). Of this amount, \$4,574,560 (unrestricted net assets) may be used to meet the City's ongoing obligations to its customers and creditors.

The City's total net assets increased \$1,033,548 as a result of current year operations.

The City's total amount of outstanding loan debt at September 30, 2012 was \$17,640,494 of which \$746,129 is classified as current and \$16,894,365 as long-term.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The basic financial statements consist of three parts: government-wide financial statements, fund financial statements, and notes to the financial statements. This report also includes supplementary information that explains in more detail some of the information in the financial statements.

Government-Wide Financial Statements

The government-wide financial statements of the City provide a broad overview of the City's finances and report information about the City using accounting methods similar to those used by private sector companies.

The Statement of Net Assets presents the City's assets less its liabilities at year end. The difference between these assets and liabilities is reported as net assets. Over time, increases or decreases in net assets 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 assets changed during the fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future periods.

The government-wide financial statements can be found on pages 12 and 13 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The City has three funds; the general governmental fund, a special revenue fund and the proprietary fund.

Governmental Funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, these funds focus on near-term inflows and outflows of spendable resources as well as on balances of spendable resources available at the end of the fiscal year. As a result of this difference in focus, reconciliation is provided in the notes to the financial statements between the fund and government-wide statements.

Special Revenue Funds - Special Revenue funds account for the proceeds of specific revenue sources (other than expendable trusts or for major capital projects) that are legally restricted to expenditures for specified purposes.

The basic governmental fund financial statements can be found on page 14 and 15 of this report.

Proprietary Funds - Proprietary funds account for operations that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges, or where the governing body had decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Notes to the Financial Statements - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 21 of this report.

Other information - In addition to the basic financial statements and notes, this report also presents certain required supplementary information concerning the City's annual appropriated budget for its general fund. A budgetary comparison schedule has been provided as required supplementary information for the general fund to demonstrate compliance with this budget. Supplementary information can be found beginning on page 37 of this report.

Government-Wide Financial Analysis

The City has implemented the provisions of Governmental Accounting Standards Board Statement Number 34, "*Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments.*" As a result, the accompanying fund financial statements are converted to the Statement of Net Assets and Statement of Activities by posting adjustments for the following:

Capital assets, net of accumulated depreciation, have been added to the Statement of Net Assets. In addition, capital outlay has been taken out of expenses in the Statement of Activities and depreciation expense for all equipment has been included in expense.

The liabilities for debt and accrued compensated absences have been added to the Statement of Net Assets and the related expenses have been included in the Statement of Activities.

The Statement of Net Assets and the Statement of Activities report the net assets of the City and changes in them. Over time, increases or decreases in the City's net assets are one indicator of financial position. However, you will need to consider other non-financial factors such as changes in economic conditions, regulations and new or changed government legislation.

The largest portion of the City's net assets reflects its investment in capital assets (*e.g.*, infrastructure, land, buildings, machinery, and equipment); less any related debt used to acquire those assets that is still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Minneola's Net Assets

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>
Current and other assets	\$5,758,849	\$5,042,215	\$ 4,668,168	\$ 4,130,360	\$10,427,017	\$ 9,172,575
Capital assets	<u>6,102,966</u>	<u>6,326,771</u>	<u>31,037,649</u>	<u>31,916,833</u>	<u>37,140,615</u>	<u>38,243,604</u>
Total assets	11,861,815	11,368,986	35,705,817	36,047,193	47,567,632	47,416,179
Long-term liabilities	925,000	1,158,329	15,969,365	16,524,094	16,894,365	17,682,423
Other liabilities	<u>833,714</u>	<u>767,900</u>	<u>2,481,098</u>	<u>2,640,949</u>	<u>3,314,812</u>	<u>3,408,849</u>
Total liabilities	1,758,714	1,926,229	18,450,463	19,165,043	20,209,177	21,091,272
Net assets:						
Invested in capital assets, net of related debt	5,007,965	4,943,037	14,284,218	14,460,721	19,292,183	19,403,758
Restricted	2,054,350	2,104,2903	1,437,362	1,330,009	3,491,712	3,434,912
Unrestricted	<u>3,040,786</u>	<u>2,394,817</u>	<u>1,533,774</u>	<u>1,091,40</u>	<u>4,574,560</u>	<u>3,486,237</u>
Total net assets	<u>\$10,103,101</u>	<u>\$9,442,757</u>	<u>\$17,255,354</u>	<u>\$16,882,150</u>	<u>\$27,358,455</u>	<u>\$26,324,907</u>

An additional portion of the City's net assets (13%) represents resources that are subject to external restrictions on how they may be spent. The remaining balance of unrestricted net assets (\$4,574,560) may be used to meet the City's ongoing obligations to citizens and creditors.

Assets of the City consist primarily of pooled cash and short-term investments of \$8,263,600, and capital assets, net of accumulated depreciation of approximately \$37,140,615.

Current liabilities of \$3,314,812 consist primarily of accounts payable and accrued liabilities of \$813,970, and \$2,500,842 of the current portion of long-term debt and due to other funds.

The total net assets increased \$1,033,548 over the prior year to \$27,358,455. The major components of this category are “invested in capital assets, net of related debt,” \$19,292,183 which is the City’s investment in its net capital assets (original cost less accumulated depreciation, less debt) and restricted net assets of \$3,491,712 and unrestricted net assets of \$4,574,560.

Governmental Activities

Governmental activities increased the City’s overall net assets by \$660,344.

The major components of this increase were:

- Decreased in overall expenses of \$333,252.
- Increase in Ad Valorem revenue of \$41,800.
- Increase in general government charges for services, primarily permits, of \$131,284.

The following table represents the composition of governmental activities revenue and percentages in relation to total governmental activities:

Charges for services	\$ 517,181	11%
Property taxes	2,112,053	44%
Sales taxes	763,583	15%
Franchise and utility taxes	1,172,241	25%
Impact fees	45,979	1%
Motor fuel taxes	95,990	2%
Other revenues	<u>83,349</u>	<u>2%</u>
Total	<u>\$ 4,790,376</u>	<u>100%</u>

City of Minneola's Changes in Net Assets

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>
Revenues:						
Program revenues:						
Charges for service	\$ 517,181	\$ 422,924	\$ 2,622,888	\$ 2,655,032	\$ 3,140,069	\$ 3,077,956
Grants and contributions	3,661	67,852	51,831	73,044	51,831	140,896
General revenues:						
Property taxes	2,112,053	2,070,253	...	...	2,112,053	2,070,253
Other taxes	2,031,814	2,538,074	651,072	...	2,657,971	2,538,074
Impact fees	45,979	53,810	301,816	400,892	347,795	454,702
Other	<u>79,688</u>	<u>64,837</u>	<u>6,319</u>	<u>6,370</u>	<u>110,922</u>	<u>71,207</u>
Total revenues	4,790,376	5,217,300	3,633,926	3,135,338	8,424,302	8,352,638
Expenses:						
General government	1,080,457	1,081,116	...	...	1,080,457	1,081,116
Public safety	2,220,586	2,442,008	...	...	2,220,586	2,442,008
Roads and streets	350,479	331,299	...	...	350,479	331,299
Storm water	104,065	98,158	...	...	104,065	98,158
Culture and recreation & Parks	338,039	425,813	...	...	338,039	425,813
Physical Environment	70,926	85,191	...	...	70,926	85,191
Interest on long-term debt	39,649	73,868	479,894	474,740	519,543	548,608
Water/Sewer	...	...	1,991,167	2,063,884	1,991,167	2,063,884
Sanitation	<u>...</u>	<u>...</u>	<u>715,492</u>	<u>700,412</u>	<u>715,492</u>	<u>700,412</u>
Total expenses	4,204,201	4,537,453	3,186,553	3,239,036	7,390,754	7,776,489
Increase in net assets before transfers	586,175	679,847	447,373	(103,698)	1,033,548	(576,149)
Transfers	74,169	70,865	(74,169)	(70,865)	...	...
Net assets beginning	<u>9,442,757</u>	<u>8,692,045</u>	<u>16,882,150</u>	<u>17,056,713</u>	<u>26,324,907</u>	<u>25,748,758</u>
Net assets ending	<u>\$ 10,103,101</u>	<u>\$ 9,442,757</u>	<u>\$ 17,255,354</u>	<u>\$ 16,882,150</u>	<u>\$ 27,358,455</u>	<u>\$ 26,324,907</u>

Business-type Activities

The City's two types of business activities are the water system and sanitation services. The City operates the water system while it contracts with a third-party to provide the sanitation services.

Business-type activities increased the City's overall net assets by \$1,033,548. A key element of this increase was the receipt of discretionary surtax revenue of \$651,072 received during the year.

Financial Analysis of the Government's Funds

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

Governmental Funds:

The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, *unreserved fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$5,095,135 an increase of \$595,416 in comparison with the prior year. Over 57% of this total amount constitutes *unreserved fund balance*, which is available for spending at the government's discretion. The remainder of fund balances is *reserved* to indicate that it is not available for new spending because it has already been committed to 1) public safety 2) police education, 3) police communication, 4) capital expenditures, and 5) permitting expenditures.

