

ANNUAL COMPREHENSIVE FINANCIAL REPORT



Fiscal Year Ending September 30, 2023

City of Leesburg, Florida



CITY OF LEESBURG, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023



Prepared by the Department of Finance



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**CITY OF LEESBURG, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

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INTRODUCTORY SECTION



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MISSION STATEMENT

"Dedicated to Our Community, Committed to Service Excellence"

March 20, 2024

Honorable Mayor and
Members of the City Commission, and
Citizens of the City of Leesburg, Florida

It is our pleasure to submit this Annual Comprehensive Financial Report (financial report) for the City of Leesburg, Florida (City) for the fiscal year ended September 30, 2023. The report fulfills the requirements set forth by State law in accordance with Section 218.39, Florida Statutes, and Chapter 10.500, Rules of the Auditor General, which require that all general purpose local governments publish each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) in the United States and audited in accordance with auditing standards generally accepted in the United States by a firm of licensed certified public accountants.

The financial report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements are free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Florida Statutes require that an annual financial audit be performed by independent certified public accountants. This year the audit was performed by MSL, P.A. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2023 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended September 30, 2023 are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The City is also subject to a broader, mandated "Single Audit" designed to meet the special needs of federal and state grantor agencies. The standards governing Single Audit engagements require the

independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements - with special emphasis involving the administration of federal and state awards. For the fiscal year ended September 30, 2023, the City's expenditures of State financial assistance did not meet the required State threshold for reporting on such by the City and the independent auditor.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditor.

Profile of the Government

The City of Leesburg was founded and first settled in 1857 by Evander H. Lee, a native of Sumter, South Carolina. The City received its name as a result of shipping directions given by Calvin Lee, Evander's brother, during a merchandising trip to New York City in 1866. By a vote of 23 to 2, the City of Leesburg was incorporated on July 12, 1875. The City was originally part of Sumter County and served as the County seat until 1882 when the Florida Legislature created Lake County. The City has been a part of Lake County since then and is the oldest and second highest populated of the fourteen incorporated municipalities in Lake County, which include Astatula, Clermont, Eustis, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Mascotte, Minneola, Montverde, Mount Dora, Tavares, and Umatilla.

The City of Leesburg is a political subdivision of the State of Florida. As such, it is governed by, and derives its operating authority from, the constitution and laws of the State of Florida. The City is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing body.

The City operates under a commission/manager form of government, with a governing body consisting of five City Commissioners, elected to staggered four-year terms. The commission members must meet district residency requirements. One of the commissioners is selected by the other four as Mayor to serve a one-year term. The City Commission is responsible for, among other things, passing ordinances and resolutions, adopting the budget, appointing committees, and hiring the City Manager and City Attorney. The City Manager is responsible for carrying out the policies and ordinances adopted by the City Commission, for overseeing day-to-day operations of the City, appointing the department heads and approving the hiring of all employees.

The City provides a traditional mix of governmental services, including police and fire protection, the construction and maintenance of streets and infrastructure, library, recreational activities, cultural events, planning, zoning, housing, and administrative services. The City also provides a full range of utility services, including electric, natural gas, solid waste, water, reuse water, wastewater treatment, and stormwater drainage. The City has an international airport as well. In addition, the City has three Community Redevelopment Agencies (CRA), which are Greater Leesburg, Carver Heights/Montclair Area, and U.S. Highway 441&27.

The City is situated between Lake Harris and Lake Griffin in Lake County. To the south, the City extends past the intersection of U.S. Highway 27 with County Road 48, and south on County Road 33 past the Florida's Turnpike. The City extends west on County Road 48 and County Road 470 past the Florida's Turnpike to the Sumter County line. To the east, the City follows U.S. Highway 441 to County Road 473;

the north is bounded by U.S. Highway 441 at Fruitland Park. The City occupies a land area of 40 square miles and has a population of approximately 30,378 residents. The City is located in north central Florida, midway between the Gulf of Mexico and the Atlantic Ocean, approximately 200 miles southeast of the State Capital, Tallahassee, 80 miles northeast of Tampa, 40 miles northwest of Orlando and 70 miles southwest of Daytona Beach. The City is intersected by State Road 44, U.S. Highway 27, U.S. Highway 441 and the Florida's Turnpike, with Interstate 75 close by.

The City also takes pride in preserving its rich heritage through the Leesburg Historical Museum and Mote-Morris House, which offers a fine example of Victorian architecture.

The City is known for its scenic beauty, relaxed lifestyle, recreational facilities, temperate climate, extensive waterways, and affordable housing. Waterfront living is a way of life with 1,400 beautiful lakes located in Lake County.

The City's geographic location enables it to offer three parks that include lake access to the beautiful Harris Chain of Lakes, one on Lake Griffin (Herlong Park) and two on Lake Harris (Venetian Gardens and Singletary Park). Venetian Gardens offers a variety of recreational amenities, including great shoreline fishing opportunities, as seven pedestrian bridges connect islands within this picturesque setting. Improvements include the creation of the Ski Beach area with new restrooms. Other recreational amenities in Venetian Gardens include outdoor volleyball courts, Kids Korner Playground, a splash pad, pavilions, the Community Building, Venetian Cove Marina, and Pat Thomas Stadium/Buddy Lowe Field that has hosted professional baseball in the past and is the current home of Leesburg High School varsity baseball and the Leesburg Lightning of the Florida Collegiate Summer League.

These outstanding recreational facilities of regional impact are complemented with numerous community and neighborhood parks. The City has three athletic complex locations. The Sleepy Hollow Sports Complex includes two football/soccer fields, two youth softball fields, two Babe Ruth Baseball fields, four adult softball fields, concessions, locker rooms, restrooms, pavilion and a playground. Sleepy Hollow is the site of numerous tournaments and attracts over 1,000 athletic teams each year.

The Susan Street Complex includes four youth baseball fields, one regulation football field, four tennis courts, four outdoor racquetball courts, concessions and restrooms. Pat Thomas Stadium has one regulation high school/college field with a full stadium, locker rooms, concessions, and restrooms. The Palmetto Street Complex features four tennis courts as well as 24 shuffleboard courts. Other quality recreational facilities throughout the City include Rogers Park & Rogers Park Splash Pad, Berry Park, Veterans Park, John L. Johnson Park, Leesburg's Dog Park, and the Town Square, which serves as the focal point during major festivals hosted within the City.

The Leesburg Recreational Complex features two indoor regulation basketball courts, four indoor volleyball courts, an outdoor basketball court, playground and offices for the Parks and Recreation Department.

The City currently operates the H.O. Dabney Aquatic Center. The center is located near the downtown area, and consists of a 25 yard competition pool, a beach entry pool, kids play area, two story slide, and basketball/volleyball area. The center also includes a bath house, guard house, and concession stand.

The City of Leesburg Resource Center is a 7,500 square-foot multipurpose facility that includes meeting rooms, computer-training space, a café, book depository, resource offices, and a teaching kitchen. The Venetian Center at Venetian Gardens includes a 20,700 square-foot multipurpose community building

with views of Venetian Gardens Park and Lake Harris. The largest room in Venetian Center can accommodate up to 1,000 people auditorium style.

The Leesburg Public Library is the second busiest location in Lake County's library system. Staff at the 45,000-square-foot facility help patrons with their reading, information, and educational needs. Circulation of adult and juvenile items totaled 234,962 for the year, and the internet was used by 14,796 patrons.

Leesburg International Airport (KLEE) is an approximately 850-acre controlled-access, general aviation airport that caters primarily to recreational and corporate aircraft with over 75,000 flight operations per year. The Airport has grown substantially in the past few years and it continues to grow. There are 96 fixed-wing, 24 helicopters and 6 jets that are permanently based at KLEE. The airport has a U.S. Customs and Border Protection office, a federally contracted air traffic control tower and an aircraft rescue firefighting station. The Airport provides a diversity of activities; with its two intersecting runways, tie downs, hangar facilities, a flight school and maintenance shops. KLEE is the largest airport and is also home to the first seaplane ramp valued at over \$2.6 million in Lake County.

The Airport sustains and leads economic growth and development. It is an important economic engine, and supports vital health, welfare, emergency, and safety-related services. The annual economic impact of KLEE is associated with direct impacts that come from tenants/businesses located at the Airport and construction projects that are undertaken by the Airport or by on-site businesses; indirect impacts are associated with spending from visitors who arrive in the area via general aviation aircraft.

Budgetary Controls

The annual budget serves as the foundation for the City's financial planning and control. Department heads are required to submit requests for appropriations to the City Manager, who uses those requests as the starting point for developing a proposed budget. The City Manager is required by the City Charter to keep the City Commission fully advised as to the financial condition and needs of the City and to submit an annual budget for its consideration. The City Commission is required to hold public hearings on the proposed budget and to adopt a final budget by September 30, the close of the City's fiscal year. The appropriated budget is prepared by fund, function and department.

The City's adopted budget policy establishes budgetary control (i.e., the level at which expenditures cannot exceed the appropriated amount) at the fund level. Budgets for all governmental fund types are adopted on a basis consistent with GAAP. Department heads may make transfers of appropriations within a category from one division to another in their respective department, and transfers of appropriations between departments or categories can be approved by the City Manager. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual budget adopted by the City Commission. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund and major special revenue funds, these comparisons are presented as required supplementary information. For other governmental funds with appropriated annual budgets, these comparisons are presented in the Supplemental Information section of this report.

Economic Condition

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

Local Economy

The City, and Lake County as a whole, have transitioned in recent decades from agricultural roots to a growth-driven economy that is heavily centered in real estate, retail, personal services and health care. Leesburg continues to grow as a medical destination, influenced largely by approximately 150,000 residents who live nearby in The Villages retirement community. The labor market in Central Florida continues to recover from the effects of the COVID-19 pandemic. Central Florida's unemployment rate dropped to 3.0 % in September 2022, down from 2.7% which was reported a year ago. Filling jobs still remains a problem in healthcare, retail and food service which offer lower wages. Housing prices are continuing to increase, as well as ad valorem tax revenues. The retail sector in the downtown area continues to recover after some negative impacts from the pandemic. Vacancies in the downtown area have stabilized and are lower than levels experienced in the past. However, increased pricing, along with staffing shortages and supply chain issues are still major hurdles to tackle. In spite of these improvements, given the effects of the prior recession and the City's desire to maintain lower taxes for its citizens and customers, challenges remain in trying to prepare a balanced budget.

Although future revenues will be increasing, there is a need to address various budget items that were eliminated or reduced during the recession.

The City's top private sector employer is UF Health Leesburg (f/k/a Central Florida Health Alliance), boasting a labor force of 1,735. Other principal employers within the City include LifeStream Behavioral Center, Lake County School District, Lake Sumter State College, and the City itself. Health care, education, personal services, retail, and construction are sectors with the highest employment levels in Lake County.

The City is home to Leesburg International Airport, a regional shopping mall, two colleges and a growing medical community. The City's retail shopping is largely concentrated along U.S. Highways 27 and 441.

The financial policies of the past few years have begun to make a positive impact on the City's overall financial position, thereby allowing reinvestment in a sustainable manner. Such steps include continued allocated reinvestments in the downtown area, the Leesburg International Airport, Wastewater and Electric Expansion. Fiscal year 2024 should continue to place Leesburg in a positive financial and operational direction.

In 2017, the City sold approximately 1,127 acres near the Florida Turnpike and County Road 470 to The Villages. Approximately 3,000 retirement homes are to be built on this property, with construction currently underway and expected to be complete by the summer of 2025. The property tax revenues, as well as other tax and service revenues, are expected to substantially improve the economic condition of the City as a whole in the intermediate and long-term future.

The population in Lake County nearly doubled from 1980 to 2000 (210,528 persons). The County now has more than 400,000 residents and will continue to grow. Growth in the City has retreated from the peak experienced in 2006. The City currently has 30,378 residents. The City expects a population growth of 24,000 to 40,000 over the next 15 years.

The Leesburg area is positioned at the crossroads of geographic expansion, as the retirement market continues to push from the north and family households sustain the market segment to the south. This area has embraced both market segments and, as a result, has become one of the emerging economic submarkets in all of Central Florida.

Long-term Financial Planning

The Core Values adopted by the City Commission will drive the long-term planning process. One of the Core Values, "Fiscal Responsibility," shows a respect for the citizens whose taxes support the municipal government and a commitment for the thoughtful prioritization and careful management of financial resources. Also addressed in this Core Value is the recognition that resources are limited and that this necessitates fresh approaches and creativity in addressing current operations and community needs.

The 5-year Capital Improvement Plan was developed to maximize the "pay as you go approach" while recognizing the benefit of financing. Utility improvements and replacements will be scheduled and integrated into the street paving work plan. The plan includes a detailed explanation regarding development of revenue projections and assumptions regarding capital needs. Due to limited resources, capital spending is limited to that which is necessary. The major sources of funding include grants and renewal and replacement funds.

In the past, the City typically extended services beyond the current available infrastructure based on a calculation to recoup the initial investment over a 5- to 7-year period.

Additional long-range planning for the following departments is listed below:

- **Electric** – The Electric Department consistently updates and evaluates the costs of outsourcing specific activities. This year saw the solicitation and selection of a new utility contractor to install our underground infrastructure as well as an opportunity to utilize an existing municipal agreement to meet our Maintenance of Traffic (MOT) needs. Past trending, growth projections, outputs from a contingency analysis and developer's input are used to create the 5-year Capital Plan. The Capital Plan incorporates reconductoring, area improvements and feeder extensions as well as residential, subdivisions and commercial construction projects. During the next fiscal year we will be expanding our use of S&C Trip Saver devices and reclosers to help improve our system reliability to our customers. These types of changes coupled with our continuing design and construction practices ensures that a safe, reliable and affordable electric distribution system is in place to meet the needs of our customers. The Electric department completes a 10-year capital plan for replacing equipment in the field. This plan is based on age, condition and load of the equipment. Current loading and future load forecasts are used as well to design the plan. All new construction is designed based on the National Electric Safety Code (NESC) requirements, which includes "storm hardening" of the system. The current system is approximately 70% underground. The long range plans look at both costs and performance of both overhead and underground facilities. Automation of field devices is part of the 10-year plan to help mitigate outages for customers.
- **Gas** – The City is a member of Florida Gas Utility (FGU), which is made up of natural gas utilities with a common goal of acquiring natural gas in bulk to reduce the overall price to customers. With the approval of Section 25-501 of the City Code of Ordinances in April 2006, Natural Gas is required in all new subdivisions within the city limits. In addition, the cost of infrastructure is to be borne by the developer. Implementation of this ordinance has significantly reduced future capital outlay. In 2018, the City entered into an Agreement with South Sumter Gas Utility/The Villages to provide natural gas service to the majority of their residential and commercial customers that have expanded into Sumter and Lake County. Additionally, the City has completed construction of a new gate station which connects to the Sabal Trail Natural Gas transmission pipeline. This connection provides a redundant feed for existing customers and capacity for future expansion of the gas system. Currently, the Gas department is working on numerous developments throughout

Leesburg as the City continues to expand.

- **Water & Wastewater** – Aging infrastructure and capacity issues continue to be a priority for both utilities. Future utility expansion and recapitalization will be based on the twenty-year Comprehensive Plan and growth forecast models. The Water Utility is evaluating long-term capacity solutions for increased water consumption driven by population growth and in accordance with the SJRWMD Regional Water Supply Plan. The Wastewater fund has recently expanded the Turnpike Wastewater Plant to accommodate the increased growth in the Southern Sewer Shed and future expansion will meet sewer demand forecasts through 2035.
- **Solid Waste** – The Solid Waste Division executed a long term disposal agreement with Covanta Lake II, Inc., a waste-to-energy facility that produces electricity by burning municipal solid waste. The five-year agreement includes an option to extend the contract for three additional five-year terms. The negotiated disposal fee is considerably less than the fee formerly paid to Lake County and represents a significant savings in operating expenses for the duration of the contract. The utility will continue to replace semi-automated residential side loading trucks with larger, fully automated trucks.
- **Information and Technology (IT)** – The IT Department is an important part of the City's operations; thus, long-term financial planning includes preparing to replace computers as they become obsolete. All computer equipment is owned by the IT Department and leased to the other City departments, based on a five-year payback period. IT is actively involved with upgrading business technology as financial resources become available.
- **Fleet Maintenance** – All City vehicles are owned by Fleet Services, which is responsible for repairs, vehicle bid specifications, and most purchases. A lease fee, based on useful life, is charged to the user department. Fleet Services also maintains the City's two fuel sites. The City maintains a vehicle replacement plan for all City-owned vehicles and updates it annually. Planning for future vehicle purchases is the joint responsibility of Fleet Services and the leasing departments.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Leesburg for its annual comprehensive financial report for the fiscal year ended September 30, 2022. This is the 33rd consecutive year (fiscal years ended 1990-2022) that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City believes its current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and will submit it to the GFOA to determine its eligibility for another certificate.

In addition, the City of Leesburg also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for fiscal year 2022-23. This was the 25th consecutive year the City received this award. In order to qualify for the Distinguished Budget Presentation Award, the City's

budget document was judged to be proficient in several categories, including as a policy document, as a financial document, as an operations guide, and as a communications device.

The preparation of this report on a timely basis was made possible through the efficient, dedicated and professional efforts of the entire staff of the Finance Department. The significant amount of year-end closing procedures required prior to the audit could not have been accomplished without the personal and professional dedication of the members of the Finance Department. Other City departments, although not extensively involved in year-end audit activities, contributed significantly by ensuring the accuracy and integrity of accounting information compiled throughout the year. Credit must also be given to the Mayor and Commissioners for their unfailing support for maintaining the highest standards of professionalism in the management of the City's finances. We believe that this report clearly illustrates the financial position of the City of Leesburg and wish to thank you for your support and commitment to maintaining the financial integrity of the City.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Al Minner', with a stylized, cursive script.

Alfred (Al) Minner
City Manager

A handwritten signature in blue ink, reading 'James A. Williams', in a cursive script.

James (Jim) Williams
Finance Director

**CITY OF LEESBURG, FLORIDA
PRINCIPAL CITY OFFICIALS
SEPTEMBER 30, 2023**



ELECTED OFFICIALS

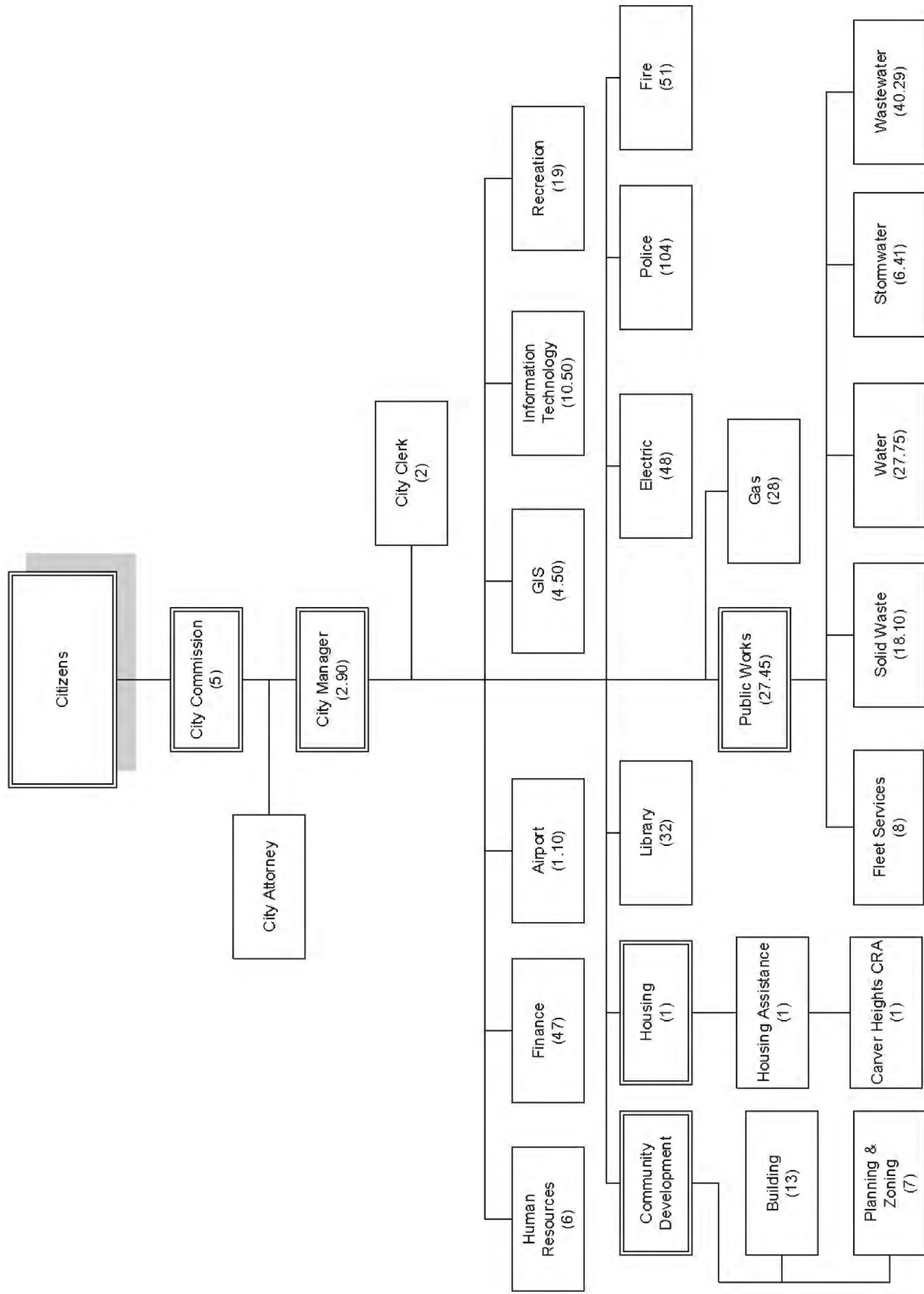
Jimmy Burry	Mayor
Jay Connell	Mayor, Pro-Tem
Alan Reisman	Commissioner
Allyson Berry	Commissioner
Mike Pederson	Commissioner

APPOINTED OFFICIALS

Al Minner	City Manager
Grant Watson/Stone & Gerken, P.A.	City Attorney

EXECUTIVE STAFF

James Williams	Finance Director
Andi Purvis	City Clerk
Melissa Arriaga	Human Resources Director
Tino Anthony	Information Technologies Director
Robert Hicks	Police Chief
Joseph Mera	Fire Chief
Lucy Gangone	Library Director
Travis Rima	Recreation Director
Brad Chase	Electric Director
Robert Thilmony	Gas Director
Cliff Kelsey	Public Works Director



Note: The numbers shown for each department reflect full time equivalents (FTEs)



Government Finance Officers Association

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

Presented to

**City of Leesburg
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2022

Christopher P. Morrell

Executive Director/CEO

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and
Members of the City Commission
City of Leesburg, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Leesburg, Florida (the "City") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the City of Leesburg Municipal Firemen's Retirement Plan, which represents 18% and 19% of the assets and net position of the aggregate remaining fund information, respectively. Those statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for the City of Leesburg's Municipal Firemen's Retirement Plan, is based solely on the reports of those other auditors.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

Emphasis-of-Matter

As discussed in Note 1B to the financial statements, in the fiscal year ended September 30, 2023, the City adopted the provisions of Government Accounting Standards Board Statement ("GASBS") Number 96, *Subscription-Based Information Technology Arrangements*. Our opinion is not modified with respect to this matter.

Required Supplementary Information

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

Supplementary Information

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

Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 20, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
March 20, 2024

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

The City of Leesburg (the City), Florida's Management's Discussion and Analysis presents an overview of the City's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the letter of transmittal and the financial statements, as listed in the Table of Contents.

Financial Highlights

- The assets and deferred outflows of the City exceed liabilities and deferred inflows at the close of fiscal year 2023 by \$347.6 million (net position). Of this amount, \$66.0 million (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's total net position increased \$15.7 million, or 4.7%. Net position for governmental activities increased \$3.9 million or 6.8%, while business-type activities increased \$11.8 million or 4.3%. The increase in the governmental activities is due primarily to an increase in taxes and revenues in general due to an improving and growing local economy and activities throughout the city, while at the same time paying down debt and monitoring expenses closely. The increase in the business-type activities is due to increased customer charges and continued positive business performance of the City's various services.
- As of September 30, 2023, the City's governmental funds reported combined ending fund balance of \$30.4 million, an increase of \$4.3 million in comparison with the reported amount of \$26.1 million in the prior year.
- On September 30, 2023, unassigned fund balance for the General Fund was \$14.3 million, or 43% of total General Fund expenditures and transfers out of \$33.3 million.
- Governmental funds' fund balance increased \$4.3 million, while in the prior year fund balance increased \$1.1 million. This is mainly attributable to the significant decrease in culture and recreation expenditures of in the Capital Projects fund. In fiscal year 2022, these expenditures were \$2.9 million, while similar expenditures were only \$1.0 million in fiscal year 2023. This is due to the construction of the H.O. Dabney Aquatic Center, which was opened to the public in fiscal year 2022.
- The Internal Service Funds' change in net position increased \$174 thousand. Internal service funds are considered governmental activities on the City-wide statements, but are included with the enterprise funds on the individual funds' statements. The primary reason for the increase was a significant increase in claims expense in the General Employees' Worker's Compensation Insurance, which increased from \$6.2 million in fiscal year 2022 to \$6.8 million in fiscal year 2023.
- The total Enterprise Funds' change in net position increased \$11.8 million from the previous year, for the reasons noted for the increase in business-type activities above.
- The City's total financed debt as of September 30, 2023 decreased \$(6.8) million from \$147.7 million to \$140.9 million.

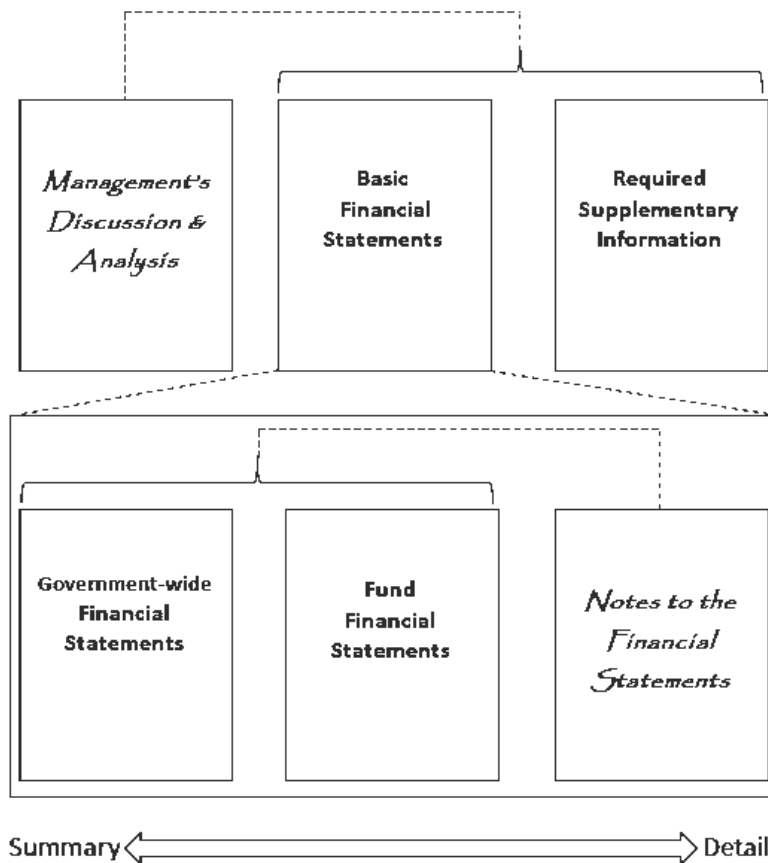
CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

Overview of the Financial Statements

This narrative overview and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements provide information on both the City as a whole (government-wide) and on the major individual funds. Both perspectives (government-wide and fund level) allow the user to address relevant questions, broaden a basis for comparison and enhance the City's accountability. The City's basic financial statements are comprised of three components: 1) City-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements that explain information in the financial statements and provide more detailed data.

The statements are followed by a section of Required Supplementary Information that further explains and supports the information in the financial statements.

This report also contains other Supplemental Information in addition to the basic financial statements that provides detail about the City's nonmajor governmental funds, nonmajor enterprise funds and internal service funds, each of which are added together and presented in single columns in the basic financial statements. The required parts of this annual report are arranged and relate to one another as shown in the following graphical representation:



CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

City-wide Financial Statements

The government-wide financial statements are the Statement of Net Position and the Statement of Activities. These statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business. Emphasis is placed on the net position of governmental activities and business-type activities, and the change in net position. Governmental activities are principally supported by taxes and intergovernmental revenues. Governmental activities include most of the City's basic services, including police, fire, public works, parks and recreation, library, and general administration. Business-type activities are intended to recover all or a significant portion of their costs through user fees and charges. The City's water system, sewer system, electric system, stormwater system, gas system, solid waste system operations and airport operations are reported as business-type activities.

The City-wide financial statements include not only the City itself, but also the Greater Leesburg Community Redevelopment Agency, Carver Heights/Montclair Area Community Redevelopment Agency, and the U.S. Highway 441 & 27 Community Redevelopment Agency (all three "CRAs"). The CRAs, though legally separate, are reported as part of the primary government as blended component units due to the City Commission serving as each of the CRA's governing boards.

- The *Statement of Net Position* presents information on all of the City's assets and deferred outflows, less liabilities and deferred inflows, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.
- The *Statement of Activities* presents information showing how the government's net position changed during the current fiscal year. All changes in net position are reported as soon as the occasion arises, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that result in cash flows in future fiscal periods (e.g., uncollected taxes and unused vacation leave when earned).

Both of these financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

The Internal Service Funds, namely health insurance, workers' compensation, and fleet maintenance, are recorded as governmental activities on the entity-wide statements, but presented with the proprietary funds in the fund-level statements.

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

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 fund financial statements provide detailed information about the City's major funds - not the City as a whole. Fund accounting helps to ensure and demonstrate compliance with finance-related legal requirements. Based on restrictions on the use of monies, the City established multiple funds that account for various services provided to residents and businesses. These fund financial statements focus on the City's most significant funds: governmental; proprietary; and fiduciary.

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the City-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the City-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds' balance sheet and the governmental funds' statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

The City maintains twelve individual governmental funds. Separate information for the General Fund, Capital Projects Fund, and the Community Redevelopment Agency Fund, which are considered major funds, is presented in the governmental funds' balance sheet and in the governmental funds' statement of revenues, expenditures, and changes in fund balances. Data from the other ten governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the Supplemental Information section of this report.

Annual appropriated budgets are adopted for the governmental funds, except the fire and recreation impact fee funds. Budgetary comparison statements and/or schedules are provided for these funds to demonstrate budgetary compliance.

Proprietary Funds

The City maintains two different types of proprietary funds: enterprise and internal service funds. Enterprise funds are used to report the same functions presented as business-type activities in the City-wide financial statements. The City uses enterprise funds to account for its electric, gas, water and reuse water, wastewater, airport, stormwater and solid waste operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its self-insurance health care, workers' compensation, and fleet maintenance programs. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the City-wide financial statements.

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

Proprietary funds provide the same type of information as the City-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for Electric Utility, Gas Utility, Water Utility, Wastewater Utility and Airport enterprise funds, which are considered major funds of the City. The remaining nonmajor enterprise funds are combined into a single fund and are aggregated into a single presentation. Individual fund data for the nonmajor enterprise funds and the internal service funds are provided in the form of combining statements in the Supplemental Information section of this report.

Fiduciary Funds

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

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the City-wide and fund financial statements, including the City's progress in fulfilling its obligations to provide pension benefits and other postemployment benefits (OPEB) to its employees.

Other Information

In addition to the basic financial statements and accompanying notes, required supplementary information is included which presents budgetary comparison schedules for the City's General Fund, major special revenue fund, as well as historical trend information for the pension trust funds and the City's OPEB plan.

The combining statements and budgetary comparison schedules referred to earlier, in connection with nonmajor governmental funds, nonmajor enterprise funds, and internal service funds, are presented in the Supplemental Information section of this report.

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

City-wide Financial Analysis

Statement of Net Position

As noted earlier, over time net position may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows exceeded liabilities and deferred inflows by \$347.6 million at the close of the fiscal year ended September 30, 2023.

At the end of fiscal year 2023, the City reported a negative balance in unrestricted net position for governmental activities. The following table reflects the condensed Statement of Net Position for the current year as compared to the prior year:

Net Position						
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Assets						
Current and Other Assets	\$ 49,621,535	\$ 46,295,003	\$ 148,113,098	\$ 149,471,591	\$ 197,734,633	\$ 195,766,594
Capital Assets (net)	79,990,204	77,654,383	290,871,797	285,420,046	370,862,001	363,074,429
Total Assets	129,611,739	123,949,386	438,984,895	434,891,637	568,596,634	558,841,023
Deferred Outflows of Resources	11,135,798	15,963,393	2,678,747	3,792,262	13,814,545	19,755,655
Liabilities						
Other Liabilities	14,674,660	14,520,347	19,408,624	21,159,319	34,083,284	35,679,666
Long-Term Liabilities	55,529,195	59,228,866	128,836,135	135,980,951	184,365,330	195,209,817
Total Liabilities	70,203,855	73,749,213	148,244,759	157,140,270	218,448,614	230,889,483
Deferred Inflows of Resources	9,304,496	8,834,607	7,015,778	6,929,471	16,320,274	15,764,078
Net Position						
Net Investment in Capital Assets	55,490,551	54,029,625	207,517,861	199,648,734	263,008,412	253,678,359
Restricted	11,888,841	8,902,284	6,748,327	7,488,028	18,637,168	16,390,312
Unrestricted	(6,140,206)	(5,602,950)	72,136,917	67,477,396	65,996,711	61,874,446
Total Net Position	\$ 61,239,186	\$ 57,328,959	\$ 286,403,105	\$ 274,614,158	\$ 347,642,291	\$ 331,943,117

The largest portion of the City's net position is reflected in the investment in capital assets (e.g., land, buildings, and equipment) less any related outstanding debt used to acquire those assets. Net investment in capital assets totals \$263.0 million, or 46% of all assets, which total \$568.6 million. The City uses capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets cannot be used to liquidate the debt.

A portion of the City's net position, \$18.6 million, or 5.4% of total net position, represents resources that are subject to external restriction on how they may be used. The balance of unrestricted net position totaling \$66.0 million, or 19.0% of the total net position, may be used to meet the City's ongoing obligations to citizens and creditors, and provide funding for various projects.

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

Statement of Activities

The following table reflects the condensed Statement of Activities for the current year as compared to the prior year.