The general fund is the chief operating fund of the City of Minneola. At the end of the current fiscal year, unreserved fund balance of the general fund was \$2,889,928, while total fund balance reached \$4,944,278.

The fund balance of the City's general fund increased by \$558,406 during the current fiscal year. Key factors are as follows:

- An increase in intergovernmental revenues of \$563,364
- A decrease in discretionary surtax revenue of \$651,072
- An decrease in general government and public safety costs of \$306,343

Special Revenue Fund:

The special revenue fund is a storm water fund that is for the repair, maintenance and replacement of the storm water system. Revenues come from a monthly charge added to the utility bill. Revenues for the fiscal year 2012 increased \$3,326 from the previous fiscal year.

Proprietary Funds:

The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail.

Restricted net assets of the utility fund at the end of the year amounted to \$1,437,362. The increase in net assets was \$373,204. Other factors concerning the finances of this fund have already been addressed in the discussion of the City's business-type activities.

General Fund Budgetary Highlights

The original budget was modified to adjust for additional revenues (increase of approximately 8%) and less expenditures (decrease of approximately 3%). The total revenues came in at \$22,251 over the final budget and the expenditures came in at \$19,966 favorable to the final budget. The General Fund actual revenues were more than the actual total expenditures by \$484,237.

Capital Assets and Debt Administration

Capital Assets - The City's investment in capital assets for its governmental and business type activities as of September 30, 2012, amounts to \$37,140,615 (net of accumulated depreciation/amortization). This investment in capital assets includes land, building and improvements, machinery and equipment, water-wastewater systems, purchased customers and construction in progress. The total decrease in the City's investment in capital assets for the current fiscal year was less than one percent (less than one percent decrease for governmental activities and less than one percent decrease for business-type activities).

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

- Large expenditures in the Governmental activities include copier purchases of \$6,370; a vertical platform lift of \$5,499; an air compressor of \$2,400; a commercial grade mower of \$8,882 and Stormwater improvements of \$88,284.
- Expansion and upgrades on various water-wastewater systems and for the water and waste water lines on Highway 27 in the amount of \$117,379.

CITY OF MINNEOLA
(net of depreciation)

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>
Land	\$ 2,111,908	\$ 2,111,908	\$ 304,026	\$ 304,026	\$ 2,415,934	\$ 2,415,934
Building	1,928,849	1,988,404	...	...	1,928,849	1,988,404
Infrastructure and improvements	1,788,741	1,826,011	...	...	1,788,741	1,826,011
Equipment	273,468	400,448	44,078	73,680	317,546	474,128
Water/waste-water systems	...	...	30,667,020	31,495,807	30,667,020	31,495,807
Purchased customers	...	...	22,525	43,320	22,525	43,320
Total assets	<u>\$ 6,102,966</u>	<u>\$ 6,326,771</u>	<u>\$ 31,037,649</u>	<u>\$ 31,916,833</u>	<u>\$ 37,140,615</u>	<u>\$ 38,243,604</u>

Long-Term Debt - At the end of the fiscal year, the City's total net debt decreased \$948,135 or 5.1%. This debt consists of \$97,078 of revenue bonds, a \$45,054 loan secured by net water and impact fees of the water system, a \$1,167,410 note payable secured by the state revenue sharing trust funds and half-cent sales tax revenues, \$14,269,185 and \$523,980 note payables secured by sewer revenue and related impact fees, a \$442,787 note payable secured by sewer revenue and related impact fees, and a \$1,095,000 note secured by the infrastructure sales surtax.

CITY OF MINNEOLA
General Obligation Debt and Revenue Bonds

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>	<u>2012</u>	<u>2011</u>
Notes payable	\$ 1,095,000	\$ 1,383,734	\$ 16,448,416	\$ 16,878,351	\$ 17,543,417	\$ 18,262,085
Revenue bonds	...	...	97,078	326,544	97,078	326,544
Total debt	<u>\$ 1,095,000</u>	<u>\$ 1,383,734</u>	<u>\$ 16,545,494</u>	<u>\$ 17,204,895</u>	<u>\$ 17,640,495</u>	<u>\$ 18,588,629</u>

For more detailed information regarding the City's capital assets and long-term debt, please refer to the notes to the financial statements.

Economic Factors and Next Year's Budget and Rates

- The average unemployment rate for the State is 8.7% and 7.8% for the nation.
- Average inflation nationally as indicated by the consumer price index is 2.00%.

These factors were considered in preparing the City budget for the 2012-2013 year. The City adopted the 2012 - 2013 budget at its September 19, 2012 meeting. The 2012 - 2013 General Fund budget includes a millage rate of 6.30.

Requests for Information - This financial report is designed to provide a general overview of the City's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to City of Minneola, Finance Director, Post Office Drawer 678, Minneola, Florida 34755, (352) 394-3598.

CITY OF MINNEOLA, FLORIDA
STATEMENT OF NET ASSETS
SEPTEMBER 30, 2012

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current Assets:			
Cash and cash equivalents	\$ 4,026,951	\$ 2,459,653	\$ 6,486,604
Receivables	140,916	112,773	253,689
Due from other governments	67,619	49,396	117,015
Due from other funds	1,407,593	339,905	1,747,498
Prepaid insurance	20,680	24,535	45,215
Restricted cash and cash equivalents	95,090	1,681,906	1,776,996
Total Current Assets	<u>5,758,849</u>	<u>4,668,168</u>	<u>10,427,017</u>
Noncurrent Assets:			
Capital assets (net of accumulated depreciation/amortization):			
Purchased customers	...	22,525	22,525
Land	2,111,908	304,026	2,415,934
Buildings and system	1,928,849	...	1,928,849
Improvements other than buildings	1,788,741	...	1,788,741
Machinery and equipment	273,468	44,078	317,546
Water system	...	30,667,020	30,667,020
Total Noncurrent Assets	<u>6,102,966</u>	<u>31,037,649</u>	<u>37,140,615</u>
Total Assets	<u>\$ 11,861,815</u>	<u>\$ 35,705,817</u>	<u>\$ 47,567,632</u>
LIABILITIES			
Current Liabilities:			
Accounts payable and other current liabilities	\$ 178,523	\$ 290,366	\$ 468,889
Due to other governments	10,604	...	10,604
Customer deposits	...	275,419	275,419
Current portion of long-term debt	170,000	576,129	746,129
Rental deposits	3,157	...	3,157
Due to other funds	423,414	1,320,695	1,744,109
Accrued Wages	1,116	...	1,116
Compensated absences	46,900	18,489	65,389
Total Current Liabilities	<u>833,714</u>	<u>2,481,098</u>	<u>3,314,812</u>
Noncurrent liabilities:			
Loans payable	925,000	15,940,182	16,865,182
Bonds payable	...	29,183	29,183
Total Noncurrent Liabilities	<u>925,000</u>	<u>15,969,365</u>	<u>16,894,365</u>
Total Liabilities	<u>1,758,714</u>	<u>18,450,463</u>	<u>20,209,177</u>
NET ASSETS			
Invested in capital assets, net of related debt	5,007,965	14,284,218	19,292,183
Net Assets:			
Restricted	2,054,350	1,437,362	3,491,712
Unrestricted	3,040,786	1,533,774	4,574,560
Total Net Assets	<u>10,103,101</u>	<u>17,255,354</u>	<u>27,358,455</u>
Total Liabilities and Net Assets	<u>\$ 11,861,815</u>	<u>\$ 35,705,817</u>	<u>\$ 47,567,632</u>

CITY OF MINNEOLA, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2012

Functions/Program	Program Revenues				Net (Expense) Revenue and Changes in Net Assets		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental	Business-type	Total
					Activities	Activities	
Primary government:							
Governmental activities:							
General government	\$ 1,080,457	\$ 277,408	\$...	\$...	(803,049)	\$...	\$ (803,049)
Public safety	2,220,586	13,658	...		(2,206,928)	...	(2,206,928)
Highways and streets	350,479	...	...	...	(350,479)	...	(350,479)
Storm water	104,065	224,346	...	...	120,281	...	120,281
Physical environment	70,926	...	...	...	(70,926)	...	(70,926)
Culture and recreation	338,039	1,769	3,661	...	(332,608)	...	(332,608)
Interest on long-term debt	39,649	...	...	...	(39,649)	...	(39,649)
Total governmental activities	4,204,201	517,181	3,661	...	(3,683,358)	...	(3,683,358)
Business-type activities:							
Water/Sewer	1,991,167	1,842,386	...	50,733	...	(98,048)	(98,048)
Sanitation	715,492	780,502	1,098	...	...	66,108	66,108
Interest on long-term debt	479,894	...	...	...	...	(479,894)	(479,894)
Total business-type activities	3,186,553	2,622,888	1,098	50,733	...	(511,834)	(511,834)
Total government	\$ 7,390,754	\$ 3,140,069	\$ 4,759	\$ 50,733	\$ (3,683,358)	\$ (511,834)	\$ (4,195,192)