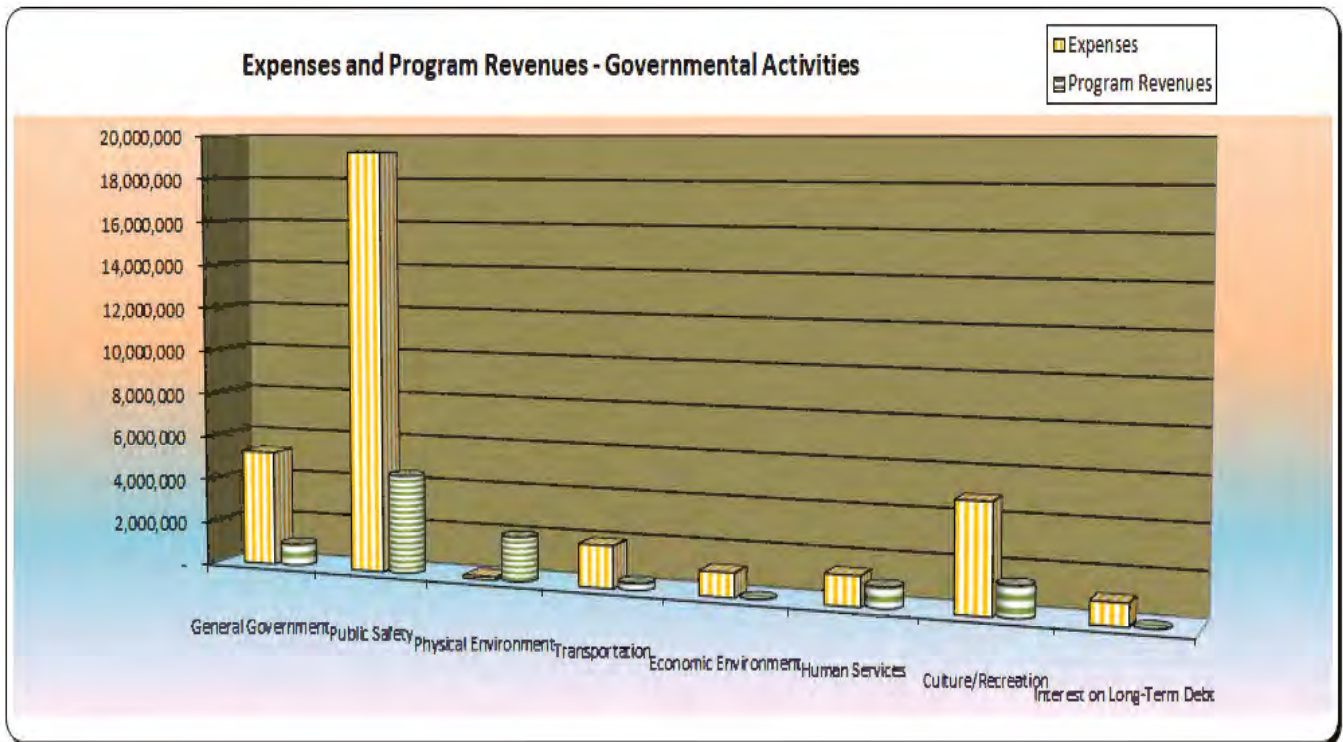
Changes in Net Position						
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues						
Program Revenues						
Charges for Services	\$ 5,307,959	\$ 5,283,719	\$ 118,855,323	\$ 122,895,537	\$ 124,163,282	\$ 128,179,256
Operating Grants and Contributions	2,021,535	2,349,554	255,086	32,911	2,276,621	2,382,465
Capital Grants and Contributions	2,783,274	3,457,729	7,706,492	12,524,462	10,489,766	15,982,191
General Revenues						
Taxes						
Property Taxes	7,866,364	6,636,753	-	-	7,866,364	6,636,753
Sales Taxes	3,495,348	3,044,058	-	-	3,495,348	3,044,058
Utility Service Taxes	4,329,830	4,009,416	-	-	4,329,830	4,009,416
Communication Services Taxes	934,923	862,705	-	-	934,923	862,705
Other Taxes	690,371	620,806	-	-	690,371	620,806
State-Shared Revenues, Unrestricted	3,687,340	3,252,268	-	-	3,687,340	3,252,268
County-Shared Revenues, Unrestricted	449,235	433,658	-	-	449,235	433,658
Investment Income	1,034,496	(183,596)	2,347,316	(305,186)	3,381,812	(488,782)
Miscellaneous	172,266	64,091	51,421	450,988	223,687	515,079
Total Revenues	<u>32,772,941</u>	<u>29,831,161</u>	<u>129,215,638</u>	<u>135,598,712</u>	<u>161,988,579</u>	<u>165,429,873</u>
Expenses						
General Government	5,245,312	4,731,216	-	-	5,245,312	4,731,216
Public Safety	21,539,147	19,239,030	-	-	21,539,147	19,239,030
Physical Environment	153,652	138,077	-	-	153,652	138,077
Transportation	2,034,806	1,922,198	-	-	2,034,806	1,922,198
Economic Environment	1,238,005	1,099,201	-	-	1,238,005	1,099,201
Human Services	900,913	1,353,606	-	-	900,913	1,353,606
Culture/Recreation	5,646,971	4,861,513	-	-	5,646,971	4,861,513
Interest on Long-Term Debt	926,401	998,170	-	-	926,401	998,170
Electric Utility	-	-	71,756,162	76,122,373	71,756,162	76,122,373
Gas Utility	-	-	7,673,144	7,522,044	7,673,144	7,522,044
Water Utility	-	-	8,123,655	7,092,934	8,123,655	7,092,934
Wastewater Utility	-	-	12,235,001	10,219,785	12,235,001	10,219,785
Airport	-	-	2,977,087	2,642,798	2,977,087	2,642,798
Stormwater	-	-	1,447,283	1,164,356	1,447,283	1,164,356
Solid Waste	-	-	4,391,866	4,235,509	4,391,866	4,235,509
Total Expenses	<u>37,685,207</u>	<u>34,343,011</u>	<u>108,604,198</u>	<u>108,999,799</u>	<u>146,289,405</u>	<u>143,342,810</u>
Changes in Net Position Before Transfers	(4,912,266)	(4,511,850)	20,611,440	26,598,913	15,699,174	22,087,063
Transfers	8,822,493	9,269,889	(8,822,493)	(9,269,889)	-	-
Change in Net Position	3,910,227	4,758,039	11,788,947	17,329,024	15,699,174	22,087,063
Net Position - Beginning	57,328,959	52,570,920	274,614,158	257,285,134	331,943,117	309,856,054
Net Position - Ending	<u>\$ 61,239,186</u>	<u>\$ 57,328,959</u>	<u>\$ 286,403,105</u>	<u>\$ 274,614,158</u>	<u>\$ 347,642,291</u>	<u>\$ 331,943,117</u>

**CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023**

Governmental Activities

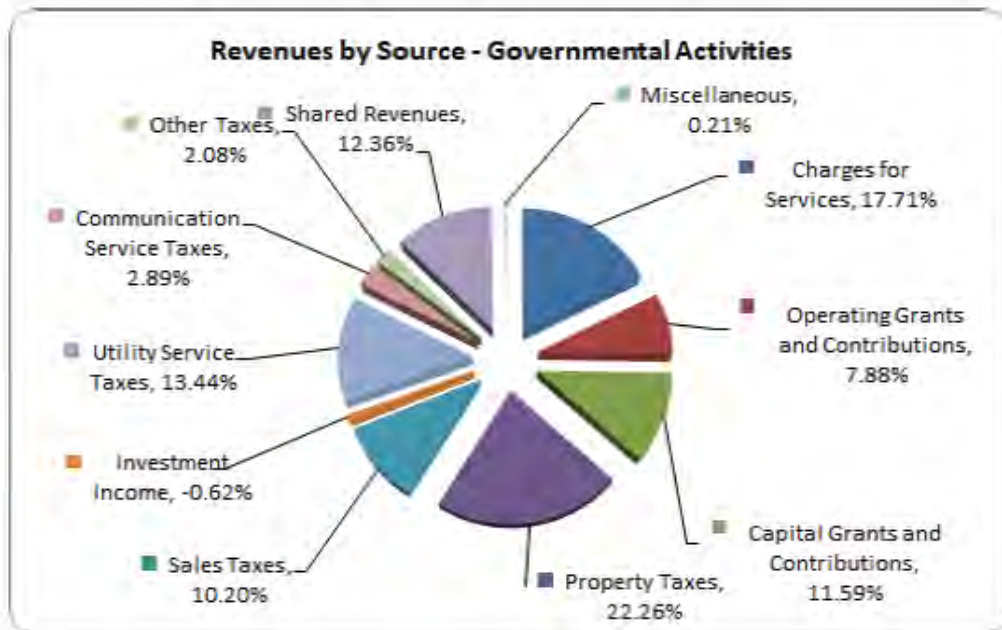
Governmental activities for the current fiscal year increased the City's net position by \$3.9 million, compared to an increase of \$4.8 million in the prior year. Charges for services increased by \$24 thousand. Operating grants and contributions decreased \$(328) thousand. Capital grants and contributions decreased \$(674) thousand, mainly due to the timing of grant-funded capital projects. Overall expenses increased by \$3.3 million.

The expenses and program revenues depicted in the following bar graph are from the Statement of Activities. Please note that expenses precede revenues as governments seek to identify the needs of their citizens and then raise the resources needed to meet those needs. The excess of expenses over program revenues are then funded by the remaining general revenues of the government.



CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

The pie chart depicting revenues by source for governmental activities reflects the percentage of individual revenue sources to total revenue sources for governmental activities.



Activities of the City's internal service funds are considered governmental rather than business-type activities. The net position of the funds increased by \$174 thousand. The City's General Employees' Health Insurance Fund net position decreased by \$(35) thousand. The City continues to offer employees the use of the City onsite wellness center, for which there is no cost to covered employees or dependents for visits, generic drugs dispensed from the center's formulary, and X-ray and MRI services performed by a third-party imaging center; however, the cost of health care continues to rise. The Workers' Compensation Insurance Fund's net position decreased by \$(97) thousand and claims expense increased by \$736 thousand. The Fleet Maintenance fund tracks activities associated with providing vehicles and equipment services throughout the City's operations. Net operating income (loss) for the Fleet Maintenance Fund is \$(523) thousand, which is an increase in loss of \$(209) thousand from the previous year, due primarily to an increase in depreciation and amortization expense. Combined operating expenses of all internal service funds increased by \$0.9 million, due primarily to increased claims expense in both the General Employees' Health Insurance Fund and the Workers' Compensation Insurance Fund.

Business-type Activities

The City has several business-type activities, which are accounted for much like commercial entities. The City has separate business-type funds for electric, gas, water and reuse water, wastewater, airport, stormwater and solid waste. Business-type activities differ from governmental activities in that charges for services are designed specifically to recover the cost of providing those services, including capital costs, such as depreciation and debt service. Business-type activities primarily generate revenue as charges to users of the services of the various activities. Business-type activities for the current fiscal year increased the City's net position by \$11.8 million from \$274.6 million to \$286.4 million. Net operating and nonoperating revenues of \$12.9 million (a decrease of \$(1,214) thousand from prior year) were offset primarily by transfers to the governmental funds of \$(8.8) million. Capital contributions decreased by \$(4.8) million, primarily due to receiving both monies and infrastructure from The Villages in FY 2022 to support the expansion of both the Gas Utility Fund and the Wastewater Utility Fund.

**CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023**

Financial Analysis of the City'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, unassigned 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 fiscal year 2023, the City's governmental funds reported combined ending fund balances of \$30.4 million, an increase of \$4.3 million from the prior year. Unassigned fund balance of the governmental funds increased \$2.7 million to \$14.1 million, which is available for spending at the City's discretion. The remainder of fund balance is classified as nonspendable, restricted, committed or assigned to indicate that it is not available for new spending because it has already been committed for other uses.

The General Fund is the primary general government operating fund of the City. At the end of fiscal year 2023, the fund balance of the General Fund was \$16.5 million. This fund balance is comprised of non-spendable funds totaling \$719 thousand, restricted funds of \$167 thousand, committed funds of \$43 thousand, assigned funds of \$1.3 million, and unassigned funds of \$14.3 million. This unassigned balance is an increase of \$2.2 million from the previous year mostly due to an increase in assigned funds for Capital and other Projects, primarily due to the receipt of American Rescue Plan Grant monies.

The Greater Leesburg CRA experienced an increase of \$58 thousand in expenditures, while revenues increased \$201 thousand due to an increased tax increment financing (TIF) tax revenues. The Carver Heights/Montclair CRA revenues increased by \$157 thousand due primarily to TIF revenues, while expenditures decreased by \$(78) thousand. The U.S. Highway 441 & 27 CRA experienced a \$538 thousand increase in TIF and other revenues, while expenditures decreased \$(23) thousand; the scheduled principal payment increased from \$607 thousand in fiscal year 2022 to \$622 thousand in fiscal year 2023. These activities in the three CRAs combined to result in an increase of fund balance of \$1.6 million.

Expenditures in the Capital Projects Fund decreased \$(2.5) million due to significant capital improvements that occurred in 2022, Expenditures of \$1.6 million were offset by corresponding interfund transfers in of \$0.8 million and intergovernmental revenue of \$0.4 million, thus leaving fund balance with a decrease of \$(568) thousand.

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Unrestricted net position for business-type activities increased \$4.7 million, or 6.9%.

Unrestricted Net Position			
Fund	2023	2022	Change
Electric	\$ 16,901,791	\$ 18,544,688	\$ (1,642,897)
Gas	6,111,061	4,633,221	1,477,840
Water	12,306,050	9,549,340	2,756,710
Wastewater	27,340,668	25,201,891	2,138,777
Airport	3,718,088	4,046,148	(328,060)
Stormwater	4,099,534	3,548,434	551,100
Solid Waste	1,659,725	1,953,674	(293,949)
Total	<u>\$ 72,136,917</u>	<u>\$ 67,477,396</u>	<u>\$ 4,659,521</u>

The \$(1.6) million decrease in unrestricted net position in the Electric Fund is due to a decrease of operating income of \$(2.1) million. The unrestricted net position for the Gas Fund increased \$1.5 million, a result of continuing strong operations of the fund, which had an operating income of \$2.3 million. The increase in unrestricted net position in the Water Fund of \$2.8 million is attributable to an operating income of \$3.4 million. The unrestricted net position for the Wastewater Fund increased \$2.1 million, a result of the continuing strong operations of the fund, which had operating income of \$3.9 million, which collectively increased net position by \$3.3 million. The Airport Fund's unrestricted net position decreased \$(328) thousand. The Stormwater Fund had an increase in unrestricted net position of \$551 thousand which was a result of a decrease in operating income \$(245) thousand from the prior fiscal year and a decrease in net investment in capital assets of \$(200) thousand. The Solid Waste fund's unrestricted net position decreased \$(294) thousand due to a decrease in operating income.

General Fund Budgetary Highlights

The final General Fund expenditures budget of \$31.2 million is an increase over the original budget of \$28.7 million. The change is primarily attributable to approximately \$2.0 million in American Rescue Plan Act of 2021 (ARPA) funds and \$1.0 million of downtown building redevelopment grant funds budgeted but not fully expended in fiscal year 2023.

Actual revenues and expenditures varied from revised budget estimates in some areas. Taxes exceeded budget by \$496 thousand, and Licenses, Permits, and Assessments exceeded budget by \$23 thousand due to increased building and economic activity. Interest income increased by \$222 thousand due to stabilizing interest rates during fiscal year 2023. Rental income exceeded budget by \$84 thousand due to conservative budgeting in general for this line item.

Actual expenditures also varied from revised budget estimates in some areas. Public Safety was over budget by \$(220) thousand, primarily due to overtime, vacation/sick and PTO buyouts, and fuel costs. Human Services was under budget by \$1.1 million, primarily due to budgeting the receipt of ARPA funds which were not all expended, the budgeting of downtown building redevelopment grant funds which were not expended in the current year, as well as the budget for paid time off sellbacks, which is budgeted for in Human Services, but the expenditures are recorded in the various other functions.

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

Capital Asset and Debt Administration

Capital Assets

Capital assets include land, buildings, improvements other than buildings, intangible assets, vehicles and equipment, infrastructure, and construction in progress. The infrastructure asset category includes long-lived capital assets, typically stationary in nature, such as roads, sidewalks and bridges. At September 30, 2023, the City had investments in capital assets of \$370.9 million (net of accumulated depreciation/amortization), a net increase of \$7.8 million from the previous year.

Significant changes in capital assets include the following:

	Capital Assets					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	\$ 5,564,546	\$ 5,564,546	\$ 15,647,285	\$ 15,596,763	\$ 21,211,831	\$ 21,161,309
Buildings	62,006,520	53,123,510	49,922,273	49,036,206	111,928,793	102,159,716
Improvements Other Than Buildings	11,534,902	11,413,885	321,323,665	300,331,486	332,858,567	311,745,371
Intangible Assets	-	-	879,076	879,076	879,076	879,076
Equipment	37,731,435	34,703,508	45,539,695	45,131,736	83,271,130	79,835,244
Infrastructure	43,999,930	43,722,860	-	-	43,999,930	43,722,860
Right to Use Assets-SBITAs	2,097,977	-	-	-	2,097,977	-
Construction in Progress	2,940,803	9,868,105	34,216,107	40,344,391	37,156,910	50,212,496
	<u>165,876,113</u>	<u>158,396,414</u>	<u>467,528,101</u>	<u>451,319,658</u>	<u>633,404,214</u>	<u>609,716,072</u>
Less: Accumulated Depreciation/Amortization	85,885,909	80,742,031	176,656,304	165,899,612	262,542,213	246,641,643
Capital Assets, Net	<u>\$ 79,990,204</u>	<u>\$ 77,654,383</u>	<u>\$ 290,871,797</u>	<u>\$ 285,420,046</u>	<u>\$ 370,862,001</u>	<u>\$ 363,074,429</u>

Governmental Activities - Total net capital assets increased \$2.3 million from the prior year, primarily due to capital projects such as the improvements to the various buildings within the City, and other improvements City-wide.

Business-type Activities – Total net capital assets increased \$5.5 million from the prior year, or 1.9%. Much of the increase is related to current and ongoing system improvements to the airport, electric, gas, wastewater, and water systems to handle future growth in the City and service areas of these utilities.

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

Expenses, including those provided below, were incurred on numerous capital projects in the business-type activities:

Electric

Reconductoring	\$ 1,795,930
Distribution Lines	2,179,663
Lighting Projects	597,645
Substations	215,026
Transformers	1,037,755
Subdivisions	383,337

Gas

Gas Mains	\$ 387,743
Gas Services (new neighborhoods/locations)	408,616

Water

Mains and Equipment	\$ 1,157,563
Plant and Storage	252,435

Wastewater

Plant Expansion	\$ 1,713,612
Mains and Equipment	675,316

Airport

Apron Main Ramp and Runways	\$ 547,287

Additional information on the City's capital assets can be found in Note 6 of the financial statements.