	Net (Expense) Revenue and Changes in Net Assets		
	Primary Government		
	Governmental Activities	Business-type Activities	Total
General revenues:			
Ad Valorem	\$ 2,112,053	\$...	\$ 2,112,053
Sales taxes	736,583	651,072	1,387,655
Franchise taxes and utility taxes	1,172,242	...	1,172,242
Impact fees	45,979	301,816	347,795
Motor fuel taxes	95,990	...	95,990
Alcoholic beverage taxes	2,084	...	2,084
Miscellaneous revenues	98,150	...	98,150
Interest and investment earnings	3,794	6,319	10,113
Gain on disposal	2,658	...	2,658
Transfers	74,169	(74,169)	...
Total general revenues and transfers	4,343,702	885,038	5,228,740
Change in net assets	660,344	373,204	1,033,548
Net assets - beginning	9,442,757	16,882,150	26,324,907
Net assets - ending	\$ 10,103,101	\$ 17,255,354	\$ 27,358,455

CITY OF MINNEOLA, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2012

	General	Special Revenue Storm water Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	\$ 4,122,040	\$...	\$ 4,122,040
Due from other governments	67,619	...	67,619
Prepaid expenditures	19,630	1,050	20,680
Receivables	130,794	10,123	140,917
Interfund receivables	781,948	625,645	1,407,593
Total assets	<u>\$ 5,122,031</u>	<u>\$ 636,818</u>	<u>\$ 5,758,849</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 103,677	\$ 59,453	\$ 163,130
Rental deposits	3,156	...	3,156
Compensated absences	43,806	3,094	46,900
Accrued wages	1,116	...	1,116
Interfund payable	...	423,414	423,414
Accrued interest	15,394	...	15,394
Due to other governments	10,604	...	10,604
Total liabilities	<u>177,753</u>	<u>485,961</u>	<u>663,714</u>
Fund Balance:			
Non-spendable			
For prepaid insurance	19,630	...	19,630
Restricted			
For street repairs	190,397	...	190,397
For confiscation funds	40,587	...	40,587
For permitting expenditures	953,456	...	953,456
For police education	25,545	...	25,545
Committed			
For infrastructure expenditures	784,868	...	784,868
For cemetery care	4,851	...	4,851
For rails/trails	1,526	...	1,526
For tree replacement	13,464	...	13,464
For fire protection capital expenditures	20,026	...	20,026
For stormwater management	...	150,857	150,857
Unassigned	<u>2,889,928</u>	<u>...</u>	<u>2,889,928</u>
Total fund balances	<u>4,944,278</u>	<u>150,857</u>	<u>5,095,135</u>
Total liabilities and fund balances	<u>\$ 5,122,031</u>	<u>\$ 636,818</u>	

Amounts reported for governmental activities in the statement of net assets are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 6,102,966

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds. (1,095,000)

Net assets of governmental activities \$ 10,103,101

CITY OF MINNEOLA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2012

	General	Storm water Fund	Total Governmental Funds
REVENUES			
Taxes:			
Ad Valorem	\$ 2,112,053	\$. . .	\$ 2,112,053
Franchise and utility taxes	1,172,242	. . .	1,172,242
Licenses and permits	279,855	. . .	279,855
Intergovernmental	875,512	. . .	875,512
Charges for services	1,851	224,346	226,197
Fines and forfeitures	22,198	. . .	22,198
Miscellaneous	99,660	. . .	99,660
	<u>4,563,371</u>	<u>224,346</u>	<u>4,787,717</u>
Total Revenues			
	<u>4,563,371</u>	<u>224,346</u>	<u>4,787,717</u>
EXPENDITURES			
Current:			
General government	1,211,934	. . .	1,211,934
Public safety	2,130,189	. . .	2,130,189
Physical environment	53,342	187,336	240,678
Highways and streets	300,540	. . .	300,540
Culture and recreation	383,129	. . .	383,129
	<u>4,079,134</u>	<u>187,336</u>	<u>4,266,470</u>
Total Expenditures			
	<u>4,079,134</u>	<u>187,336</u>	<u>4,266,470</u>
Excess of revenues over expenditures	<u>484,237</u>	<u>37,010</u>	<u>521,247</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	<u>74,169</u>	. . .	<u>74,169</u>
Total other financing sources and uses	<u>74,169</u>	. . .	<u>74,169</u>
Net change in fund balances	558,406	37,010	595,416
Fund balances - beginning	<u>4,385,873</u>	<u>113,847</u>	<u>4,499,720</u>
Fund balances - ending	<u>\$ 4,944,279</u>	<u>\$ 150,857</u>	<u>\$ 5,095,136</u>

CITY OF MINNEOLA, 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, 2012

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 595,416
--	------------

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period.	(223,806)
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	<u>288,734</u>
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Change in net assets of governmental activities	<u>\$ 660,344</u>
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CITY OF MINNEOLA, FLORIDA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2012

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Revenues:				
Taxes	\$ 3,164,917	\$ 3,284,295	\$ 3,284,295	\$...
Licenses and permits	124,533	279,855	279,855	...
Intergovernmental	806,223	853,295	875,512	22,217
Charges for services	1,474	1,851	1,851	...
Fines and forfeitures	9,449	22,198	22,198	...
Miscellaneous revenues	74,441	99,626	99,660	34
Total Revenues	4,181,037	4,541,120	4,563,371	22,251
Expenditures:				
General government	1,164,400	1,209,385	1,211,934	(2,549)
Public safety	2,264,257	2,147,499	2,130,189	17,310
Physical environment	66,949	53,821	53,342	479
Transportation	298,419	300,962	300,540	422
Culture and recreation	414,049	387,133	383,129	4,004
Total Expenditures	4,208,074	4,098,800	4,079,134	19,666
Excess (Deficiency) of				
Revenues Over (Under) Expenditures	(27,037)	442,320	484,237	41,917
Other Financing Sources (Uses)				
Transfers in	33,928	74,169	74,169	...
Total other financing sources and uses	33,928	74,169	74,169	...
Net change in fund balances	6,891	516,489	558,406	41,917
Fund Balance - Beginning	4,385,873	4,385,873	4,385,873	...
Fund Balance - Ending	<u>\$ 4,392,764</u>	<u>\$ 4,902,362</u>	<u>\$ 4,944,279</u>	<u>\$ 41,917</u>

CITY OF MINNEOLA, FLORIDA
BALANCE SHEET
ENTERPRISE FUND
SEPTEMBER 30, 2012
WITH COMPARATIVE TOTALS FOR SEPTEMBER 30, 2011

	TOTALS	
	2012	2011
<u>ASSETS</u>		
Current Assets:		
Cash and cash equivalents	\$ 2,459,653	\$ 1,943,586
Interfund receivables	339,905	199,623
Accounts receivable	112,773	76,588
Prepaid insurance	24,535	23,590
Total Current Assets	2,936,866	2,243,387
Restricted Assets:		
Cash and cash equivalents	1,681,906	1,886,793
Due from other governments	49,396	180
Total Current Restricted Assets	1,731,302	1,886,973
Property, Plant and Equipment:		
Purchased customers	207,936	207,936
Land	304,026	304,026
Water system	36,224,989	34,542,105
Machinery and equipment	336,503	340,145
Construction in process	. . .	1,612,554
Accumulated depreciation/amortization	(6,035,805)	(5,089,933)
Net Property, Plant and Equipment	31,037,649	31,916,833
TOTAL ASSETS	\$ 35,705,817	\$ 36,047,193

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

		TOTALS	
		2012	2011
<u>LIABILITIES AND NET ASSETS</u>			
Liabilities:			
Current Liabilities (Payable From Current Assets):			
Accounts payable	\$	89,672	\$ 196,214
Interfund payables		1,320,695	1,169,632
Accrued vacation and sick leave		18,489	28,802
Revenue bonds payable (due within one year)		67,894	130,922
Loan payable (due within one year)		45,054	45,383
Total Current Liabilities (Payable From Current Assets)		1,541,804	1,570,953
Current Liabilities (Payable From Restricted Assets):			
State of Florida revolving loan fund (due within one year)		463,181	504,496
Accrued interest		200,694	206,140
Contracts payable		...	43,280
Customers' deposits		275,419	316,080
Total Current Liabilities (Payable From Restricted Assets)		939,294	1,069,996
Noncurrent Liabilities:			
Revenue bonds payable (due after one year)		29,183	195,622
Loan payable		...	45,019
State of Florida revolving loan fund		15,940,182	16,283,453
Total Noncurrent Liabilities		15,969,365	16,524,094
Total Liabilities		18,450,463	19,165,043
Net Assets:			
Invested in capital assets, net of related debt		14,284,218	14,460,721
Restricted for expansion		1,437,362	1,330,009
Unrestricted		1,533,774	1,091,420
Total Net Assets		17,255,354	16,882,150
TOTAL LIABILITIES AND NET ASSETS	\$	35,705,817	\$ 36,047,193