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

Long-Term Liabilities

At the end of fiscal year 2023, the City had total long-term liabilities outstanding of \$149.1 million, attributable to outstanding bonds, notes, compensated absences, financed purchase agreements and Subscription-Based IT Arrangements. \$65.9 million represents bonds secured solely by specified revenue sources. \$9.9 million of the bonds are applicable to governmental activities, and \$56.0 million is for the business-type activities. The City also has revenue notes totaling \$77.3 million, of which \$13 million is for governmental activities and \$64.4 million is for business-type activities.

The City's long-term liabilities also include an amount for the City's net pension liability in both the City-wide and proprietary Statements of Net Position of \$16.7 million. This amount is actuarially determined and represents the City's obligation for future pension benefits to its employees based on past service already provided. The amount is calculated net of assets available to provide for these future payments. Additional information on the City's net pension liability can be found in Note 12 of the notes to the financial statements.

Other postemployment benefits (OPEB) are considered a liability on the Statement of Net Position. This is an unfunded liability which is calculated annually by the City's actuary. The calculated liability for fiscal year 2023 is \$17.1 million. Additional information on the City's OPEB liability can be found in Note 14 of the notes to the financial statements.

	Long-Term Liabilities Governmental Activities		Long-Term Liabilities Business-Type Activities		Net Change	
	9/30/2023 Balance	9/30/2022 Balance	9/30/2023 Balance	9/30/2022 Balance	Governmental Activities	Business-Type Activities
Revenue Bonds & Notes						
Bonds	\$ 9,855,000	\$ 10,485,000	\$ 56,037,798	\$ 58,715,197	\$ (630,000)	\$ (2,677,399)
Notes	12,931,400	13,976,400	64,410,916	67,425,916	(1,045,000)	(3,015,000)
Total Revenue Bonds & Notes	<u>22,786,400</u>	<u>24,461,400</u>	<u>120,448,714</u>	<u>126,141,113</u>	<u>(1,675,000)</u>	<u>(5,692,399)</u>
Other Liabilities						
Compensated Absences	2,122,359	1,754,201	1,216,849	1,060,867	368,158	155,982
Financed purchase agreements	892,400	588,404	-	-	303,996	-
Net Pension Liability	14,983,966	15,781,831	1,708,821	1,755,104	(797,865)	(46,283)
SBITA Liability	1,683,046	-	-	-	1,683,046	-
Other Postemployment Benefits	11,654,055	15,298,560	5,461,748	7,023,867	(3,644,505)	(1,562,119)
Total Other Liabilities	<u>31,335,826</u>	<u>33,422,996</u>	<u>8,387,418</u>	<u>9,839,838</u>	<u>(2,087,170)</u>	<u>(1,452,420)</u>
Total Long-Term Liabilities Outstanding	<u>\$ 54,122,226</u>	<u>\$ 57,884,396</u>	<u>\$ 128,836,132</u>	<u>\$ 135,980,951</u>	<u>\$ (3,762,170)</u>	<u>\$ (7,144,819)</u>

CITY OF LEESBURG, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2023

The City is under constant surveillance and scrutiny from Wall Street rating agencies. Ratings were unchanged during fiscal year 2023.

	Rating Agencies		
	Moody's	S&P	Fitch
Capital	A1	N/A	AA
Electric	Aa3	A	A+
Utility	Aa3	AA-	AA+

Additional information on the City's long-term debt can be found in Note 8 of the notes to the financial statements.

Economic Factors and Next Year's Budget

- The unemployment rate for Lake County at September 2023 was 3.0%, compared to 2.7 % from a year ago. This compares favorably to the State average rate of 2.7% and the national average of 3.8%.
- The City maintained the millage rate for fiscal year 2023 at 4.0192 mills. The City ranked 4th lowest out of the 14 cities in Lake County. The City is able to retain ad valorem rates at a minimal level due in large part from the transfers from utility fund operations.
- Population increased slightly to 30,378 from the prior fiscal year of 28,833.
- The 2024 property values are projected to improve from 2023 levels, resulting in ad valorem revenues that are expected to increase over the 2023 level. The City has adjusted the economically driven revenues back to pre COVID-19 estimates. Revenues which are tied to sales seem to have also recovered and are further continuing to improve.

Other

Power supply for 2023 received through the Florida Municipal Power Agency (FMPA) and the City's share of the St. Lucie Nuclear Power Plant represents 71% of the Electric Fund's annual operating expenses. More information on the City's Electric and Gas funds' purchased power agreements is in Note 7 of the financial statements.

Requests for Information

This financial report is designed to present users with a general overview of the City's finances and to demonstrate the City's accountability. If you have questions concerning any of the information provided in this report or need additional financial information, please contact the City's Finance Department at 501 West Meadow Street (P.O. Box 490630), Leesburg, FL, 34749-0630, or call (352) 728-9720.



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CITY-WIDE FINANCIAL STATEMENTS

CITY OF LEESBURG, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

	Governmental Activities	Business-type Activities	Total
Assets			
Pooled Cash and Investments	\$ 45,581,011	\$ 64,357,648	\$ 109,938,659
Restricted Assets:			
Temporarily Restricted:			
Pooled Cash and Investments	905,364	44,157,100	45,062,464
Cash with Fiscal Agent	1,494,298	8,306,211	9,800,509
Receivables (Net of Allowance for Uncollectibles)	554,414	18,441,031	18,995,445
Notes Receivables, Employees	7,293	-	7,293
Internal Balances	(817,825)	817,825	-
Due from Other Governments	1,003,667	175,545	1,179,212
Prepaid Items	552,233	49,262	601,495
Inventories	341,080	11,808,476	12,149,556
Capital Assets Not Being Depreciated/Amortized	8,505,349	49,863,392	58,368,741
Capital Assets Being Depreciated/Amortized, Net	71,484,855	241,008,405	312,493,260
Total Assets	129,611,739	438,984,895	568,596,634
Deferred Outflows of Resources			
Bond Refunding	1,462,792	780,700	2,243,492
Pensions	7,566,787	910,953	8,477,740
Other Postemployment Benefits	2,106,219	987,094	3,093,313
Total Deferred Outflows of Resources	11,135,798	2,678,747	13,814,545
Liabilities			
Accounts Payable	2,470,821	5,399,215	7,870,036
Accrued Liabilities	710,596	313,402	1,023,998
Accrued Interest Payable	362,353	1,988,912	2,351,265
Customer Advances for Construction	-	466,022	466,022
Unearned Revenue	9,384,569	1,933,107	11,317,676
Claims Payable	1,199,538	-	1,199,538
Customer Deposits	546,783	6,299,474	6,846,257
Rate Stabilization Credit	-	2,872,326	2,872,326
Due to Other Governments	-	136,166	136,166
Noncurrent Liabilities:			
Due Within One Year	4,083,132	7,621,851	11,704,983
Due in More Than One Year	23,937,893	114,295,298	138,233,191
Claims Payable	1,406,967	-	1,406,967
Net Pension Liability	14,983,967	1,708,823	16,692,790
Other Postemployment Benefits	11,117,236	5,210,163	16,327,399
Total Liabilities	70,203,855	148,244,759	218,448,614
Deferred Inflows of Resources			
Pensions	628,278	-	628,278
Other Postemployment Benefits	8,676,218	4,066,168	12,742,386
Leases	-	2,949,610	2,949,610
Total Deferred Inflows of Resources	9,304,496	7,015,778	16,320,274
Net Position			
Net Investment in Capital Assets	55,490,551	207,517,861	263,008,412
Restricted for:			
Public Safety	166,576	-	166,576
Capital Projects	3,516,938	6,748,327	10,265,265
Debt Service	2,039,301	-	2,039,301
Special Revenue	6,166,026	-	6,166,026
Unrestricted	(6,140,206)	72,136,917	65,996,711
Total Net Position	\$ 61,239,186	\$ 286,403,105	\$ 347,642,291

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

CITY OF LEESBURG, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2023

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Governmental Activities							
General Government	\$ 5,245,312	\$ 952,057	\$ 23,365	\$ -	\$ (4,269,890)	\$ -	\$ (4,269,890)
Public Safety	21,539,147	2,802,824	895,159	786,600	(17,054,564)	-	(17,054,564)
Physical Environment	153,652	126,615	-	1,883,221	1,856,184	-	1,856,184
Transportation	2,034,806	183,954	132,056	-	(1,718,796)	-	(1,718,796)
Economic Environment	1,238,005	6,635	-	2	(1,231,368)	-	(1,231,368)
Human Services	900,913	-	929,755	-	28,842	-	28,842
Culture and Recreation	5,646,971	1,235,874	41,200	113,451	(4,256,446)	-	(4,256,446)
Interest on Long-Term Debt	926,401	-	-	-	(926,401)	-	(926,401)
Total Governmental Activities	37,685,207	5,307,959	2,021,535	2,783,274	(27,572,439)	-	(27,572,439)
Business-Type Activities							
Electric Utility	71,756,162	75,416,901	199,016	652,853	-	4,512,608	4,512,608
Gas Utility	7,673,144	9,856,285	1,367	5,173,917	-	7,358,425	7,358,425
Water Utility	8,123,655	10,919,352	2,371	563,167	-	3,361,235	3,361,235
Wastewater Utility	12,235,001	14,449,691	21,781	804,617	-	3,041,088	3,041,088
Airport	2,977,087	1,550,029	-	511,938	-	(915,120)	(915,120)
Stormwater System	1,447,283	1,720,480	1,819	-	-	275,016	275,016
Solid Waste System	4,391,866	4,942,585	28,732	-	-	579,451	579,451
Total Business-Type Activities	108,604,198	118,855,323	255,086	7,706,492	-	18,212,703	18,212,703
Total Primary Government	\$ 146,289,405	\$ 124,163,282	\$ 2,276,621	\$ 10,489,766	(27,572,439)	18,212,703	(9,359,736)
General Revenues:							
Taxes:							
Property Taxes					7,866,364	-	7,866,364
Sales Taxes					3,495,348	-	3,495,348
Utility Service Taxes					4,329,830	-	4,329,830
Communication Services Taxes					934,923	-	934,923
Other Taxes					690,371	-	690,371
State-shared Revenues, Unrestricted					3,687,340	-	3,687,340
County-shared Revenues, Unrestricted					449,235	-	449,235
Investment Income					1,034,496	2,347,316	3,381,812
Miscellaneous					172,266	51,421	223,687
Transfers					8,822,493	(8,822,493)	-
Total General Revenues and Transfers					31,482,666	(6,423,756)	25,058,910
Change in Net Position					3,910,227	11,788,947	15,699,174
Net Position, Beginning of Year					57,328,959	274,614,158	331,943,117
Net Position, End of Year					\$ 61,239,186	\$ 286,403,105	\$ 347,642,291

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



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FUND FINANCIAL STATEMENTS



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MAJOR GOVERNMENTAL FUNDS

General Fund is the principal fund of the City and is used to account for all activities not included in other funds. The General Fund accounts for the normal recurring activities of the City (i.e., police, fire, public works, general government, etc.). These activities are funded principally by property taxes, intergovernmental revenues, and licenses, fees, and assessments.

Community Redevelopment Agency Funds consist of the Greater Leesburg Community Redevelopment Agency Fund, Carver Heights/Montclair Area Community Redevelopment Agency Fund, and U.S. Highway 441/27 Community Redevelopment Agency Fund, which are incremental tax districts established pursuant to Florida Statutes and accounted for as special revenue funds. The funds account for the incremental increase in ad valorem tax revenue collected within the designated community redevelopment agency areas. Revenues must be utilized and expended in accordance with the respective community redevelopment agency plans.

Capital Projects Fund accounts for financial resources used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds and trust funds).



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**CITY OF LEESBURG, FLORIDA
BALANCE SHEET
ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Other	
	General	Community	Capital	Nonmajor	Total
	Fund	Redevelopment	Projects	Governmental	Governmental
		Agency Funds	Fund	Funds	Funds
Assets					
Pooled Cash and Investments	\$ 16,958,982	\$ 4,146,420	\$ 11,677,310	\$ 6,128,155	\$ 38,910,867
Restricted Cash	179,516	725,848	-	-	905,364
Cash with Fiscal Agent	-	96,528	-	1,397,770	1,494,298
Accounts Receivables, Net of Allowance of \$99,786	391,299	-	-	33,571	424,870
Notes Receivable - Employees	7,293	-	-	-	7,293
Due from Other Funds	212,580	-	-	-	212,580
Due from Other Governments	540,195	-	-	463,390	1,003,585
Prepaid Items	552,233	-	-	-	552,233
Inventory	159,629	-	-	-	159,629
Total Assets	<u>\$ 19,001,727</u>	<u>\$ 4,968,796</u>	<u>\$ 11,677,310</u>	<u>\$ 8,022,886</u>	<u>\$ 43,670,719</u>
Liabilities and Fund Balances					
Liabilities					
Accounts Payable	\$ 1,288,304	\$ 10,136	\$ 259,338	\$ 10,642	\$ 1,568,420
Due to Other Funds	-	-	-	212,580	212,580
Accrued Salaries	664,614	1,882	-	28,711	695,207
Unearned Revenue	382,020	-	9,002,549	-	9,384,569
Deposits	152,788	5,993	-	388,002	546,783
Advance from Other Fund	-	817,825	-	-	817,825
Total Liabilities	<u>2,487,726</u>	<u>835,836</u>	<u>9,261,887</u>	<u>639,935</u>	<u>13,225,384</u>
Fund Balances					
Nonspendable:					
Prepaid Items	552,233	-	-	-	552,233
Inventory	159,629	-	-	-	159,629
Notes Receivable - Employees	7,293	-	-	-	7,293
Restricted for:					
Public Safety and Other Expenditures	166,576	-	-	-	166,576
Capital Projects	-	3,516,938	-	-	3,516,938
Debt Service	-	822,376	-	1,216,925	2,039,301
Special Revenue Funds	-	-	-	6,166,026	6,166,026
Committed for:					
C.U.R.E. Program	42,986	-	-	-	42,986
Assigned for:					
Capital and Other Projects	1,251,642	-	2,415,423	-	3,667,065
Unassigned	14,333,642	(206,354)	-	-	14,127,288
Total Fund Balances	<u>16,514,001</u>	<u>4,132,960</u>	<u>2,415,423</u>	<u>7,382,951</u>	<u>30,445,335</u>
Total Liabilities and Fund Balances	<u>\$ 19,001,727</u>	<u>\$ 4,968,796</u>	<u>\$ 11,677,310</u>	<u>\$ 8,022,886</u>	<u>\$ 43,670,719</u>

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



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CITY OF LEESBURG, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
AS OF SEPTEMBER 30, 2023

Fund balances of governmental funds		\$ 30,445,335
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		
Cost of the Assets (excluding capital assets of the Internal Service Funds included below)	\$ 137,147,896	
Accumulated Depreciation/Amortization (excluding Internal Service Funds)	<u>(66,266,575)</u>	70,881,321
The internal service funds are used by management to charge the costs of health insurance and workers' compensation services, and fleet operation costs to individual funds. The assets, deferred outflows, liabilities and deferred inflows of the internal service funds are included in governmental activities in the statement of net position.		12,030,925
Deferred Amounts on Refunding are not available to cover current liabilities and therefore are not considered revenue in the fund level statements.		1,462,792
Deferred Outflows are not reported in the governmental funds but will be recognized in expense on a long-term basis (excluding Internal Service Funds).		
Pensions		7,522,997
Other Postemployment Benefits		2,055,921
Deferred Inflows are not reported in the governmental funds but will be recognized in expense on a long-term basis (excluding Internal Service Funds).		
Pensions		(628,278)
Other Postemployment Benefits		(8,469,025)
Accrued interest payable is not recorded in the fund financial statements but is recorded in governmental activities.		(362,353)
Long-term liabilities are not due and payable in the current period and, accordingly, are not reported in the governmental funds. Long-term liabilities (assets) at year-end consist of:		
Capital Improvement Revenue Bonds	(9,855,000)	
Notes Payable	(12,931,400)	
Financed Purchase Agreements	(892,400)	
SBITAs	(1,683,046)	
Compensated Absences (excluding Internal Service Funds)	(2,061,030)	
Total Other Postemployment Benefits (excl. Internal Service Funds)	(11,375,751)	
Net Pension Liability (excluding Internal Service Funds)	<u>(14,901,822)</u>	<u>(53,700,449)</u>
Net position of governmental activities		\$ 61,239,186

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



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CITY OF LEESBURG, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Major Funds			Other	Total
	General	Community	Capital	Nonmajor	Governmental
	Fund	Redevelopment	Projects	Governmental	Funds
		Agency Funds	Fund	Funds	
Revenues					
Taxes	\$ 11,820,345	\$ 3,194,021	\$ -	\$ 4,185,691	\$ 19,200,057
Licenses, Permits, and Assessments	2,185,146	-	-	857,545	3,042,691
Intergovernmental	5,211,636	-	384,344	270,907	5,866,887
Charges for Services	1,338,393	-	-	7,218	1,345,611
Fines and Forfeitures	170,097	-	-	78,415	248,512
Impact Fees	-	-	-	823,124	823,124
Miscellaneous:					
Interest	400,015	100,018	263,545	125,625	889,203
Rental	807,547	6,635	-	-	814,182
Other	103,904	-	-	126,615	230,519
Total Revenues	22,037,083	3,300,674	647,889	6,475,140	32,460,786
Expenditures					
Current:					
General Government	4,023,899	-	-	-	4,023,899
Public Safety	17,886,944	-	-	1,365,078	19,252,022
Physical Environment	132,731	-	-	-	132,731
Transportation	1,264,518	-	-	-	1,264,518
Economic Environment	211,584	654,992	-	153,989	1,020,565
Human Services	900,913	-	-	-	900,913
Culture and Recreation	4,686,795	-	-	-	4,686,795
Debt Service:					
Principal Payments	414,931	710,000	-	1,186,374	2,311,305
Interest and Fees	31,433	302,995	-	533,153	867,581
Capital outlay:					
General government	1,395,022	-	250,887	-	1,645,909
Public safety	596,840	-	-	165,272	762,112
Transportation	-	-	406,141	-	406,141
Economic environment	-	-	-	2,302	2,302
Culture and recreation	37,490	-	970,222	-	1,007,712
Total Expenditures	31,583,100	1,667,987	1,627,250	3,406,168	38,284,505
Excess (Deficiency) of Revenues Over (Under) Expenditures	(9,546,017)	1,632,687	(979,361)	3,068,972	(5,823,719)
Other Financing Sources (Uses)					
Sale of Capital Assets	1,733	-	-	-	1,733
Transfers from Other Funds	11,030,599	14,894	799,964	2,052,023	13,897,480
Transfers to Other Funds	(1,722,194)	-	(388,943)	(3,357,017)	(5,468,154)
Issuance of Financed Purchase Agreement	525,370	-	-	-	525,370
Issuance of SBITA	1,165,247	-	-	-	1,165,247
Total Other Financing Sources (Uses)	11,000,755	14,894	411,021	(1,304,994)	10,121,676
Net Change in Fund Balances	1,454,738	1,647,581	(568,340)	1,763,978	4,297,957
Fund Balances, Beginning of Year	15,059,263	2,485,379	2,983,763	5,618,973	26,147,378
Fund Balances, End of Year	\$ 16,514,001	\$ 4,132,960	\$ 2,415,423	\$ 7,382,951	\$ 30,445,335

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



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CITY OF LEESBURG, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds \$ 4,297,957

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

Governmental funds report capital purchases as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense. This reconciling item is the amount by which capital purchases, less net book value of disposals, exceeds depreciation expense:

Capital Purchases	\$ 3,676,539	
Depreciation Expense	(3,699,538)	(22,999)

Repayment of bond and note principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets. This is a list of those repayments:

Capital Improvement Revenue Bonds	630,000	
Notes Payable	1,045,000	
Financed Purchase Agreements and SBITAs	636,305	2,311,305

Debt proceeds are recorded as revenue in the governmental funds, but debt proceeds increase long-term liabilities in the Statement of Net Position:

Issuance of Debt		(1,690,617)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:

Accrued Interest Payable	35,599	
Change in Compensated Absences	(365,325)	
Change in Deferred Amount on Refunding	(125,852)	
Pension Expense	(2,477,557)	
Change in Other Postemployment Benefits Liability	1,773,525	(1,159,610)

The Internal Service Funds are used by management to charge the costs of activities that benefit the entire government. The net revenue (expense) of the internal service funds is reported with governmental activities.