CITY OF MINNEOLA, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS
PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2012
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED SEPTEMBER 30, 2011

	TOTALS	
	2012	2011
Operating Revenues:		
Water sales	\$ 1,272,135	\$ 1,410,721
Sanitation fees	780,502	763,147
Wastewater services revenue	448,877	422,271
New connections	121,374	58,892
Total Operating Revenues	2,622,888	2,655,031
Operating Expenses:		
Personal services	589,950	613,419
Contractual services	814,651	816,571
Repairs and maintenance	34,510	37,807
Utilities	142,681	157,248
Operating supplies and expenses	108,091	131,921
Insurance	62,294	65,746
Office supplies and expenses	4,967	6,799
Depreciation and amortization	949,515	934,784
Total Operating Expenses	2,706,659	2,764,295
Operating Income	(83,771)	(109,264)
Non-operating Revenues (Expenses):		
Impact fees	301,816	400,892
Interest revenue	6,319	6,370
Interest expense	(479,894)	(474,740)
Recycling grant	1,098	2,983
Other grant	50,733	70,061
Infrastructure surtax	651,072	...
Total Non-operating Revenues (Expenses)	531,144	5,566
Income before operating transfer	447,373	(103,698)
Operating Transfer Out	(74,169)	(70,865)
Net Income	373,204	(174,563)
Net Assets - Beginning of Year	16,882,150	17,056,713
NET ASSETS - END OF YEAR	\$ 17,255,354	\$16,882,150

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

CITY OF MINNEOLA, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
ENTERPRISE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2012
WITH COMPARATIVE TOTALS FOR THE YEAR ENDED SEPTEMBER 30, 2011

	TOTALS	
	2012	2011
Cash Flows From Operating Activities:		
Cash received from customers	\$ 2,512,534	\$ 2,644,658
Cash payments for employee services	(600,263)	(610,019)
Cash payments to suppliers	(1,241,173)	(1,139,967)
Net Cash Provided By Operating Activities	671,098	894,672
Cash Flows From Noncapital Financing Activities:		
Operating transfer out	(74,169)	(49,519)
Interfund receivables (payables)	84,950	173,691
Customer deposits	(27,121)	(27,121)
Infrastructure surtax	651,072	...
Grants received	1,098	2,983
Net Cash Provided By (Used For) Noncapital Financing Activities	635,830	100,034
Cash Flows From Capital and Related Financing Activities:		
State of Florida revolving loan proceeds	89,490	130,080
Acquisition of capital assets less deletions	(117,379)	(308,698)
Principal paid on revenue bonds	(274,815)	(281,715)
Principal paid on State of Florida revolving loan	(474,075)	(643,440)
Grants received	50,733	70,061
Impact fees	301,816	400,892
Due from other governments	(49,216)	100,850
Retainage Liabilities	(43,280)	(39,620)
Accrued Interest Payable	(5,446)	(8,901)
Interest paid	(479,894)	(474,740)
Net Cash Provided By (Used For) Capital and Related Financing Activities	(1,002,066)	(1,055,231)
Cash Flows From Investing Activities:		
Interest	6,319	6,370
Net Cash Provided By Investing Activities	6,319	6,370
Net increase (decrease) in cash and cash equivalents	311,181	(54,156)
Cash and cash equivalents - October 1	3,830,378	3,884,534
CASH AND CASH EQUIVALENTS - SEPTEMBER 30	\$ 4,141,559	\$ 3,830,378

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

	TOTALS	
	2012	2011
Reconciliation Of Operating Income To Net Cash Provided By Operating Activities:		
Operating Income (Loss)	\$ (83,771)	\$ (109,264)
Adjustments To Reconcile Operating Income To Net Cash Provided By Operating Activities:		
Depreciation/amortization	949,515	934,784
Change in assets and liabilities:		
(Increase) decrease in accounts receivable	(36,185)	16,747
(Decrease) increase in accounts payable	(106,542)	76,126
(Decrease) increase in accrued liabilities	(11,258)	3,400
(Decrease) increase in customer deposits	(40,661)	(27,121)
Total Adjustments	754,869	1,003,936
NET CASH PROVIDED BY OPERATING ACTIVITIES	\$ 671,098	\$ 894,672

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 31, 2012

1. Significant Accounting Policies:

The City of Minneola, Florida (the City) was incorporated on November 23, 1925, under a Special Act of 1925 of the State of Florida, Chapter 11620, and operates under the council-manager form of government.

The financial statements of the City of Minneola, Florida have been prepared in conformity with accounting principles as applicable to governments. Proprietary funds apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails. The City's significant accounting policies are described below.

A. Reporting Entity

The financial statements of the City include all funds that are controlled by or dependent on the City. The City did not have any oversight responsibilities with respect to a component unit, a separate governmental unit, agency or nonprofit corporation, which would require the inclusion of the component unit's financial statements with the City's financial statements.

B. Government-wide and Fund Financial Statements

Government-wide Financial Statements - The government-wide financial statements include the statement of net assets and the statement of activities. These statements report financial information for the City as a whole excluding fiduciary activities such as employee pension plans. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers. The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Interest on general long term liabilities is reported as a separate line item and excludes any direct interest expense, if any, reported in other functions. Program revenues include: (1) charges for services which report fees, fines and forfeitures, and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets and include fees to developers. These revenues are subject to externally imposed restrictions to these program uses. Taxes and other revenue sources not properly included with program revenues are reported as general revenues.

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

Fund Accounting - The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds of the City are as follows:

Governmental Funds

General Fund - Accounts for all financial resources except those required to be accounted for in another fund.

Special Revenue Fund - To account for the proceeds of specific revenue sources (other than special assessments, expendable trusts or for major capital projects) that are legally restricted to expenditure for specified purposes.

Proprietary Fund

Enterprise Fund - Accounts for operations (a) that are financed and operated in a manner similar to private business enterprises—where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

C. Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. Governmental funds are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net current assets.

The modified accrual basis of accounting is used by all governmental fund types. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available.) “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period.

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

The government considers property taxes as available if they are collected within 60 days after year end. A one-year availability period is used for revenue recognition for all other governmental fund revenues. Expenditures are recorded when the related fund liability is incurred. Principal and interest on general long-term debt are recorded as fund liabilities when due or when amounts have been accumulated in the debt service fund for payments to be made early in the following year.

All major revenues, except property taxes and licenses, are considered measurable and available and, as such, susceptible to accrual.

All proprietary funds are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the balance sheet. Proprietary fund-type operating statements present increases (*e.g.*, revenues) and decreases (*e.g.*, expenses) in net total assets. Transactions for which cash flows are reported as capital and related financing activities, noncapital financing activities, or investing activities normally would not be reported as components of operating income.

The accrual basis of accounting is utilized by proprietary fund types. Under this method revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Earned, but unbilled utility charges are not recorded at year end due to their immaterial amount.

D. Budgets

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

- a). Prior to August 31, the City Manager submits to the City Council the proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- b). Public hearings are conducted to obtain taxpayer comments.
- c). Prior to October 1, the budget is legally enacted through passage of an ordinance.

The legal level of budgetary control is the department level. The City does not use the encumbrance system of accounting and appropriations lapse at the end of each fiscal year.

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

The budgets are prepared on a basis consistent with accounting principles generally accepted in the United States of America (GAAP) for the governmental funds except for debt proceeds and associated capital outlay.

Within the general fund, the following departments had excess expenditures over budget: financial and administrative of \$8,041, city planning of \$600, technology of \$1,140, and human resources of \$2,549.

The storm water fund has a surplus fund balance of \$150,857.

The enterprise fund budget is prepared on a GAAP basis.

E. Assets, Liabilities And Fund Equity

- a). *Cash, Cash Equivalents and Investments* - Cash and cash equivalents include amounts in demand deposits as well as short-term investments with an original maturity date within three months of the date acquired by the government. Investments are stated at fair value.
- b). *Receivables* - Water, sewer, and sanitation charges are recognized when billed. The Utility Fund maintains the direct write-off method of bad debt recognition due to the immateriality of the amounts. The City has no concentrations of credit risk.
- c). *Intergovernmental Receivables* - Represents amounts due from other governments for shared revenues and taxes collected for the City that are measurable and available.
- d). *Due To / From Other Funds*- During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as interfund receivables or interfund payables on the balance sheet.
- e). *Fixed Assets* - The fixed assets, including property, buildings and systems, equipment and intangibles (see below), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Fixed assets are defined as assets with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated fixed assets are recorded at estimated fair market value at the date of donation.

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

Major outlays for fixed assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

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.

Depreciation and amortization of fixed assets and intangible assets are computed using the straight-line method, over the following estimated useful lives:

	<u>Years</u>
Buildings and systems	40
Improvements	15 - 40
Water lines	10 - 50
Equipment	3 - 10
Intangible	10 - 15

Interest is capitalized on assets and improvements as projects are constructed with tax-exempt debt. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

- f). *Employee Benefits* - Vacation leave is earned at the rate of one day per month for the first year of employment, with increasing amounts thereafter. At termination employees are compensated for any unused vacation time. Sick pay benefits are earned at the rate of one-half day per month for the first year of employment, and one day per month thereafter. An employee who voluntarily separates from City employment through retirement or resignation shall be entitled to pro-rata compensation for unused sick leave.

A retiring employee must have completed at least ten years of continuous full-time service to the City and a resigning employee must have completed at least fifteen year of continuous full-time service. Retired or terminated employees have the option of continued participation in insurance programs at the employees' own expense.

Vested or accumulated vacation leave that is expected to be liquidated with expendable available financial resources is reported as expenditure and a fund liability of the governmental fund that will pay it. Amounts of vested or accumulated vacation leave that are not expected to be liquidated with expendable available financial resources are reported as long-term liabilities. No expenditure is reported for these amounts. Vested or accumulated vacation leave of proprietary funds is recorded as an expense and liability of those funds as the benefits accrue to employees. In accordance with the provisions of

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

Statement of Financial Accounting Standards No. 43, *Accounting For Compensated Absences*, a liability is recorded for vesting accumulating rights to receive sick pay benefits.

- g). *Long-term Obligations* - In the government-wide financial statements, and for proprietary fund types in the fund financial statements long-term and other long-term obligations are reported as liabilities in the applicable governmental activities or proprietary fund type statements of net assets.
- h). *Risk Management* - The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; natural disasters; and job-related illnesses or injuries to employees. Significant losses are covered through participation in a local government non-assessable self insurance pool. For these insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.
- i). *Fund Balance* - The City adopted **GASB No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*** as of September 30, 2011. Two primary purposes of GASB No. 54 are to provide new fund balance reporting classification in the government funds and to redefine governmental fund types. It eliminates reporting fund balances as either reserved or unrestricted, the designation of unreserved fund balance and special revenue funds that are not financed primarily by a revenue source that is restricted or committed to a specific purpose.

The five classifications of fund balances in highest restriction order are as follows:

Non-spendable represents amounts that cannot be spent because they are not in a spendable form or are amounts that are legally or contractually required to remain intact.

Restricted represents amounts that are externally restricted by creditors, grantors, contributors, or laws or regulations of other governments and can be enforceable by external parties. Restrictions can be imposed by law through constitutional provisions or enabling legislation.

Committed represents amounts that arise when the City's highest level of decision-making authority, the City Council, imposes constraints on the use of resources by appropriate formal action which is by city ordinance. These accounts cannot be used for another purpose unless the governing body first removes the original constraint by formal action. These amounts include resources that must be set aside to satisfy contractual obligations.

Assigned represents amounts that are intended to be used for a specified purpose but that are neither restricted or committed. The decision to assign these amounts can be made at

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

any level of decision-making authority in the City to whom the City Council delegates assignment authority. Assigned fund balance is the residual fund balance category of any governmental fund except the general fund.

Unassigned is the residual fund balance classification for the general fund. It represents spendable general fund assets that are not restricted, committed or assigned to specific purposes.

If available, the City uses restricted resources first towards incurred expenditures before using other resources. The order of spending other resources is to use committed, then assigned, then unassigned.

- j). *Fund Equity* - Reserves represent those portions of fund equity not appropriable for expenditure or legally segregated for a specific future use. Designated fund balances represent tentative plans for future use of financial resources. If available, restricted/reserved resources are first applied to an incurred expense/expenditure before using unrestricted/unreserved resources.
- k). *Comparative data* - Comparative total data for the prior year have been presented only for individual funds in the fund financial statements in order to provide an understanding of the changes in the financial position and operations of these funds.

F. Revenues, Expenditures and Expenses

- a). Unbilled revenue, resulting from cyclical billing practices is recorded in the following fiscal year.
- b). *Inter-fund Transactions* - Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed.
- c). All other inter-fund transactions, except quasi-external transactions and reimbursements, are reported as transfers. Nonrecurring or non-routine permanent transfers of equity are reported as residual equity transfers. All other inter-fund transfers are reported as operating transfers.
- d). *Ad Valorem Tax Recognition* - Key dates in the property tax cycle (latest date where appropriate) are as follows:

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

Assessment/lien date	January 1
Assessment roll validated	July 1
Millage resolution approved	September 30
Beginning of fiscal year for which taxes have been levied	October 1
Tax bills rendered	November 1
Property Taxes Payable:	
Maximum discount	November 30
Delinquent	April 1
Tax certificates sold	May 31

Ad Valorem taxes are collected and remitted by the county tax collector. The City does not accrue its portion of county held tax sale certificates because such amounts are neither measurable nor available at balance sheet date.

The statutory maximum tax rates which may be assessed by the City are as follows:

Ad valorem millage	10 mills
Utility tax	10%

2. Stewardship, Compliance and Accountability:

A. Enterprise Fund Budget Comparison:

Comparison of budgeted and actual (budgetary basis) expense amounts for the enterprise fund are presented as follows:

	<u>Utility Fund</u>
Actual (GAAP Basis)	\$ 3,186,553
Budget	<u>3,086,992</u>
Variance-favorable (unfavorable)	<u>\$ (99,561)</u>

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

3. Deposits and Investments:

The Florida Security for Depositors Act identifies those financial institutions that have deposited the required collateral in the name of the treasurer of the State of Florida as qualified public depositories. These authorized depositories participate in a shared risk collateral pool which

protects the deposits and certificates of deposits for governmental jurisdictions. The City only places deposits and investments with qualified public depositories. Therefore, all City deposits are entirely insured through either FDIC or Florida's Multiple Financial Institution Collateral Pool.

Credit Risk - Credit risk is the risk that an issuer or other counterparty to an investment will fulfill its obligations. Obligations of the U.S. Government and obligations explicitly guaranteed by the U.S. Government are not considered to have credit risk.

Custodial Credit Risk - Custodial credit risk is the risk that, in the event of failure of the counterparty to a transaction, the City will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City has no formal policy on custodial credit risk.

All the City's investment obligations are guaranteed by the United States.

4. Summary Of Governmental Fund Fixed Assets:

	Balance <u>9/30/11</u>	<u>Additions</u>	<u>Deletions</u>	<u>Depreciation</u>	Balance <u>9/30/12</u>
Land	\$ 2,111,908	\$...	\$...	\$...	\$ 2,111,908
Buildings	2,510,141	3,425	...	...	2,513,567
Infrastructure and improvements	2,379,556	97,166	...	...	2,476,723
Equipment	<u>1,531,362</u>	<u>16,769</u>	<u>(23,405)</u>	<u>...</u>	<u>1,524,724</u>
Total	8,532,967	117,360	(23,405)	...	8,626,922
Less: Accumulated Depreciation	<u>(2,206,196)</u>	<u>...</u>	<u>21,839</u>	<u>(339,599)</u>	<u>(2,523,957)</u>
Net Fixed Assets	<u>\$ 6,326,771</u>	<u>\$ 117,360</u>	<u>\$ 1,566</u>	<u>\$ (339,599)</u>	<u>\$ 6,102,965</u>

Governmental Accounting Standards Board Statement Number 34 allows the City the ability to not retroactively report major general infrastructure assets costs. It is the City's position to report these historical infrastructure assets in future financial statements as the historical data is

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

collected. Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:

General government	\$ 92,437
Public safety	91,327
Highways and streets	49,938
Storm water	13,895
Physical environment	17,584
Culture and recreation	<u>74,418</u>

Total depreciation expense – governmental activities	<u>\$ 339,599</u>
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5. Summary Of Enterprise Fund Fixed Assets:

	Balance 9/30/11	Additions	Deletions	Depreciation	Balance 9/30/12
Land	\$ 304,026	\$...	\$...	\$...	\$ 304,026
Office equipment	30,114	...	...	...	30,114
Machinery and equipment	310,031	...	(3,642)	...	306,389
Water system	34,542,105	1,682,885	...	...	36,224,990
Construction in process	1,612,554	...	(1,612,554)	...	...
Intangible assets	<u>207,936</u>	<u>...</u>	<u>...</u>	<u>...</u>	<u>207,936</u>
Total	37,006,766	1,682,885	(1,616,196)	...	37,073,454
Less: Accumulated Depreciation	<u>(5,089,933)</u>	<u>...</u>	<u>3,642</u>	<u>(949,515)</u>	<u>(6,035,805)</u>
Net Fixed Assets	<u>\$31,916,833</u>	<u>\$ 1,682,885</u>	<u>\$ (1,612,554)</u>	<u>\$ (949,515)</u>	<u>\$31,037,649</u>

6. Due To Other Governments:

The City collects impact fees and remits to Lake County per an inter-local agreement.