174,191

Change in net position of governmental activities

\$ 3,910,227

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



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MAJOR PROPRIETARY FUNDS

Proprietary Funds account for operations that are financed and operated in a manner similar to private business enterprises, where the costs of providing goods or services to the general public are recovered primarily through user charges; or where the City has decided that determination of net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. Individual major proprietary funds are described below.

Electric Utility Fund accounts for the purchase and distribution of electric services.

Gas Utility Fund accounts for the purchase and distribution of gas services.

Water Utility Fund accounts for costs for collection, treatment, and distribution of water services.

Wastewater Utility Fund accounts for costs to provide wastewater and sanitary sewer services.

Airport Fund accounts for the costs associated with the management, construction, maintenance, protections, control, regulation, use, and enhancement of the City's International Airport.

INTERNAL SERVICE FUNDS

Internal Service Funds account for the financing of goods and services provided by one department to other departments of the governmental unit on a cost-reimbursement basis. The City maintains four internal service funds. The internal service funds are for the payment of employee health and medical claims, workers' compensation claims, property and casualty policies, and the purchase and maintenance of the City's vehicles.

CITY OF LEESBURG, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2023

	Business-type Activities - Enterprise Funds		
	Major Funds		
	Electric Utility Fund	Gas Utility Fund	Water Utility Fund
Assets			
Current Assets:			
Pooled Cash and Investments	\$ 11,393,918	\$ 5,809,281	\$ 10,589,995
Restricted Pooled Cash and Investments:			
Customer Deposits Account	5,048,831	1,275,698	707,382
Prefunded Construction Projects	466,022	-	-
Cash with Fiscal Agent	2,724,901	308,686	1,351,446
Receivables:			
Customer Accounts, Unbilled	4,061,573	438,735	560,940
Customer Accounts, Billed	7,313,275	475,705	889,481
(Allowance for Doubtful Accounts)	(1,177,661)	(89,676)	(161,090)
Lease Receivable, Current	-	-	-
Miscellaneous Receivables	2,041	211,977	-
Due from Other Governments	22,501	1,367	1,161
Advance to Other Fund	817,825	-	-
Prepaid Items	-	-	-
Inventories	9,589,127	1,043,908	1,175,441
Total Current Assets	40,262,353	9,475,681	15,114,756
Noncurrent Assets:			
Lease Receivable	-	-	-
Restricted Assets:			
Pooled Cash and Investments:			
Impact Fees Account	-	-	2,113,913
Bond Proceeds	-	-	-
Total Restricted Assets	-	-	2,113,913
Property, Plant, and Equipment:			
Land	3,547,105	425,361	363,470
Buildings	3,165,283	554,591	10,703,324
Improvements Other Than Buildings	161,059,862	28,244,773	49,506,288
Machinery and Equipment	19,686,922	3,700,493	9,731,555
Less Accumulated Depreciation and Amortization	(72,672,320)	(10,430,988)	(31,255,150)
Intangible Assets	92,652	-	748,274
Construction in Progress	3,803,639	2,088,293	1,136,856
Total Property, Plant, and Equipment	118,683,143	24,582,523	40,934,617
Total Noncurrent Assets	118,683,143	24,582,523	43,048,530
Total Assets	158,945,496	34,058,204	58,163,286
Deferred Outflows of Resources			
Deferred Amounts on Bond Refunding	-	130,942	272,370
Deferred Outflows-Pension Related	346,997	135,519	134,265
Deferred Outflows: OPEB	295,499	163,468	157,181
Total Deferred Outflows of Resources	642,496	429,929	563,816

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

Business-type Activities - Enterprise Funds				Governmental Activities
Major Funds				
Wastewater Utility Fund	Airport Fund	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
\$ 25,683,546	\$ 4,533,506	\$ 6,347,402	\$ 64,357,648	\$ 6,670,144
1,685	-	9,655	7,043,251	-
-	-	-	466,022	-
3,921,178	-	-	8,306,211	-
707,907	-	360,684	6,129,839	-
1,534,318	6,495	557,258	10,776,532	-
(232,520)	1,604	(141,794)	(1,801,137)	-
-	417,689	-	417,689	-
-	-	-	214,018	129,544
17,241	132,966	309	175,545	82
-	-	-	817,825	-
-	49,262	-	49,262	-
-	-	-	11,808,476	181,451
31,633,355	5,141,522	7,133,514	108,761,181	6,981,221
-	2,704,090	-	2,704,090	-
4,634,414	-	-	6,748,327	-
29,899,500	-	-	29,899,500	-
34,533,914	-	-	36,647,827	-
5,841,051	4,698,649	771,649	15,647,285	-
25,049,329	10,435,890	13,856	49,922,273	564,988
31,204,782	35,266,539	16,041,421	321,323,665	127,577
11,872,072	181,853	366,800	45,539,695	26,708,224
(33,386,482)	(23,099,721)	(5,811,643)	(176,656,304)	(19,619,334)
38,150	-	-	879,076	-
26,362,809	640,160	184,350	34,216,107	1,327,428
66,981,711	28,123,370	11,566,433	290,871,797	9,108,883
101,515,625	30,827,460	11,566,433	330,223,714	9,108,883
133,148,980	35,968,982	18,699,947	438,984,895	16,090,104
377,388	-	-	780,700	-
184,977	6,356	102,839	910,953	43,790
245,202	6,287	119,457	987,094	50,298
807,567	12,643	222,296	2,678,747	94,088

(Continued)

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

CITY OF LEESBURG, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2023
(Concluded)

	Business-type Activities - Enterprise Funds		
	Major Funds		
	Electric Utility Fund	Gas Utility Fund	Water Utility Fund
Liabilities			
Current Liabilities:			
Accounts and Retainage Payable	\$ 4,573,864	\$ 250,531	\$ 143,196
Rate Stabilization Credit	2,872,326	-	-
Due to Other Governments	122,649	13,387	-
Other Accrued Expenses	130,479	45,594	42,147
Claims Payable	-	-	-
Compensated Absences	316,711	88,251	54,376
Other Postemployment Benefits	75,315	41,664	40,061
Unearned Revenue	-	791,216	44,003
	<u>8,091,344</u>	<u>1,230,643</u>	<u>323,783</u>
Current Liabilities Payable from Restricted Assets:			
Customer Deposits	5,048,831	505,636	707,382
Customer Advances for Construction	466,022	-	-
Accrued Interest Payable	739,868	76,120	314,778
Bonds and Notes Payable - Current Portion	<u>2,481,000</u>	<u>213,736</u>	<u>997,501</u>
Current Liabilities Payable from Restricted Assets	<u>8,735,721</u>	<u>795,492</u>	<u>2,019,661</u>
Total Current Liabilities	<u>16,827,065</u>	<u>2,026,135</u>	<u>2,343,444</u>
Noncurrent Liabilities:			
Claims Payable	-	-	-
Electric Utility Revenue Bond 2007B	5,390,000	-	-
Electric Utility Refunding Revenue Note 2016	4,819,916	-	-
Electric Utility Refunding Revenue Bond 2016	17,810,619	-	-
Electric Utility Revenue Note 2020	12,635,000	-	-
Revenue Bonds Payable, Series 2007	-	-	-
Utility Revenue Refunding Note Payable 2010	-	-	710,625
Utility Revenue Refunding Bond Payable 2013	-	2,185,634	4,546,295
Utility Revenue Refunding Bond 2016	-	1,884,897	10,799,863
Utility Revenue Note 2020	-	-	-
Utility Revenue Bond Series 2022	-	-	-
Compensated Absences	259,127	72,205	44,489
Other Postemployment Benefits	1,559,730	862,830	829,644
Net Pension Liability	<u>650,919</u>	<u>254,215</u>	<u>251,867</u>
Total Noncurrent Liabilities	<u>43,125,311</u>	<u>5,259,781</u>	<u>17,182,783</u>
Total Liabilities	<u>59,952,376</u>	<u>7,285,916</u>	<u>19,526,227</u>
Deferred Inflows of Resources			
Deferred Inflows: OPEB	1,217,260	673,378	647,479
Deferred Inflows: Leases	-	-	-
Total Deferred Inflows of Resources	<u>1,217,260</u>	<u>673,378</u>	<u>647,479</u>
Net Position			
Net Investment in Capital Assets	81,516,565	20,417,778	24,133,433
Restricted for:			
Capital Improvements	-	-	2,113,913
Unrestricted	<u>16,901,791</u>	<u>6,111,061</u>	<u>12,306,050</u>
Total Net Position	<u>\$ 98,418,356</u>	<u>\$ 26,528,839</u>	<u>\$ 38,553,396</u>

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

Business-type Activities - Enterprise Funds				Governmental Activities
Major Funds				
Wastewater Utility Fund	Airport Fund	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
\$ 273,275	\$ 53,885	\$ 104,464	\$ 5,399,215	\$ 902,401
-	-	-	2,872,326	-
-	130	-	136,166	-
59,772	2,964	32,446	313,402	15,389
-	-	-	-	1,199,538
138,272	8,635	63,022	669,267	33,731
62,495	1,602	30,447	251,584	12,820
60,968	1,036,920	-	1,933,107	-
594,782	1,104,136	230,379	11,575,067	2,163,879
1,685	26,285	9,655	6,299,474	-
-	-	-	466,022	-
858,146	-	-	1,988,912	-
3,008,763	-	-	6,701,000	-
3,868,594	26,285	9,655	15,455,408	-
4,463,376	1,130,421	240,034	27,030,475	2,163,879
-	-	-	-	1,406,967
-	-	-	5,390,000	-
-	-	-	4,819,916	-
-	-	-	17,810,619	-
-	-	-	12,635,000	-
620,000	-	-	620,000	-
854,375	-	-	1,565,000	-
6,299,215	-	-	13,031,144	-
3,966,277	-	-	16,651,037	-
12,300,000	-	-	12,300,000	-
28,925,000	-	-	28,925,000	-
113,132	7,065	51,564	547,582	27,598
1,294,245	33,185	630,529	5,210,163	265,486
346,990	11,922	192,910	1,708,823	82,144
54,719,234	52,172	875,003	121,214,284	1,782,195
59,182,610	1,182,593	1,115,037	148,244,759	3,946,074
1,010,067	25,899	492,085	4,066,168	207,193
-	2,949,610	-	2,949,610	-
1,010,067	2,975,509	492,085	7,015,778	207,193
41,788,788	28,105,435	11,555,862	207,517,861	8,767,622
4,634,414	-	-	6,748,327	-
27,340,668	3,718,088	5,759,259	72,136,917	3,263,303
\$ 73,763,870	\$ 31,823,523	\$ 17,315,121	\$ 286,403,105	\$ 12,030,925

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

CITY OF LEESBURG, FLORIDA
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Business-type Activities - Enterprise Funds		
	Major Funds		
	Electric Utility Fund	Gas Utility Fund	Water Utility Fund
Operating Revenues			
Charges for Services	\$ 74,466,829	\$ 9,567,408	\$ 10,710,055
Other	927,783	266,566	209,297
Total Operating Revenues	<u>75,394,612</u>	<u>9,833,974</u>	<u>10,919,352</u>
Operating Expenses			
Personal Services	4,733,386	2,292,015	1,852,743
Purchased Energy	49,847,328	2,329,483	-
Supplies and Materials	883,104	184,196	736,670
Maintenance Costs	977,527	139,234	399,788
Contracted Services	1,723,234	265,867	491,319
Other Services and Charges	6,630,619	1,643,146	2,322,485
Depreciation and Amortization	5,456,938	660,357	1,729,055
Claims Expense	-	-	-
Insurance Premiums	-	-	-
Total Operating Expenses	<u>70,252,136</u>	<u>7,514,298</u>	<u>7,532,060</u>
Operating Income (Loss)	<u>5,142,476</u>	<u>2,319,676</u>	<u>3,387,292</u>
Nonoperating Revenues (Expenses)			
Investment Income (Loss)	350,754	149,293	293,455
Other Nonoperating Income	-	-	-
Gain (Loss) on Sale of Assets	48,606	-	2,716
Interest Expense	(1,504,026)	(158,846)	(591,595)
Grants	199,016	1,367	2,371
Total Nonoperating Revenues (Expenses)	<u>(905,650)</u>	<u>(8,186)</u>	<u>(293,053)</u>
Income (Loss) Before Capital Contributions and Transfers	<u>4,236,826</u>	<u>2,311,490</u>	<u>3,094,239</u>
Capital Contributions and Transfers			
Capital Contributions	652,853	5,173,917	563,167
Transfers from Other Funds	-	-	-
Transfers to Other Funds	(4,684,288)	(955,868)	(1,129,122)
Total Capital Contributions and Transfers	<u>(4,031,435)</u>	<u>4,218,049</u>	<u>(565,955)</u>
Change in Net Position	<u>205,391</u>	<u>6,529,539</u>	<u>2,528,284</u>
Net Position, Beginning of Year	<u>98,212,965</u>	<u>19,999,300</u>	<u>36,025,112</u>
Net Position, End of Year	<u>\$ 98,418,356</u>	<u>\$ 26,528,839</u>	<u>\$ 38,553,396</u>

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

Business-type Activities - Enterprise Funds				Governmental Activities
Major Funds				
Wastewater Utility Fund	Airport Fund	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
\$ 14,205,283	\$ 220,267	\$ 6,612,186	\$ 115,782,028	\$ 11,079,192
244,408	1,129,657	50,640	2,828,351	1,282,120
14,449,691	1,349,924	6,662,826	118,610,379	12,361,312
2,719,616	122,502	1,573,005	13,293,267	733,443
-	-	-	52,176,811	-
1,053,187	7,784	445,987	3,310,928	193,659
729,862	279,571	602,033	3,128,015	720,773
723,793	270,019	1,443,893	4,918,125	989,516
3,679,399	300,867	1,407,144	15,983,660	66,907
1,620,207	1,996,344	366,848	11,829,749	1,879,939
-	-	-	-	7,864,375
-	-	-	-	638,900
10,526,064	2,977,087	5,838,910	104,640,555	13,087,512
3,923,627	(1,627,163)	823,916	13,969,824	(726,200)
1,360,348	90,765	124,990	2,369,605	145,293
-	200,204	-	200,204	-
-	-	-	51,322	196,802
(1,708,937)	-	-	(3,963,404)	-
-	-	30,551	233,305	82
(348,589)	290,969	155,541	(1,108,968)	342,177
3,575,038	(1,336,194)	979,457	12,860,856	(384,023)
848,709	511,938	-	7,750,584	165,047
-	-	-	-	1,399,209
(1,099,129)	-	(954,086)	(8,822,493)	(1,006,042)
(250,420)	511,938	(954,086)	(1,071,909)	558,214
3,324,618	(824,256)	25,371	11,788,947	174,191
70,439,252	32,647,779	17,289,750	274,614,158	11,856,734
\$ 73,763,870	\$ 31,823,523	\$ 17,315,121	\$ 286,403,105	\$ 12,030,925