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

7. Long-Term Debt:

The following is the change in liabilities in the Enterprise Fund for the year ended September 30, 2012:

	Balance <u>10/1/11</u>	<u>Additions</u>	<u>Reductions</u>	Balance <u>9/30/12</u>
\$3,000,000 1999 Water Revenue Bonds due in monthly installments of \$14,807 including principal and interest. The obligation creates a first lien on the net revenues from the water system and a first lien on water impact fees. The interest rate is 4.41%. and has a due date of February 2014.	\$ 326,544	\$. . .	\$ 229,466	\$ 97,078
\$501,000 fifteen year bank loan with a ten year put option. The loan is secured by net water revenues and impact fees of the water system. The variable interest rate at September 30, 2011 is 1.36% and the loan matures in 2015.	90,402	. . .	45,348	45,054
Note payable, State of Florida Revolving Loan Fund. The loan is collateralized with the guaranteed entitlement portion of state revenue sharing trust funds and half-cent sales tax revenues. The semiannual loan payment amount is \$52,202 with the last payment due October 15, 2026.	1,213,249	. . .	45,839	1,167,410
Note payable, State of Florida Revolving Loan Fund. The specific revenues pledged as security for repayment are gross revenues, together with reuse revenues and impact fees, from the yearly operation of the sewer system after operation and maintenance expense and the satisfaction of all yearly payment obligations on account of any senior obligation issued. The semiannual loan payment amount of \$393,035 is due on April 15th and October 15 th and matures in 2037.	14,666,127	. . .	396,941	14,269,186
Note payable, State of Florida Revolving Loan Fund. The specific revenues pledged as security for repayment are gross revenues, together with reuse revenues and impact fees, from the yearly operation of the sewer system after payment of operation and maintenance expense and the satisfaction of all yearly payment obligations on account of any senior obligations issued. The semiannual repayments were renegotiated to \$17,002 beginning October 15, 2009 until the loan matures in 2017	459,281	. . .	16,494	442,787
Note payable, State of Florida Revolving Loan Fund. The Sewer system revenues together with Impact Fees are pledged as security for repayment. The semiannual repayments of \$18,294 are scheduled to begin August 15, 2011 until the loan matures in 2022.	<u>449,292</u>	<u>89,490</u>	<u>14,802</u>	<u>523,980</u>
Total	<u>\$ 17,204,895</u>	<u>\$ 130,079</u>	<u>\$ 925,155</u>	<u>\$ 16,545,495</u>

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

The annual requirements to amortize the long-term debt outstanding of the Enterprise Fund as of September 30, 2012 are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>
2013	\$ 699,233	\$ 445,876
2014	590,580	425,943
2015	546,548	410,518
2016	561,735	395,331
2017	577,347	379,719
2018 – 2022	3,136,611	1,648,718
2023 - 2027	3,520,229	1,237,718
2028 - 2032	3,235,403	728,949
2033 - 2037	<u>3,677,809</u>	<u>273,941</u>
Total	<u>\$ 16,545,494</u>	<u>\$ 5,946,712</u>

The following is the change in long-term liabilities reported for governmental activities in the government-wide statement of net assets for the year ended September 30, 2012.

	<u>Balance 10/1/11</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance 9/30/12</u>
\$2,400,000 Infrastructure Sales Surtax Revenue Note, Series 2003 bearing interest of 4.14% issued to finance the cost of the city hall and related facilities. Semiannual payments are due June 1st and December 1st. The note matures 2017 and requires debt service coverage of 125%.	\$1,260,000	\$...	\$ 165,000	\$ 1,095,000
Lease purchase agreement with five payments of \$66,394 each beginning 10/31/2008 for MAC lighting.	<u>123,734</u>	<u>...</u>	<u>123,734</u>	<u>...</u>
Total	<u>\$ 1,383,734</u>	<u>\$...</u>	<u>\$ 288,734</u>	<u>\$ 1,095,000</u>

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

The annual requirements to amortize the long-term debt outstanding of the governmental funds as of September 30, 2012, including interest payments of \$194,526 are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>
2013	\$ 170,000	\$ 41,814
2014	180,000	34,569
2015	185,000	27,014
2016	195,000	19,147
2017	205,000	10,868
2018	<u>160,000</u>	<u>3,312</u>
Total	<u>\$ 1,095,000</u>	<u>\$ 136,724</u>

8. Post-retirement Benefits:

Retired or terminated employees have the option of continuing the same type of health, dental, or life insurance coverage available to them while they were employed with the City, in accordance with the provisions of the Consolidated Omnibus Budget Reconciliation Act. The cost of the premiums is paid totally by the former employees. There is no measurable direct cost to the City for these benefits.

9. Pension Plans:

FLORIDA RETIREMENT SYSTEM

Plan Description: The City contributes to the Florida Retirement System, a cost-sharing multiple-employer defined benefit pension plan administered by the Florida Division of Retirement. The Plan provides retirement and disability benefits, cost-of-living adjustments, and death benefits to plan members and beneficiaries. Florida Statutes Chapter 121 assigns the authority to administer the Plan to the Division of Retirement. The Florida Legislature establishes and amends benefit provisions and contribution levels. The Division of Retirement issues a publicly available financial report that includes financial statements and required supplementary information for the Plan. That report may be obtained by writing to Florida Division of Retirement, 2639 North Monroe Street, Building C, Tallahassee, Florida 32399-1560.

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

Funding Policy: Employees contribute 3% to the Plan. The City is required to contribute at an actuarially determined rate. The current rates for regular, special risk members, and senior management are 10.77%, 23.25%, and 14.57% respectively, of annual covered payroll. The contribution requirements of the City are established and may be amended by the Florida Legislature and Legislature. The City's contributions to the System for the year ending September 30, 2012, 2011, and 2010 were \$160,453, \$ 234,170, and \$270,232 respectively, equal to the required contributions.

10. Inter-fund Receivables and Payables:

Individual fund inter-fund receivable and payable balances at September 30, 2012 are as follows:

	<u>Inter-fund Receivables</u>	<u>Inter-fund Payable</u>
General Fund	\$ 781,948	\$...
Storm water Fund	625,645	423,414
Enterprise Fund	<u>336,516</u>	<u>1,320,695</u>
Totals	<u>\$ 1,744,109</u>	<u>\$1,744,109</u>

The inter-fund balances represent the amount advanced to the storm water fund for expenditures and payroll and advances from the general fund to the enterprise fund for payroll expenditures.

11. Segment Information:

The City's utility fund provides water and sanitation services. Water treatment services began October 1, 2007. Segment information for the year ended September 30, 2012, is as follows:

	<u>Water/Sewer</u>	<u>Sanitation</u>	<u>Total Enterprise Fund</u>
CONDENSED STATEMENT OF NET ASSETS			
Assets			
Current assets	\$ 4,647,399	\$ 20,769	\$ 4,668,168
Capital assets	<u>31,037,649</u>	<u>...</u>	<u>31,037,649</u>
Total assets	<u>35,685,048</u>	<u>20,769</u>	<u>35,705,817</u>

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

Liabilities

Inter-fund payables	1,320,695	...	1,320,695
Other current liabilities	1,160,403	...	1,160,403
Noncurrent liabilities	<u>15,969,365</u>	<u>...</u>	<u>15,969,365</u>
Total liabilities	<u>18,450,463</u>	<u>...</u>	<u>18,450,463</u>

	<u>Water/Sewer</u>	<u>Sanitation</u>	<u>Total</u>
Invested in capital assets (net of related debt)	14,284,218	...	14,284,218
Restricted	1,437,362	...	1,437,362
Unrestricted	<u>1,513,005</u>	<u>20,769</u>	<u>1,533,774</u>
Total net assets	<u>\$ 17,234,585</u>	<u>\$ 20,769</u>	<u>\$ 17,255,354</u>

CONDENSED STATEMENT OF REVENUES,
EXPENSES, AND CHANGES IN NET ASSETS

Operating revenues	\$ 1,842,386	\$ 780,502	\$ 2,622,888
Depreciation expense	(949,515)	...	(949,515)
Other operating expenses	<u>(1,041,652)</u>	<u>(715,492)</u>	<u>(1,757,144)</u>
Operating income	<u>(148,781)</u>	<u>65,010</u>	<u>(83,771)</u>

Non-operating revenues (expenses):

Impact Fees	301,816	...	301,816
Interest revenue	6,319	...	6,319
Interest expense	(479,894)	...	(479,894)
Infrastructure surtax	651,072	...	651,072
Grants	50,733	1,098	51,831
Transfers Out	<u>...</u>	<u>(74,169)</u>	<u>(74,169)</u>
Change in net assets	381,265	(8,061)	373,204

CITY OF MINNEOLA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

Beginning net assets	<u>16,853,320</u>	<u>28,830</u>	<u>16,882,150</u>
Ending net assets	<u>\$ 17,234,585</u>	<u>\$ 20,769</u>	<u>\$ 17,255,354</u>