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

CITY OF LEESBURG, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Business-type Activities - Enterprise Funds		
	Major Funds		
	Electric Utility Fund	Gas Utility Fund	Water Utility Fund
Cash Flows from Operating Activities			
Receipts from Customers and Users	\$ 88,770,792	\$ 10,241,124	\$ 10,737,232
Payments to Suppliers for Goods and Services	(65,710,423)	(5,070,899)	(4,726,748)
Cash Paid for Insurance Claims	-	-	-
Cash Paid to Employees for Services	(4,959,596)	(2,043,693)	(1,849,000)
Net Cash Provided by (Used in) Operating Activities	18,100,773	3,126,532	4,161,484
Cash Flows from Noncapital Financing Activities			
Transfers from Other Funds	-	-	-
Transfers to Other Funds	(4,497,413)	(814,576)	(1,129,122)
Noncapital grant proceeds	199,016	1,367	2,371
Proceeds from Interfund Loan	73,729	-	-
Principal Paid on Noncapital Debt	(575,000)	-	-
Interest Paid on Noncapital Debt	(370,668)	-	-
Net Cash Provided by (Used in) Noncapital Financing Activities	(5,170,336)	(813,209)	(1,126,751)
Cash Flows from Capital and Related Financing Activities			
Interest Paid on Revenue Bonds and Customer Deposits	(1,269,372)	(169,492)	(667,083)
Acquisition and Construction of Capital Assets	(6,851,593)	(1,478,947)	(1,478,998)
Proceeds from the Disposition of Capital Assets	48,606	-	2,716
Issuance of Debt	-	-	-
Principal Paid on Capital Debt	(1,835,000)	(205,602)	(958,694)
Receipt (repayment) of Customer Advances	(101,397)	-	-
Capital Contributions	630,352	584,085	562,006
Net Cash Provided by (Used in) Capital and Related Financing Activities	(9,378,404)	(1,269,956)	(2,540,053)
Cash Flows from Investing Activities			
Net Investment Income	350,754	147,370	289,455
Net Cash Provided by (Used in) Investing Activities	350,754	147,370	289,455
Net Increase (Decrease) in Cash and Cash Equivalents	3,902,787	1,190,737	784,135
Cash and Cash Equivalents, Beginning of Year	15,730,885	6,202,928	13,978,601
Cash and Cash Equivalents, End of Year	\$ 19,633,672	\$ 7,393,665	\$ 14,762,736

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

Business-type Activities - Enterprise Funds				Governmental Activities
Major Funds				Internal Service Funds
Wastewater Utility Fund	Airport Fund	Nonmajor Enterprise Funds	Total Enterprise Funds	
\$ 14,329,235	\$ 1,186,345	\$ 6,662,683	\$ 131,927,411	\$ 11,090,752
(6,317,599)	(1,128,449)	(3,883,259)	(86,837,377)	(2,569,786)
-	-	-	-	(6,519,970)
(2,617,946)	(124,720)	(1,582,939)	(13,177,894)	(702,607)
5,393,690	(66,824)	1,196,485	31,912,140	1,298,389
-	-	-	-	1,006,042
(1,164,129)	-	(954,086)	(8,559,326)	(1,006,042)
-	-	30,242	232,996	-
-	-	-	73,729	-
(40,000)	-	-	(615,000)	-
(40,415)	-	-	(411,083)	-
(1,244,544)	-	(923,844)	(9,278,684)	-
(1,375,958)	-	-	(3,481,905)	-
(2,433,196)	(1,500,148)	(135,068)	(13,877,950)	(2,408,242)
-	99	-	51,421	172,148
(1,835,703)	-	-	(4,834,999)	-
-	-	-	(101,397)	-
831,468	1,397,940	-	4,005,851	-
(4,813,389)	(102,109)	(135,068)	(18,238,979)	(2,236,094)
1,354,805	290,870	124,990	2,558,244	145,293
1,354,805	290,870	124,990	2,558,244	145,293
690,562	121,937	262,563	6,952,721	(792,412)
63,449,761	4,411,569	6,094,494	109,868,238	7,462,556
\$ 64,140,323	\$ 4,533,506	\$ 6,357,057	\$ 116,820,959	\$ 6,670,144

(Continued)

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

CITY OF LEESBURG, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023
(Concluded)

	Business-type Activities - Enterprise Funds		
	Major Funds		
	Electric Utility Fund	Gas Utility Fund	Water Utility Fund
<u>Reconciliation of Cash and Cash Equivalents to Balance Sheet</u>			
Total Unrestricted Equity in Pooled Cash and Cash Equivalents	\$ 11,393,918	\$ 5,809,281	\$ 10,589,995
Total Restricted Equity in Pooled Cash and Cash Equivalents & Cash with Fiscal Agent	8,239,754	1,584,384	4,172,741
Total Cash and Cash Equivalents, End of Year	<u>\$ 19,633,672</u>	<u>\$ 7,393,665</u>	<u>\$ 14,762,736</u>
<u>Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities</u>			
Operating Income (Loss)	\$ 5,142,476	\$ 2,319,676	\$ 3,387,292
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:			
Depreciation and Amortization	5,456,938	660,357	1,729,055
Decrease (Increase) in Assets:			
Customer Accounts (Net of Allowances)	2,145,356	204,857	(188,977)
Miscellaneous Receivables	(220)	174,860	-
Prepaid Items	(829)	1,984	-
Inventory	(2,627,062)	(302,896)	(730,483)
Decrease (Increase) in Deferred Outflows: Pension	318,945	124,564	123,413
Decrease (Increase) in Deferred Outflows: OPEB	96,499	8,031	30,651
Increase (Decrease) in Liabilities:			
Accounts Payable	(3,025,873)	(208,720)	(46,003)
Unearned Revenue	-	-	-
Due to Other Governments	5,153	659	-
Accrued Expenses	(46,847)	14,351	2,566
Claims Payable	-	-	-
Rate Stabilization Credit	11,300,503	-	-
Other Postemployment Benefits Liability	(674,171)	(105,788)	(236,795)
Net Pension Liability	(17,630)	(6,886)	(6,820)
Other Liabilities	(26,757)	74,044	1,744
Increase (Decrease) in Deferred Inflows: Pension	(60,913)	(23,790)	(23,570)
Increase (Decrease) in Deferred Inflows: OPEB	115,205	191,229	119,411
Increase (Decrease) in Deferred Inflows: Leases	-	-	-
Net Cash Provided by (Used in) Operating Activities	<u>\$ 18,100,773</u>	<u>\$ 3,126,532</u>	<u>\$ 4,161,484</u>
<u>Noncash Investing, Capital, or Financing Transactions:</u>			
Capital Contribution	\$ (186,875)	\$ (141,292)	\$ -

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

Business-type Activities - Enterprise Funds				Governmental Activities
Major Funds				Internal Service Funds
Wastewater Utility Fund	Airport Fund	Nonmajor Enterprise Funds	Total Enterprise Funds	
\$ 25,683,546	\$ 4,533,506	\$ 6,347,402	\$ 64,357,648	\$ 6,670,144
38,456,777	-	9,655	52,463,311	-
<u>\$ 64,140,323</u>	<u>\$ 4,533,506</u>	<u>\$ 6,357,057</u>	<u>\$ 116,820,959</u>	<u>\$ 6,670,144</u>
\$ 3,923,627	\$ (1,627,163)	\$ 823,916	\$ 13,969,824	\$ (726,200)
1,620,207	1,996,344	366,848	11,829,749	1,879,939
(120,321)	406,011	(143)	2,446,783	-
-	-	-	174,640	(7,609)
-	3,748	-	4,903	-
-	-	-	(3,660,441)	(8,730)
170,022	5,842	94,523	837,309	40,250
40,630	1,880	27,542	205,233	6,868
(131,358)	(273,956)	15,798	(3,670,112)	34,001
-	(107,050)	-	(107,050)	-
-	-	-	5,812	-
1,605	905	(1,501)	(28,921)	2,773
-	-	-	-	96,152
-	-	-	11,300,503	-
(327,064)	(13,322)	(204,980)	(1,562,120)	(58,455)
(9,398)	(323)	(5,224)	(46,281)	(2,223)
51,726	6,300	18,945	126,002	2,833
(32,471)	(1,116)	(18,052)	(159,912)	(7,687)
206,485	2,940	78,813	714,083	46,477
-	(467,864)	-	(467,864)	-
<u>\$ 5,393,690</u>	<u>\$ (66,824)</u>	<u>\$ 1,196,485</u>	<u>\$ 31,912,140</u>	<u>\$ 1,298,389</u>
\$ (65,000)	\$ -	\$ -	\$ (393,167)	\$ 393,167

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



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FIDUCIARY FUNDS

Pension Trust Funds account for the activities of the firefighters' and police officers' and the general employees' pension funds, which accumulate resources for pension benefits and disability payments to qualified retirees.

CITY OF LEESBURG, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
SEPTEMBER 30, 2023

	Pension Trust Funds
Assets	
Cash	\$ 6,559
Investments, at Fair Value:	
U.S. Government, Agency, and Municipal Securities	11,157,221
Foreign Bonds	149,590
Corporate Bonds	6,406,886
Corporate Stocks	33,011,018
Alternative Investments	12,363,007
Money Market	2,127,369
Mutual Funds	23,538,616
Total Investments	<u>88,753,707</u>
Interest Receivable	<u>99,922</u>
Total Assets	<u>88,860,188</u>
Net Position	
Restricted for:	
Employees' Pension Benefits	<u><u>\$ 88,860,188</u></u>

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

CITY OF LEESBURG, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Pension Trust Funds
Additions	
Contributions:	
Employer	\$ 2,473,631
State	536,278
Employee	<u>524,138</u>
Total Contributions	<u>3,534,047</u>
Investment Income:	
Net Increase (Decrease) in Fair Value of Investments	5,605,075
Interest and Dividend Income	2,337,000
Other Income	243,551
Less: Investment Expenses	<u>(379,966)</u>
Total Investment Income	<u>7,805,660</u>
Total Additions	<u>11,339,707</u>
Deductions	
Benefit Payments	5,317,034
Refund of Contributions	117,369
Administrative Expense	<u>290,286</u>
Total Deductions	<u>5,724,689</u>
Change in Plan Net Position	5,615,018
Net Position Restricted for Employees'	
Pension Benefits:	
Beginning of Year	<u>83,245,170</u>
End of Year	<u>\$ 88,860,188</u>

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



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NOTES TO THE FINANCIAL STATEMENTS

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting of the City of Leesburg, Florida (the City) conform to accounting principles generally accepted in the United States (GAAP) as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles, which are primarily set forth in GASB's *Codification of Governmental Accounting and Financial Reporting Standards (GASB Codification)*. The more significant of these accounting policies are summarized below.

A. Financial Reporting Entity

The City is a Florida municipality governed by an elected five-member City Commission. The City was established by the adoption of its Charter in the Laws of Florida, Chapter 9820, 1923. The City provides a traditional mix of governmental services, including police and fire protection, the construction and maintenance of streets and infrastructure, library, recreational activities, cultural events, planning, zoning, housing, and administrative services. The City also provides a full range of utility services, including electric, natural gas, solid waste, water, reuse water, wastewater treatment, airport, and stormwater. In addition, the City has three Community Redevelopment Agencies (CRAs), which are Greater Leesburg, Carver Heights/Montclair Area, and U.S. Highway 441 & 27.

The City Commission is governed by the City Charter and by state and local laws and regulations. The City Commission is responsible for the establishment and adoption of policy for the City. The execution of such policy is the responsibility of the Commission-appointed City Manager.

This report includes all funds, departments, agencies, boards and commissions, and other organizational units that are administered by the City Manager and/or controlled by or dependent upon the City Commission as set forth in the City Charter. In GASB Statement No. 61, *The Financial Reporting Entity: Omnibus - an amendment of GASB Statements No. 14 and No. 34*, the GASB has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and: (1) the ability of the City to impose its will on that organization; or (2) the potential for the organization to provide specific financial benefits to or impose specific financial burdens on the City.

As required by GAAP, these financial statements present the City of Leesburg (the primary government) and its component units. In evaluating the City as a reporting entity, management has addressed all potential component units for which the City may or may not be financially accountable and, if applicable, has included them in the City's financial statements. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The City has identified and included within the financial reporting entity, as its component units, legally separate organizations for which the City is financially accountable for which a significant relationship with the City exists such that exclusion would cause the City's financial statement to be misleading or incomplete.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

There is one component unit which is legally separate from the City, but is so intertwined with the City that it is, in substance, the same as the City. It is reported as part of the City as a blended component unit and blended into an appropriate fund as listed below:

Community Redevelopment Agency (CRA): The City established the Greater Leesburg, Carver Heights/Montclair Area, and U.S. Highway 441 & 27 Community Redevelopment Agencies as component units of the City pursuant to Section 163.512, Florida Statutes.

The CRAs' sole purpose is to administer funds distributed via state law for blighted areas within the City. The Governing Boards are composed of the City Commission plus two members appointed by the City Commission; therefore the City Commission has absolute influence over the CRA boards. Additionally, the City provides financial support to the CRAs', so a financial benefit/burden relationship exists. In accordance with 163.387, Florida Statutes, the supplemental schedule details the following: the amount and source of revenues, the amount and purpose of expenditures, including the amount of debt principal and interest paid during the current year. The CRAs' are reported as major special revenue funds. The remaining amounts of indebtedness to which revenues of the funds are pledged are detailed in Note 8. To obtain a copy of the separately issued financial statements, please contact the City's Finance Department at 501 W Meadow Street (P.O. Box 490630), Leesburg, FL 34749-0630, or call (352) 728-9720.

B. Recent Governmental Accounting Standards Board (GASB) Statements

The City has recorded subscription-based information technology arrangement assets and liabilities as a result of implementing GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. The subscription assets are initially measured at an amount equal to the initial measurement of the related subscription liability plus any subscription payments made prior to the subscription term, less subscription incentives, and plus any ancillary charges necessary to place the subscription asset into service. The subscription assets are amortized on a straight-line basis over the life of the related contract. Subscriptions which are based on variable payments (or user seats) are not recorded as subscription assets or liabilities and are expensed as incurred.

The remainder of the GASB statements implemented by the City this fiscal year had little or no impact on the City's financial statements.

C. Basic Financial Statements

The basic financial statements include both City-wide and fund level statements. The City-wide financial statements report on all activities of the City and its blended component unit except those that are fiduciary in nature.

Statements for fiduciary activities, such as employee pension plans, are presented in a separate section of this report. Both the City-wide and fund level statements classify primary activities of the City as either governmental activities, which are primarily supported by taxes and intergovernmental revenues, or business-type activities, which are primarily supported by user fees and charges.

City-wide financial statements include a Statement of Net Position and a Statement of Activities. These statements report on the government as a whole, both the primary government and its

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

component units, and provide a consolidated financial picture of the government. As part of the consolidation process, interfund activities are eliminated to avoid distorted financial results.

Fiduciary funds of the government are not included in the presentation since these resources are not available for general government funding purposes. The Statement of Net Position reports all financial and capital resources of the City's governmental and business-type activities. It is presented in a net position format and shown with three components: (1) net investment in capital assets; (2) restricted net position; and (3) unrestricted net position.

The Statement of Activities reports the functional categories of programs provided by the City and demonstrates how and to what degree those programs are supported by specific revenues.

Program revenues are classified into three categories: (1) charges for services; (2) operating grants and contributions; and (3) capital grants and contributions. Charges for services refer to direct recovery from customers for services rendered. Grants and contributions refer to revenues restricted for specific programs whose use may be restricted further to operational or capital items. The general revenues sections display revenues collected that help support all functions of the government.

The fund financial statements follow and report additional and detailed information about the City's operations for major funds individually, and nonmajor funds in the aggregate, for governmental, proprietary and fiduciary funds. Reconciliations are provided that converts the results of governmental fund accounting to the City-wide presentation.

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

City-wide financial statements, as well as the fund financial statements for proprietary funds and fiduciary funds, are reported using the economic resources measurement focus, and the accrual basis of accounting. Revenues are recognized in the period for which they are levied. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as needed.

Operating revenues shown for proprietary operations generally result from producing or providing goods and services such as electric, gas, water, wastewater, stormwater, solid waste and aviation. Operating expenses include all costs related to providing the service or product. These costs include salaries and benefits, supplies, travel, contract services, depreciation, administrative expenses and/or other expenses directly related to the cost of services. All other revenue and expenses not meeting these definitions are reported as non-operating revenues and expenses.

All governmental fund financial statements are reported using a current financial resources measurement focus and a modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Available means collectible within the current period, or soon enough thereafter, to be used to pay liabilities of the current period. This period is within 180 days of the end of the fiscal year, and jointly assessed taxes collected through other governments are within 60 days.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Property taxes, franchise taxes, investment earnings, and most charges for services are recorded as earned since they are measurable and available. Licenses, permits and assessments, fines and forfeitures, and miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until received.

A significant portion of the City's grants and contracts are exchange transactions. Funds from these transactions are deemed to be earned and reported as revenue when such funds have been expended towards the designated purpose and eligibility requirements have been met.

Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule include: (1) accumulated paid time off, which is not reported until they have been paid (matured balances are accrued); (2) prepaid insurance and similar items, which are reported only on the balance sheet and do not affect expenditures; and (3) principal and interest on long-term debt, which are recognized when due. Budgets for governmental funds are also prepared on the modified accrual basis.

The City charges centralized services through the General Fund and Internal Service Funds to functional activities through various charge methods. Expenses reported for functional activities include these indirect expenses, including an administrative component.

The accounting policies and the presentation of the financial report of the City have been designed to conform to GAAP as applicable to government units, in accordance with the GASB.

E. Major Governmental Funds

1. The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
2. The **Community Redevelopment Agency Fund** includes the **Greater Leesburg Community Redevelopment Agency, Carver Heights/Montclair Area Community Redevelopment Agency, and U.S. Highway 441 & 27 Community Redevelopment Agency**. These are incremental tax districts established pursuant to Florida Statutes and accounted for in a special revenue fund. The fund accounts for the incremental increase in ad valorem tax revenue collected within the designated community redevelopment areas. Revenues must be utilized and expended in accordance with the respective community redevelopment plans.
3. The **Capital Projects Fund** accounts for financial resources used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds).

F. Major Enterprise Funds

1. The **Electric Utility Fund** accounts for the purchase and distribution of electric services.
2. The **Gas Utility Fund** accounts for the purchase and distribution of gas services.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

3. The **Water Utility Fund** accounts for costs for collection, treatment, and distribution of water services.
4. The **Wastewater Utility Fund** accounts for costs to provide wastewater and sanitary sewer services.
5. The **Airport Fund** accounts for the costs associated with the management, construction, maintenance, protection, control, regulation, use and enhancement of the City's International Airport.

G. Internal Service Funds

Internal Service Funds account for the financing of goods and services provided by one department to other departments of the governmental unit on a cost-reimbursement basis. The City maintains four internal service funds:

1. The **General Employees' Health Insurance Fund** accounts for maintaining the City's self-insured employee health insurance.
2. The **Workers' Compensation Insurance Fund** accounts for maintaining the City's workers compensation self-insurance fund.
3. The **Fleet Maintenance Fund** accounts for maintaining the purchases and services of the City's vehicles.

H. Fiduciary Funds

Pension Trust Funds account for the activities of the firefighters' and police officers' pension funds, and the general employees' retirement fund, which accumulate resources for pension benefits and disability payments to qualified retirees.

I. Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve a portion of the applicable budget appropriation, is utilized by the governmental funds of the City. Encumbrances lapse at fiscal year-end.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

J. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

1. **Cash and Investments** - The City's cash and cash equivalents include cash on hand, demand deposits, and equity in pooled cash and investments. The equity in pooled cash and investments represents a fund's share of a cash and investment pool maintained by the City for use by all funds, except the pension funds and funds with agreements that require separate bank accounts. State statutes require all deposits of the City, including demand deposit accounts, time deposit accounts and money market accounts be held in institutions designated by the Treasurer of the State of Florida as "qualified public depositories" and are covered by a collateral pool as required by the statute.

All investments are reported at fair value. For the purpose of the statement of cash flows, the City considers cash equivalents to be highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased. Interest earned from investments purchased with pooled cash is allocated to each participating fund based on the fund's average equity balance, except as required by City charter. Funds that incur negative equity in pooled cash and investments during the year incur a charge for interest. Funds used to account for federal and state grants may have negative equity in pooled cash and investments throughout the year due to the reimbursement basis of the grant programs.

2. **Receivables and Payables** - Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans).

Accounts receivable balances are shown net of the allowance for uncollectible accounts. The allowance amounts in the enterprise funds are based on historical experience. In the governmental funds, the allowance varies based on management estimates. Electric, gas, water and related wastewater charges to customers are based on actual consumption. Consumption is determined on a monthly cycle basis. The City recognizes as revenue the estimated unbilled consumption at fiscal year-end.

3. **Inventories and Prepaid Items** - Inventories of expendable supplies held for consumption are priced at the "first-in-first-out" method of accounting. Governmental fund type inventories are recorded using the consumption method. Reported inventories in governmental funds are included with nonspendable fund balance because they are not in spendable form. In proprietary fund types, inventories are expended when consumed. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The costs of prepaid items are recorded as expenditures when consumed rather than when purchased.
4. **Capital Assets** - Capital assets, which include land, property, plant, equipment, infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) , and SBITAs are reported in the applicable governmental or business-type activities columns in the City-wide financial statements.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Capital asset purchases are recorded as capital outlay expenditures in the fund level governmental funds in the year of acquisition. Property, plant, and equipment with initial, individual costs that equal or exceed \$5,000 with estimated useful lives of over one year are recorded as capital assets. Roads, bridges, and sidewalks are capitalized when their initial costs equal or exceed \$25,000 as long as they possess estimated useful lives of more than one year. For intangible assets, the City maintains a \$100,000 threshold for related assets. Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the fair value of the assets or materially extend the assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of major business-type activities is included as part of the capitalized value of the assets constructed. During 2023, there was no capitalized interest.

Buildings, improvements other than buildings, utility plant, vehicles and equipment, and right-to-use lease assets are depreciated using the straight-line method over the following estimated useful lives:

Buildings	10 - 50 Years
Improvements Other than Buildings	5 - 50 Years
Utility Plant	10 - 50 Years
Vehicles and Equipment	5 - 50 Years
Infrastructure	15 - 60 Years
Right-To-Use Lease Assets	Over Life of Related Lease

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

5. **Deferred Outflows/Inflows of Resources** - In addition to assets and liabilities, the Statements of Net Position report a separate section for deferred outflows/inflows of resources. This separate financial statement element, deferred outflow of resources, represents a consumption of net asset that applies to future period(s) and so will not be recognized as an outflow of resources until then. The City has three items that qualify for reporting in this category: 1) the deferred amounts on refunding reported in the City-wide and proprietary statements of net position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price, and is recognized as a component of interest expense in a systematic manner over the shorter of the life of the refunded or refunding debt; 2) the deferred amounts on pension obligations reported in the City-wide and proprietary statements of net position; and 3) the deferred amounts on other postemployment benefits reported in the City-wide and proprietary statements of net position. The deferred amounts on pension obligations and other postemployment benefits represent an acquisition of net position that applies to future periods.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

The City's Statement of Net Position includes deferred inflows of resources. This separate financial statement element represents an consumption of net assets that applies to future period(s) and so will not be recognized as an inflow of resources until then. The City's deferred inflows are related to pensions, other postemployment benefits, and leases and can be found in the City-wide and proprietary statements of net position. Deferred inflows related to the City's pensions, other postemployment benefits, and leases represent an acquisition of net position that applies to future periods.

6. **Contributions** - Contributions in the form of cash and capital assets to the governmental activities of the City are recognized on the Statement of Activities as revenues in the period they are received. Contributions of capital assets and primarily completed infrastructure from developers are recognized at the fair value at the date of donation. All contributions are reported on the Statement of Activities as program revenues, with operating contributions reported separately from capital contributions.
7. **Interfund Activity** - Interfund activity within and among the City's governmental and proprietary fund categories are classified as reciprocal interfund activity and non-reciprocal interfund activity.

Reciprocal interfund activity flows between funds with an expectation of repayment and is reported as interfund receivables and payables.

Reciprocal interfund activity flows between funds without an expectation of repayment within a reasonable time and is reported as transfers between funds. Interfund services provided and used are sales and purchases of goods and services between funds for a price approximating their external value, and are reported as revenues and expenditures (or expenses) in the funds.

Non-reciprocal interfund activity is the flow of assets between funds without an equivalent flow of assets in return, or without a requirement for repayment. This is reported as transfers in governmental funds and non-operating revenues and expenses in proprietary funds.

As a rule, the effect of interfund activity has been eliminated from City-wide financial statements. Exceptions to this general rule are payments in lieu of taxes and other charges between the City's Water, Wastewater, Solid Waste and General Fund, as well as cost reimbursement transactions between the enterprise funds and various other functions of the government. Exclusion of these charges would distort the direct costs and program revenues reported for the various functions concerned.

8. **Restricted Assets** - Assets are reported as restricted in the City-wide Statement of Net Position and the enterprise fund level statements when constraints are placed on asset use. The constraints are either: (1) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (2) imposed by law or through constitutional provisions or enabling legislation.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

9. **Unearned Revenues** - Inflows that do not yet meet the criteria for revenue recognition, such as occupational licenses collected in advance, are recorded as unearned revenue in the City-wide and in the fund financial statements.
10. **Self-Insurance Claims** - Liabilities for reported claims and incurred but not reported claims are estimated based on an actuarial review of claims pending and historical experience.
11. **Compensated Absences** - Employees earn paid time off (PTO) that is commensurate with their years of service with the City. A maximum of 560 hours can be accumulated and used for vacation, sick, personal business, etc. Upon termination or retirement, employees are paid for a maximum of 360 hours of PTO time. This PTO program replaced separate vacation and sick time programs under which some employees still have time available.

In governmental and proprietary fund financial statements, the amount of compensated absences associated with employee vacations that are recorded as expenditures (expenses) represent the amounts paid during the year, plus the amount accrued at year-end that would normally be liquidated with available spendable resources. Only the amount of the compensated absence liability that has matured is reported in the governmental fund financial statements and the General Fund is typically used to liquidate this liability. In the City-wide financial statements, all governmental fund compensated absences are recorded and split between the current and noncurrent portions. For proprietary funds, the entire liability for compensated absences of these funds is reflected in the respective financial statements, split between the current and noncurrent portions.

12. **Long-Term Obligations** - In the City-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statements of Net Position. Bond premiums and discounts are amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued and acquisitions under financed purchase agreements are reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

13. **Fund Balances** - Fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:
 - a. **Nonspendable** - The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or are legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

expected to be converted to cash. It also includes the long-term amount of interfund loans.

b. Restricted - Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments, or are imposed by law through constitutional provisions or enabling legislation (City ordinances). Enabling legislation authorizes the City to assess, levy, charge, or otherwise mandate payment of resources (from external resource providers) and includes a legally enforceable requirement that those resources be used only for the specific purposes stipulated in the legislation. Legal enforceability means the City can be compelled by an external party such as citizens, public interest groups, or the judiciary to use resources created by enabling legislation only for the purposes specified by the legislation.

c. Committed - The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (ordinance) of City Commission. Those committed amounts cannot be used for any other purpose unless City Commission removes or changes the specified use by taking the same type of action (ordinance) it employed to previously commit those amounts. In contrast to fund balance that is restricted by enabling legislation, committed fund balance classification may be redeployed for other purposes with appropriate due process.

Constraints imposed on the use of committed amounts are imposed by City Commission, and anything separate from these constraints is not considered to be legally enforceable. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

d. Assigned - Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes, but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. The City, for planning purposes, may assign fund balances for a specific purpose, such as setting aside funds for capital equipment replacement, emergency preparedness, and accrued benefit payouts to retired/terminated employees. Unlike commitments, assignments generally exist temporarily. Decisions with regard to these purposes and amounts will be determined by the City Commission by resolution and additional action by the City is essential to either remove or revise them.

e. Unassigned - Fund balance is the residual classification for the General Fund and includes all spendable amounts not contained in the other classifications. In the other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

The City applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, or unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first, followed by assigned, and then by unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

14. **Use of Estimates** - The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.
15. **Minimum Fund Balance Policy** - The General Fund reserve target is 20% of the fund's current year budgeted appropriations. For the purpose of determining if the target has been met, the unassigned fund balance of the General Fund is then compared with the annual appropriations budget.

For other major funds designated as major funds within the City's financial report, the City has established a range of 15-25% of operating expenditures, which are utilized for the purposes allowed by these various fund types. Fiduciary funds do not have fund balance targets.

16. **Electric Rate Stabilization** - The City purchases bulk power from the Florida Municipal Power Agency (FMPA) and resells it to the electric utility customers. The Bulk Power Cost Adjustment can vary significantly from month to month. The Electric Rate Stabilization is designed to smooth out the electric utility rates paid by the electric utility customers. This stabilization process serves to minimize variances in the purchased power component of the City's electric utility service charge by passing along a more stable cost over time, even though the actual costs incurred by the City can vary. When bulk power costs are higher than usual, previously collected funds are used to stabilize the cost passed along to electric utility consumers. The converse occurs when actual costs are less than the amount charged since the difference between the actual cost and that charged consumers is reserved for future application.
17. **Reclassifications** - Certain 2022 amounts have been reclassified to conform to the 2023 presentation.

**CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

NOTE 2 - BUDGET AND BUDGETARY DATA

A. Budget Policy

The City, in accordance with its City code and state law, applies the following procedures in establishing the budgetary data reflected in the accompanying financial statements.

An annual operating budget is prepared by the departments for the General, Special Revenue, Enterprise, Capital Projects and Debt Service Funds. This is then reviewed by the City Manager, Finance Director, and Budget Manager. In July, the City Manager submits to the City Commission the proposed budget for the ensuing fiscal year.

The operating budget includes proposed expenditures and the means to fund them, as well as a proposed ad valorem millage rate. Public hearings are conducted to obtain taxpayer comments on the proposed budget and ad valorem millage rate. Prior to October 1, the City Commission legally enacts the operating budget and sets the ad valorem millage rate by passage of resolutions.

The City Manager is authorized to transfer budgeted amounts within any fund, but may not revise total fund expenditures without the approval of the City Commission. The budgetary data presented is in agreement with the originally adopted budget as amended by the City Commission.

Formal budgetary integration is employed as a management control device during the year for substantially all funds. Budgets are adopted on a basis consistent with GAAP. Total budgeted appropriations within a governmental fund-type may not be exceeded legally. Appropriations lapse at fiscal year-end. Budget data, when presented in the basic financial statements, is prepared on the same basis of accounting as that prescribed for the fund.

B. Excess of Expenditures Over Appropriations

The General Fund contained an excess of expenditures over appropriations during the fiscal year ended September 30, 2023. The excess is due to the additional capital outlay related to the SBITAs and Financed Purchase Agreement.

No other individual fund contained an excess of total expenditures over total appropriations during the fiscal year ended September 30, 2023, except for insignificant variances. However, within various funds, there may be an excess of expenditures over appropriations at the line item level.

C. Deficit Fund Balance/Net Position

The Worker's Compensation Insurance Fund, the Police Education Fund, and the Carver Heights/Montclair Area Community Redevelopment Agency Fund show a deficit net position/fund balance at September 30, 2023. The City plans to raise individual employee rates to increase cash flow in the Worker's Compensation Insurance Fund to alleviate the net position deficit in future years and the Carver Heights deficit will be corrected as the loan from the Electric Fund is paid down. The Police Education Fund deficit will be quickly offset with an additional \$2 traffic ticket revenue.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 3 - PROPERTY TAXES

The City is permitted under its charter to levy up to \$10 per \$1,000 of assessed valuation for general government services other than the payment of principal and interest on general long-term debt and in unlimited amounts for the payment of principal and interest on long-term debt. Additional taxes assessed for the payment of general long-term debt issues of the City must be approved by the public. The tax rate assessed by the City for the year ended September 30, 2023 was \$4.0192 per \$1,000 of assessed property value. Current tax collections (inclusive of legally available early payment discounts) for the City were 96.04% of the total tax levy. The property calendar provides for the tax revenue to be billed and collected within the applicable fiscal year.

Calendar of Property Tax Events

Tax Collection

January 1	Property taxes are based on assessed property value at this date as determined by the Lake County Property Appraiser
July 1	Assessment roll approved by the state
By September 30	Millage resolution approved by the City Commission
October 1	Beginning of fiscal year for which taxes have been levied
November 1	Property tax bills rendered
November 30	Last day for 4% maximum discount
April 1	Unpaid property taxes become delinquent
On or Prior to June 1	Tax certificates are sold by the Lake County Tax Collector. This is the first lien date on delinquent properties.

Property tax collections are governed by Chapter 197, Florida Statutes. The Lake County Tax Collector bills and collects all property taxes levied within the County. Discounts are allowed for early payment of 4% in November, 3% in December, 2% in January, and 1% in February. If property taxes are not paid by April 1, the County adds a 3% penalty on real estate, and 1.5% on personal property.

The Tax Collector advertises and sells tax certificates on all real property for delinquent taxes. Certificates not sold revert back to the County. The Tax Collector must receive payment before the certificates are issued. Any person owning land on which a tax certificate has been sold may redeem the certificate by paying the Tax Collector the face amount of the tax certificate plus interest and other costs. The owner of a tax certificate may, at any time after taxes have been delinquent for two years, file an application for tax deed sale. The County, as a certificate owner, may exercise similar procedures two years after taxes have been delinquent. Tax deeds are issued to the highest bidder for the property which is sold at public auction.

The Tax Collector remits current taxes collected through four distributions to the City in the first two months of the tax year and at least one distribution each month thereafter. The City recognizes property tax revenue in the period in which they are levied.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 4 - DEPOSITS AND INVESTMENTS

A. Pooling of Cash and Investments

The City maintains a cash and investment pool that is available for use by all funds except for monies legally restricted to separate administration (i.e., pension plans). The "Cash and Investments" on the City-wide financial statements consist of cash and investments owned by each fund and defined as resources that can be liquidated without delay or penalty. Cash and Investments held separately where contractual arrangements and bond covenants require such arrangements are classified as "restricted assets". Investment earnings are allocated to the individual funds monthly based on the fund's weighted average monthly cash balance.

As of September 30, 2023, deposits and investments are classified in the accompanying financial statements as follows:

City-wide Cash and Investments

Statement of Net Position

Pooled Cash and Cash Equivalents	\$ 109,938,659
Restricted:	
Pooled Cash and Cash Equivalents	54,862,973

Statement of Fiduciary Net Position

Cash Equivalents	6,559
Investments	88,753,707

Total Cash and Investments	\$ 253,561,898

Deposits and investments consist of the following:

Governmental and Business-Type Activities

Cash Deposits	\$ 49,335,229
Investments	105,665,894
Investments with Fiscal Agent:	
Community Redevelopment Agency Funds	96,528
Debt Service Fund	1,397,770
Utilities Debt Service Account	8,306,211

Fiduciary Fund Assets

Cash	6,559
Defined Benefit Pension Plan Investments	88,753,707

Total Cash and Investments	\$ 253,561,898

CITY OF LEESBURG, FLORIDA
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FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Primary Government Activities

1. Investments and Investment Practices

The City's investment guidelines are defined by City Ordinance and a written investment policy that is approved by the City Commission. The investment policies authorize the investment of funds in time deposits or savings accounts of financial institutions approved by the State Treasurer, and obligations of the U.S. Government and its agencies and mutual funds. Investments may also include repurchase agreements and investments in local government investment pools, either state-administered or developed through joint powers statutes and other intergovernmental agreement legislation. Revenue bond covenants also restrict the type and maturities of investments in bond-related funds.

As of September 30, 2023, the City had the following investments and maturities:

Investment Type	Fair Value	Investment Maturities (In Years)	
		Less Than	
		1 Year	1- 2 Years
Local Government Investment Pools	\$ 33,008,493	\$ 33,008,493	\$ -
Bank Certificates of Deposit	16,000,000	16,000,000	-
U.S. Government and Agencies	45,932,641	20,254,452	25,678,189
Corporate Fixed Income	10,724,760	8,795,673	1,929,087
Total	\$ 105,665,894	\$ 78,058,618	\$ 27,607,276

2. Custodial Credit Risk

As of September 30, 2023, the carrying amount of the City's deposits was \$49,335,229. Monies on deposit with financial institutions in the form of demand deposit accounts and time deposit accounts are defined as public deposits. The entire City's public deposits are held in "qualified public depositories" as required by Chapter 280, Florida Statutes, "Security for Public Deposits" (the "Act"), and covered by federal depository insurance. In addition, all qualified public depositories must deposit with the State Chief Financial Officer eligible collateral in such amounts as required by the Act. Qualified public depositories are required under the Act to assume mutual responsibility against loss caused by the default or insolvency of other qualified public depositories of the same type. Should a default or insolvency occur, the State Chief Financial Officer would implement procedures for payment of losses according to the validated claims of the City.