	<u>Water/Sewer</u>	<u>Sanitation</u>	<u>Total</u>
CONDENSED STATEMENT OF CASH FLOWS			
Net cash provided (used) by:			
Operating activities	\$ 736,126	\$ (65,028)	\$ 671,098
Noncapital financing activities	635,830	...	635,830
Capital and related financing activities	(1,002,066)	...	(1,002,066)
Investing activities	<u>6,319</u>	<u>...</u>	<u>6,319</u>
Net increase (decrease)	376,209	(65,028)	311,181
Beginning cash and cash equivalents	<u>3,672,700</u>	<u>157,679</u>	<u>3,830,379</u>
Ending cash and cash equivalents	<u>\$ 4,048,909</u>	<u>\$ 92,650</u>	<u>\$ 4,141,559</u>

OTHER REPORTS

CITY OF MINNEOLA, FLORIDA
GENERAL FUND
COMPARATIVE BALANCE SHEETS
SEPTEMBER 30, 2012 AND 2011

<hr/>		
<u>ASSETS</u>	<u>2012</u>	<u>2011</u>
Cash and cash equivalents	\$ 4,122,040	\$ 3,516,074
Accounts receivable	130,794	15,098
Prepaid insurance	19,630	19,576
Interfund receivables	781,948	848,865
Due from other governments	67,619	228,922
	<hr/>	<hr/>
TOTAL ASSETS	<u>5,122,031</u>	<u>4,628,535</u>
 <u>LIABILITIES AND FUND BALANCE</u>		
Liabilities:		
Accounts payable and accrued expenditures	\$ 103,677	\$ 141,184
Due to other governments	10,604	10,693
Accrued interest	15,394	24,418
Rental Deposits	3,156	4,797
Accrued employee benefits	1,116	1,156
Accrued vacation	43,806	60,414
	<hr/>	<hr/>
Total Liabilities	<u>177,753</u>	<u>242,662</u>
Fund Balance:		
Non-spendable		
For prepaid insurance	19,630	19,576
Restricted		
For street repairs	190,397	141,110
For confiscation funds	40,587	29,347
For permitting expenditures	953,456	862,295
For police education	25,545	24,677
Committed		
For infrastructure expenditures	784,868	889,168
For cemetery care	4,851	4,851
For rails/trails	1,526	1,526
For tree replacement	13,464	9,834
For fire protection capital expenditures	20,026	8,672
Unassigned	2,889,928	2,394,817
	<hr/>	<hr/>
Total Fund Balance	<u>4,944,278</u>	<u>4,385,873</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 5,122,031</u>	<u>\$ 4,628,535</u>

CITY OF MINNEOLA, FLORIDA
GENERAL FUND
SCHEDULE OF REVENUES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2012
WITH COMPARATIVE ACTUAL TOTALS FOR THE YEAR ENDED SEPTEMBER 30, 2011

	FINAL BUDGET	2012 ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	2011 ACTUAL
Revenues:				
Taxes:				
Ad valorem	\$ 2,112,053	\$2,112,053	\$...	\$ 2,070,253
Franchise fees	468,094	462,086	(6,008)	492,219
Utility taxes	704,148	710,156	6,008	706,685
Total Taxes	3,284,295	3,284,295	...	3,269,157
Licenses and Permits:				
Occupational licenses	38,053	38,053	...	26,078
Yardage regulatory fees	11,819	11,819	...	...
Permits	229,983	229,983	...	109,275
Total Licenses and Permits	279,855	279,855	...	135,353
Intergovernmental Revenues:				
Local option gas tax	40,157	40,157	...	45,377
Eight cent gas tax	42,630	42,630	...	38,127
Special fuel tax	82	82	...	253
Infrastructure surtax	61,212	81,485	20,273	728,287
State revenue sharing	111,416	111,416	...	100,212
Mobile home licenses	87	87	...	494
Alcoholic beverage tax	140	2,084	1,944	2,748
Library impact fees	28,568	28,568	...	21,885
Park interlocal agreement	119,509	119,509	...	...
Grants	500	500	...	67,335
Half-cent sales tax	426,584	426,584	...	412,477
City share of county occupational licenses	9,290	9,290	...	9,994
Additional one-cent gas tax	13,120	13,120	...	11,687
Total Intergovernmental Revenues	853,295	875,512	22,217	1,438,876
Charges For Services:				
Copies and records	7	7	...	192
Qualifying fees and fire inspections	75	75	...	584
Culture & recreation	1,769	1,769	...	30,187
Total Charges For Services	1,851	1,851	...	30,963

CITY OF MINNEOLA, FLORIDA
GENERAL FUND
SCHEDULE OF REVENUES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2012
WITH COMPARATIVE ACTUAL TOTALS FOR THE YEAR ENDED SEPTEMBER 30, 2011

	FINAL BUDGET	2012 ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	2011 ACTUAL
Fines and Forfeitures:				
Court fines	12,790	12,790	...	22,606
Abandon property fees	8,540	8,540	...	6,020
Police education	868	868	...	1,806
Total Fines and Forfeitures	22,198	22,198	...	30,432
Miscellaneous Revenues:				
Interest	29	39	10	3,794
Rentals	35,481	35,481	...	26,578
Impact fees	44,334	44,334	...	52,997
Tree replacement	...	...	...	330
Miscellaneous	19,782	19,806	24	23,387
Contributions	...	...	...	517
Total Miscellaneous Revenues	99,626	99,660	34	107,603
TOTAL REVENUES	\$ 4,541,120	\$ 4,563,371	\$ 22,251	\$ 5,012,384

CITY OF MINNEOLA, FLORIDA
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2012
WITH COMPARATIVE ACTUAL TOTALS FOR THE YEAR ENDED SEPTEMBER 30, 2011

	FINAL BUDGET	2012 ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	2011 ACTUAL
<u>GENERAL GOVERNMENT:</u>				
Legislative:				
Personal services	\$ 24,000	\$ 24,000	\$...	\$ 24,000
Operating expenditures	532	532	...	1,060
Total Legislative	<u>24,532</u>	<u>24,532</u>	<u>...</u>	<u>25,060</u>
Executive:				
Personal services	123,644	124,922	(1,278)	179,740
Operating expenditures	29,325	29,325	...	31,352
Debt service	213,673	204,649	9,024	233,868
Total Executive	<u>366,642</u>	<u>358,896</u>	<u>7,746</u>	<u>444,960</u>
Financial and Administrative:				
Personal services	138,389	136,797	1,592	170,093
Operating expenditures	31,566	41,199	(9,633)	36,392
Total Financial and Administrative	<u>169,955</u>	<u>177,996</u>	<u>(8,041)</u>	<u>206,485</u>
Legal Services:				
City Attorney:				
Operating expenditures	84,529	84,529	...	113,682
Total Legal Services	<u>84,529</u>	<u>84,529</u>	<u>...</u>	<u>113,682</u>
City Planning:				
Personal services	74,386	75,318	(932)	63,816
Operating expenditures	139,395	139,063	332	67,176
Total City Planning	<u>213,781</u>	<u>214,381</u>	<u>(600)</u>	<u>130,992</u>
Technology:				
Personal services	...	...	...	7,542
Operating expenditures	99,439	98,510	929	85,082
Capital outlay	700	2,769	(2,069)	1,625
Total Technology	<u>100,139</u>	<u>101,279</u>	<u>(1,140)</u>	<u>94,249</u>
Fleets & Facilities:				
Operating expenditures	214,971	214,972	(1)	147,272
Capital outlay	...	...	...	5,185
Total Fleets & Facilities	<u>214,971</u>	<u>214,972</u>	<u>(1)</u>	<u>152,457</u>
Human Resources:				
Personal services	28,595	29,107	(512)	48,640
Operating expenditures	6,241	6,242	(1)	11,583
Total Human Resources	<u>34,836</u>	<u>35,349</u>	<u>(513)</u>	<u>60,223</u>
Total General Government	<u>1,209,385</u>	<u>1,211,934</u>	<u>(2,549)</u>	<u>1,228,108</u>

CITY OF MINNEOLA, FLORIDA
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2012
WITH COMPARATIVE ACTUAL TOTALS FOR THE YEAR ENDED SEPTEMBER 30, 2011

	FINAL BUDGET	2012 ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	2011 ACTUAL
<u>PUBLIC SAFETY:</u>				
Police Department and Code Enforcement:				
Personal services	\$ 1,179,148	\$ 1,177,987	\$ 1,161	\$ 1,374,697
Operating expenditures	1,807	1,808	(1)	3,278
Capital outlay	20,784	20,784	...	...
Total Police Department and Code Enforcement	<u>1,201,739</u>	<u>1,200,579</u>	<u>1,160</u>	<u>1,377,975</u>
Fire Department:				
Personal services	826,059	811,050	15,009	845,431
Operating expenditures	119,701	118,560	1,141	103,762
Capital outlay	...	...	...	93,190
Total Fire Department	<u>945,760</u>	<u>929,610</u>	<u>16,150</u>	<u>1,042,383</u>
Total Public Safety	<u>2,147,499</u>	<u>2,130,189</u>	<u>17,310</u>	<u>2,420,358</u>
<u>PHYSICAL ENVIRONMENT:</u>				
Public Works:				
Personal services	52,526	52,046	480	55,705
Operating expenditures	1,295	1,296	(1)	1,603
Total Public Works	<u>53,821</u>	<u>53,342</u>	<u>479</u>	<u>57,308</u>
Total Physical Environment	<u>53,821</u>	<u>53,342</u>	<u>479</u>	<u>57,308</u>
<u>TRANSPORTATION:</u>				
Roads and Streets				
Personal services	33,661	33,240	421	30,988
Operating expenditures	253,930	253,929	1	249,527
Capital outlay	13,371	13,371	...	...
Total Transportation	<u>300,962</u>	<u>300,540</u>	<u>422</u>	<u>280,515</u>
<u>CULTURE AND RECREATION:</u>				
Library:				
Personal services	43,873	43,006	867	54,898
Operating expenditures	14,249	12,568	1,681	9,431
Capital outlay	2,273	2,273	...	1,800
Total Library	<u>60,395</u>	<u>57,847</u>	<u>2,548</u>	<u>66,129</u>

CITY OF MINNEOLA, FLORIDA
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2012
WITH COMPARATIVE ACTUAL TOTALS FOR THE YEAR ENDED SEPTEMBER 30, 2011

	FINAL BUDGET	2012 ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	2011 ACTUAL
<u>CULTURE AND RECREATION:</u>				
Parks and Recreation:				
Personal services	184,985	183,528	1,457	227,944
Operating expenditures	22,244	22,245	(1)	42,298
Capital outlay	119,509	119,509	...	...
Total Parks and Recreation	<u>326,738</u>	<u>325,282</u>	<u>1,456</u>	<u>270,242</u>
Total Culture and Recreation	<u>387,133</u>	<u>383,129</u>	<u>4,004</u>	<u>336,371</u>
TOTAL EXPENDITURES	<u>\$ 4,098,800</u>	<u>\$ 4,079,134</u>	<u>\$ 19,666</u>	<u>\$ 4,322,660</u>
<u>OTHER FINANCING SOURCES (USES):</u>				
Transfer from Utility Fund	<u>\$ 74,169</u>	<u>\$ 74,169</u>	<u>\$...</u>	<u>\$ 63,904</u>
Total Other Financing Uses	<u>\$ 74,169</u>	<u>\$ 74,169</u>	<u>\$...</u>	<u>\$ 63,904</u>

CITY OF MINNEOLA, FLORIDA
STORM WATER FUND
COMPARATIVE BALANCE SHEETS
SEPTEMBER 30, 2012 AND 2011

	TOTALS	
	2012	2011
<u>ASSETS</u>		
Current Assets:		
Accounts receivable	\$ 10,123	\$ 8,621
Prepaid insurance	1,050	1,207
Interfund receivable	625,645	403,852
TOTAL ASSETS	<u>\$ 636,818</u>	<u>\$ 413,680</u>
<u>LIABILITIES AND FUND BALANCE</u>		
Liabilities:		
Accounts payable	\$ 59,453	\$ 14,937
Accrued vacation and sick leave	3,094	2,188
Interfund payable	423,414	282,708
Total Liabilities	<u>485,961</u>	<u>299,833</u>
Fund Balance:		
Committed		
For storm water management	<u>150,857</u>	<u>113,847</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 636,818</u>	<u>\$ 413,680</u>

CITY OF MINNEOLA, FLORIDA
STORM WATER FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2012
WITH COMPARATIVE ACTUAL TOTALS FOR THE YEAR ENDED SEPTEMBER 30, 2011

	FINAL BUDGET	2012 ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	2011 ACTUAL
Revenues:				
Charges for services	\$ 224,346	\$ 224,346	\$...	\$ 221,020
Total Revenues	224,346	224,346	...	221,020
Expenditures:				
Personal services	68,397	69,303	(906)	69,037
Professional services	1,194	1,194	...	12,788
Membership and training	500	500	...	...
Office	999	999	...	...
Operating supplies	763	763	...	367
Miscellaneous	...	...	...	1,825
Repairs and maintenance	40	40	...	...
Tools and equipment	599	599	...	230
Travel and meals	375	375	...	...
Uniforms	293	293	...	...
Capital outlay out	118,119	113,270	4,849	19,355
Total Expenditures	191,279	187,336	3,943	103,602
Excess (Deficiency) of Revenues Over Expenditures	33,067	37,010	3,943	117,418
Income before operating transfer	33,067	37,010	3,943	117,418
Other Financing Sources (Uses)				
Operating transfer (net)	...	...	...	10,357
Fund Balance - October 1	113,847	113,847	...	(13,928)
FUND BALANCE - SEPTEMBER 30	\$ 146,914	\$ 150,857	\$ 3,943	\$ 113,847

CLERMONT OFFICE

Jerry D. Brown, C.P.A.

Herbert John Greenlee, Jr. C.P.A.
Suzanne M. Brownlee, C.P.A.



**GREENLEE
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RICE &
BROWN, PA**
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ACCOUNTANTS

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Allan L. Silbernagel, C.P.A.

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

The Honorable Mayor and City Council
City of Minneola, Florida

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of City of Minneola, Florida as of and for the year ended September 30, 2012, which collectively comprise the City of Minneola, Florida's basic financial statements and have issued our report thereon dated May 16, 2013. 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.

Internal Control Over Financial Reporting

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

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 a 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.

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. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Minneola, Florida'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 did not disclose any instances of noncompliance or other matters that are required to be reported under **Government Auditing Standards**.

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

Greene, Kuras, Rice + Brown, PA

Mount Dora, Florida
May 16, 2013

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS
THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB
CIRCULAR A-133

The Honorable Mayor and City Council
City of Minneola, Florida

Compliance

We have audited the compliance of the City of Minneola, Florida with the types of compliance requirements described in the United States Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement* that could have a direct and material effect on each of City of Minneola's major federal programs for the year ended September 30, 2012. The City of Minneola, Florida's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the City of Minneola, Florida's management. Our responsibility is to express an opinion of the City of Minneola, Florida's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City of Minneola, Florida's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the City of Minneola, Florida's compliance with those requirements. The results of

our auditing procedures did not disclose any instances of material noncompliance that are to be reported in accordance with *OMB Circular A-133*.

In our opinion, the City of Minneola, Florida, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2012.

Internal Control Over Compliance

The management of the City of Minneola, Florida, is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the City of Minneola, Florida's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Minneola, Florida's internal control over compliance.

A deficiency in internal control over compliance 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 noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

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

This report is intended solely for the information and use of management, City Council, others within the entity, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Greender, Kenna, Rice + Brown, PA

Mount Dora, Florida
May 16, 2013

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MANAGEMENT LETTER

Honorable Mayor and City Council
City of Minneola
Minneola, Florida

This report contains our comments as required by Chapter 10.550, Rules of the Auditor General, Local Governmental Entity Audits, for the City of Minneola, Florida, for the year ended September 30, 2012. Section 10.554(1)(i)1., requires that we determine whether or not corrective action has been taken to address significant findings and recommendations made in the preceding annual financial audit report. Recommendations in the preceding annual financial audit have been implemented.

Section 10.554(1)(i)2., requires our audit to include a review of the provisions of Section 218.415, Florida Statutes, regarding the investment of public funds. In connection with our audit, we determined that the City of Minneola complied with Section 218.415, Florida Statutes.

Section 10.554(1)(i)3., requires that we address in the management letter any recommendations to improve financial management. Management has implemented previous recommendations and has improved the financial position of the City.

Section 10.554(1)(i)4., requires that we address violations of laws, regulations, contracts or grant agreements, or abuses that have occurred, or likely to have occurred, that have an effect on the determination of financial statement amounts that is less than material but more than inconsequential. Our audit did not disclose any violations or abuses.

Section 10.554(1)(i)5., provides that the auditor may, based on professional judgment, report the following matters that are inconsequential to the determination of financial statement amounts, considering both quantitative and qualitative factors:

- (1) violations of laws, rules, regulations, contracts or grant agreements, or abuse that have occurred, or are likely to have occurred and (2) control deficiencies that are not significant deficiencies.

Section 10.554(1)(i)6. requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless, disclosed in the notes to the financial statements. The City of Minneola was incorporated under a Special Act of 1925 of the State of Florida, Chapter 11620. The City had no component units.

Section 10.554(1)(i)7a. requires a statement be included as to whether or not the local governmental entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. The City did not experience the conditions as listed in F.S. 218.503(1).

Section 10.554(1)(i)7b., Rules of the Auditor General, requires that we determine whether the annual financial report for the City of Minneola for the fiscal year ended September 30, 2012, filed with the Florida Department of Financial Services pursuant to Section 2187.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2012. In connection with our audit, we determined that these two reports were in agreement.

Section 10.554(1)(i)7c., and 10.556(7) require that we apply financial condition assessment procedures. It is management's responsibility to monitor the entity'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 the same.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this letter is intended solely for the information and use of management, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.

Greiner, Kuvas, Rice + Burns, PA

Mount Dora, Florida
May 16, 2013