3. Interest Rate Risk

Interest rate risk is the risk that as market rates change, the fair value of an investment will vary. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in the market interest rates. The City's formal investment policy ensures that securities mature to meet operating cash requirements to avoid the need to sell on the open market prior to maturity. In addition, the policy calls for investing operating funds primarily in shorter-term securities, mutual funds or investment pools from which funds can be readily withdrawn without penalty and which limit the average maturity of the portfolio from 90 days to three years. Reserve funds and other funds with longer-term investment horizons may be

CITY OF LEESBURG, FLORIDA
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FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

invested in securities not exceeding five years. As of September 30, 2023 the weighted average maturity of the City's investments was 0.93 years.

4. Credit Risk

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The risk is generally measured by the assignment of a rating by a nationally recognized statistical rating agency. Authorized investments are outlined in Section 218.415, Florida Statutes, and are generally limited to: (a) the State of Florida Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, as provided in Section 163.01, Florida Statutes; (b) Securities and Exchange Commission registered money market funds with the highest credit quality rating; (c) interest-bearing time deposits or savings accounts in qualified public depositories as defined in Section 280.02, Florida Statutes; and (d) direct obligations of the U.S. Treasury.

5. Concentration of Credit Risk

The City's investments are guaranteed by the U.S. Government, or are highly-rated agency, State or corporate debt instruments, or held in FLSAFE, FLCLASS and FP local government investment pools as described below.

6. Local Government Investment Pools

For the fiscal year ended September 30, 2023, the City invested in the Florida Surplus Asset Fund Trust (FLSAFE), Florida Cooperative Liquid Assets Securities System (FLCLASS) and Florida Prime (FP) local government investment pools. The investment pools operate under investment guidelines established by Sections 215.47 and 218.415, Florida Statutes. None of the investment pools are registrants with the Securities and Exchange Commission; however, they have adopted operating procedures consistent with the requirements for a 2a-7-like fund and the fair value of the positions in the pools are equal to the value of the pool shares. The City's investments in FLSAFE, FLCLASS and FP were rated AAAM by Standard & Poor's.

All three investment pools in which the City is a participant have elected to measure their investments at amortized cost. In accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, the City is required to disclose the presence of any limitations or restrictions on withdrawals.

FLCLASS and FLSAFE allow for daily redemptions from their funds. The investment pools may temporarily suspend or postpone the right of redemption under extraordinary circumstances such as (a) war, emergency or act of God; (b) suspension of trading on major stock exchanges or a general banking moratorium; or (c) when an emergency exists such that the investment pools may not dispose of their investments because of substantial losses or it is not reasonably practical for the pools to value their net assets. As of September 30, 2023, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit the City's daily access to 100% of the account values.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

FP's rules regarding redemption and penalties and redemption fees are governed by Section 218.409, Florida Statutes, which notes that the Executive Director of the FP may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations, limit contributions or withdrawals. The Trustees of the pool may extend this for an additional 15 days. Section 218.409(4), Florida Statutes, provides for the FP to impose penalties for early withdrawal, subject to disclosure in the enrollment materials; at present, no such disclosure has been made. As of September 30, 2023, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit the City's daily access to 100% of the account value.

7. Fair Value

The City has adopted GASB Statement No. 72, *Fair Value Measurement and Application* (GASB 72). The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City's investments in government and agencies and corporate fixed income are high-quality bonds that are valued using a matrix pricing model (Level 2). Investments in local government investment pools and non-negotiable certificates of deposit are exempt from the GASB 72 fair value hierarchy disclosures per paragraph 69 of GASB 72, and are valued at the City's cost and any accrued interest on these investments.

B. Fiduciary Activities

The City reports three pension funds in the accompanying financial statements. Each of the plans has a separate governing board of trustees, a separate investment policy, and differing investment restrictions/risks. Consequently, each is disclosed separately below. All three plans are defined benefit plans. All investments at year-end were in compliance with the respective plan investment policies.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

1. Credit Rating – All Fiduciary Funds

As of September 30, 2023, ratings for the fiduciary funds' corporate, foreign, and agency obligations by Standard & Poor's is as follows:

Rating	General Employees'	Municipal Police Officers'	Municipal Firemen's	Total
AAA	\$ -	\$ 67,430	\$ 273,222	\$ 340,652
AA+	3,990,064	3,779,052	2,651,644	10,420,760
AA	94,952	-	134,820	229,772
AA-	156,640	39,460	103,971	300,071
A+	-	62,795	85,258	148,053
A	80,007	245,145	234,225	559,377
A-	883,719	555,623	306,253	1,745,595
BBB+	428,930	658,251	165,578	1,252,759
BBB	341,611	476,818	452,030	1,270,459
BBB-	-	162,848	515,051	677,899
BB+	158,811	24,511	-	183,322
Not rated	-	192,266	392,714	584,980
	<u>\$ 6,134,734</u>	<u>\$ 6,264,199</u>	<u>\$ 5,314,766</u>	<u>\$ 17,713,699</u>

All of the Plan's investments in debt securities, other than the above described corporate and agency obligations, are backed by the U.S. government.

2. General Employees' Retirement Plan

City of Leesburg General Employees' Retirement Plan
Distribution by Asset Type
September 30, 2023

Investment Type	Investment Maturities (In Years)			
	Fair Value	Less Than 1 Year	1-5 Years	6-10 Years
Money Market	\$ 657,251	\$ 657,251	\$ -	\$ -
Mutual Funds, UITs and ETFs	3,910,080	3,910,080	-	-
U.S. Government and Agencies	3,990,063	643,226	2,675,094	671,743
Corporate Obligations	2,144,669	82,969	1,887,953	173,747
Total	<u>10,702,063</u>	<u>\$ 5,293,526</u>	<u>\$ 4,563,047</u>	<u>\$ 845,490</u>
Corporate Stock	19,983,022			
Alternative Investments*	7,833,043			
Total	<u>\$ 38,518,128</u>			

*Alternative Investments include a partnership and a hedge fund.

a. Custodial Credit Risk

This is the risk that in the event of the failure of the counterparty, the Plan will not be able to recover the value of its investments that are in the possession of an outside party. Consistent with the Plan's investment policy, the investments are held by the Plan's custodial bank and registered in the Plan's name.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

b. Interest Rate Risk

Interest rate risk is the risk that as market rates change, the fair value of an investment will vary. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in the market interest rates. The Plan does not have a policy related to limiting its exposure to fair value losses arising from rising interest rates. As of September 30, 2023, the Plan's investments weighted average maturity was 3.44 years.

c. Credit Risk

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The risk is generally measured by the assignment of a rating by a nationally recognized statistical rating agency. Purchases of bonds or debt obligations are limited to one of the four highest ratings issued by Nationally Recognized Statistical Rating Organizations (NRSRO). The Plan's investment policy utilizes portfolio diversification in order to control this risk.

d. Concentration of Credit Risk

The investment policy of the Plan contains limitations on the amount that can be invested in any one issuer as well as maximum portfolio allocation percentages. Investments in corporate common stock and convertible bonds are limited to 60% of Plan assets. No more than 10% of Plan assets shall be invested in one company. Except for U.S. Government and agency obligations, no more than 10% of Plan assets can be invested in one issuer. No investments exceeded these thresholds at September 30, 2023.

e. Foreign Currency

The Plan has nominal exposure to foreign currencies due to investments in non-U.S. markets implemented through the money managers' portfolios. Foreign currencies will fluctuate relative to the U.S. dollar, but it is believed that the diversification benefits outweigh potential risks. Given the limited exposure, foreign currency risk is considered minor.

f. Fair Value

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

The Plan's investments in government and agencies and corporate obligations are primarily bonds that are valued using a matrix pricing model (Level 2). Investments in corporate stock, mutual funds, unit investment trusts (UITs) and exchange traded funds (ETFs), which are deemed actively traded, are valued using quoted market prices (Level 1). Investments in

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

money market funds are exempt from the GASB 72 fair value hierarchy disclosures per paragraph 69 of GASB 72, and are valued at the Plan's cost of these investments.

The Plan's alternative investments are a partnership and a hedge fund and are valued at net asset value (NAV):

Alternative Investments Redemption					Frequency (if currently eligible)	Redemption Notice Period
Style	Fund Name	Deposit or Commitment	Fair Value	Unfunded Commitment		
Global equity/directional hedge funds						
	Weatherlow Off I Ltd CI NI	\$ 1,425,000	\$ 2,766,141	\$ -	Quarterly	65 Days Notice
	UBS Trumbull Property	3,069,184	5,066,902	-	Quarterly *	60 Days Notice
	Total	<u>\$ 4,494,184</u>	<u>\$ 7,833,043</u>	<u>\$ -</u>		

*UBS has quarterly redemptions subject to available liquidity.

3. Municipal Police Officers' Retirement Plan

City of Leesburg Municipal Police Officers' Retirement Plan
Distribution by Asset Type
September 30, 2023

Investment Type	Investment Maturities (In Years)				
	Fair Value	Less Than 1 Year	1-5 Years	6-10 Years	More Than 10 Years
Money Market	\$ 685,241	\$ 685,241	\$ -	\$ -	-
Mutual Funds	16,845,585	16,845,585	-	-	-
U.S. Government and Agencies	2,546,997	263,781	1,191,022	814,875	277,319
Corporate Obligations	3,717,202	-	941,667	346,918	2,428,617
Total	<u>23,795,025</u>	<u>\$ 17,794,607</u>	<u>\$ 2,132,689</u>	<u>\$ 1,161,793</u>	<u>\$ 2,705,936</u>
Alternative Investment*	2,376,132				
Total	<u>\$ 26,171,157</u>				

*Alternative Investment is a real estate partnership.

a. Custodial Credit Risk

This is the risk that in the event of the failure of the counterparty, the Plan will not be able to recover the value of its investments that are in the possession of an outside party. Consistent with the Plan's investment policy, the investments are held by the Plan's custodial bank and registered in the Plan's name.

b. Interest Rate Risk

Interest rate risk is the risk that as market rates change, the fair value of an investment will vary. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in the market interest rates. The Plan does not have a policy related to limiting its exposure to fair value losses arising from rising interest rates. As of September 30, 2023, the Plan's investments weighted average maturity was 13.39 years.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

c. Credit Risk

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The risk is generally measured by the assignment of a rating by a nationally recognized statistical rating agency. Purchases of bonds or debt obligations are limited to one of the three highest ratings issued by Standard & Poor's or Moody's. The Plan's investment policy utilizes portfolio diversification in order to control this risk.

d. Concentration of Credit Risk

The investment policy of the Plan contains limitations on the amount that can be invested in any one issuer as well as maximum portfolio allocation percentages. Investments in corporate common stock may not exceed 70% of Plan assets. No more than 5% of Plan assets may be invested in the common stock of any one company. Foreign investments are limited to 10% of Plan assets. Investments in domestic fixed income obligations are limited to 45% of Plan assets. No investments exceeded these thresholds at September 30, 2023.

e. Foreign Currency

The Plan has nominal exposure to foreign currencies due to investments in non-U.S. markets implemented through the money managers' portfolios. Foreign currencies will fluctuate relative to the U.S. dollar, but it is believed that the diversification benefits outweigh potential risks. Given the limited exposure, foreign currency risk is considered minor.

f. Fair Value

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

The Plan's investments in government and agencies and corporate obligations are primarily bonds that are valued using a matrix pricing model (Level 2). Investments in corporate stock, mutual funds, unit investment trusts (UITs) and exchange traded funds (ETFs), which are deemed actively traded, are valued using quoted market prices (Level 1). Investments in money market funds are exempt from the GASB 72 fair value hierarchy disclosures per paragraph 69 of GASB 72, and are valued at the Plan's cost of these investments.

The Plan's alternative investment is a real estate investment trust limited partnership and is valued at net asset value (NAV). The Plan has no unfunded commitments in regards to this investment, and it is open for contributions and distributions on a quarterly basis.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

4. Municipal Firemen's Retirement Plan

City of Leesburg Municipal Firemen's Retirement Plan
Distribution by Asset Type
September 30, 2023

Investment Type	Investment Maturities (In Years)				
	Fair Value	Less Than 1 Year	1-5 Years	6-10 Years	More Than 10 Years
Money Market	\$ 784,877	\$ 784,877	\$ -	\$ -	-
Mutual Funds, UITs and ETFs	2,782,949	2,782,949	-	-	-
U.S. Government and Agencies	3,449,956	102,119	966,198	799,283	1,582,356
Corporate Obligations	1,715,220	162,791	724,365	380,573	447,491
Foreign Bonds	149,590	-	-	60,453	89,137
Total	8,882,592	\$ 3,832,736	\$ 1,690,563	\$ 1,240,309	\$ 2,118,984
Corporate Stock	13,027,991				
Alternative Investment *	2,153,832				
Total	<u>\$ 24,064,415</u>				

*Alternative Investment is an investment limited partnership.

a. Custodial Credit Risk

This is the risk that in the event of the failure of the counterparty, the Plan will not be able to recover the value of its investments that are in the possession of an outside party. Consistent with the Plan's investment policy, the investments are held by the Plan's custodial bank and registered in the Plans' name.

b. Interest Rate Risk

Interest rate risk is the risk that as market rates change, the fair value of an investment will vary. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in the market interest rates. The Plan does not have a policy related to limiting its exposure to fair value losses arising from rising interest rates. As of September 30, 2023, the Plan's investments weighted average maturity was 12.57 years.

c. Credit Risk

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The risk is generally measured by the assignment of a rating by a nationally recognized statistical rating agency. The Plan's investment policy requires that all bonds or other evidence of indebtedness acquired be listed on one or more of the recognized national exchanges and have a rating issued by a nationally recognized statistical rating organization (NRSRO) in one of the top four classifications, except that only 25% of the bond portfolio may be invested below the three highest classifications. The Plans' investment policy utilizes portfolio diversification in order to control this risk.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

d. Concentration of Credit Risk

The investment policy of the Plan contains limitations on the amount that can be invested in any one issuer as well as maximum portfolio allocation percentages. Investments in corporate common stock and convertible bonds are limited to 60% of Plan assets. No more than 5% of Plan assets may be invested in one company. Foreign investments are limited to 10% of Plan assets. No investments exceeded these thresholds at September 30, 2023.

e. Foreign Currency

The Plan has nominal exposure to foreign currencies due to investments in non-U.S. markets implemented through the money managers' portfolios. Foreign currencies will fluctuate relative to the U.S. dollar, but it is believed that the diversification benefits outweigh potential risks. Given the limited exposure, foreign currency risk is considered minor.

f. Fair Value

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

The Plan's investments in government and agencies and corporate obligations are primarily bonds that are valued using a matrix pricing model (Level 2). Investments in corporate stock, mutual funds, unit investment trusts (UITs) and exchange traded funds (ETFs), which are deemed actively traded, are valued using quoted market prices (Level 1). Investments in money market funds are exempt from the GASB 72 fair value hierarchy disclosures per paragraph 69 of GASB 72, and are valued at the Plan's cost of these investments.

The Plan's alternative investment is an investment trust limited partnership and is valued at net asset value (NAV). The Plan has no unfunded commitments in regards to this investment, and it is open for contributions and distributions on a quarterly basis.

CITY OF LEESBURG, FLORIDA
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FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 5 - INTERFUND ADVANCES, RECEIVABLES AND PAYABLES, AND TRANSFERS

As of September 30, 2023, the composition of interfund balances is as follows:

a. Interfund Advances

On September 10, 2018, the City Commission approved an interfund loan from the Electric Utility Fund to the Community Redevelopment Agency Fund (CRA Fund) to finance the construction of the Leesburg Resource Center by the CRA Fund. The interfund loan in the amount of \$1,200,000 will be repaid over fifteen years with annual repayments at 2.50% interest. The balance of the interfund loan as of September 30, 2023 is \$817,825.

b. Interfund Receivables and Payables

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Debt Service Fund	\$ 211,850
General Fund	Police Education Fund	730

The purpose of the above interfund balance was to eliminate a negative cash balance in the Debt Service fund. The Debt Service Fund will reimburse the General Fund when funds are received from other funds to finance debt payments.

c. Interfund Transfers

	<u>Transfers In</u>	<u>Transfers Out</u>
Major Funds:		
Governmental:		
General Fund	\$ 11,030,599	\$ 1,722,194
Community Redevelopment Agencies	14,894	-
Capital Projects	799,964	388,943
Enterprise:		
Electric Utility	-	4,684,288
Gas Utility	-	955,868
Water Utility	-	1,129,122
Wastewater Utility	-	1,099,129
Airport	-	-
Internal Service	1,399,209	1,006,042
Nonmajor Funds:		
Governmental	2,052,023	3,357,017
Enterprise	-	954,086
	<u>\$ 15,296,689</u>	<u>\$ 15,296,689</u>

Interfund transfers represent a major source of funding in the General Fund. The amount of utility contribution to the General Fund may not exceed 10% of the enterprise fund's estimated operating revenues and is determined by applying an established percentage against each enterprise fund's charges for services excluding surcharge revenue, gross receipts tax, and franchise fees. In addition to the Annual Operating Transfer, surcharge revenue, which is collected from customers outside the corporate limits at the same rate as Public Service Tax, is collected in the Electric, Gas, and Water Funds and transferred to the General Fund. Transfers into the Capital Projects Fund were associated with the following projects: parks and recreation improvements; road resurfacing and improvements; and future

**CITY OF LEESBURG, FLORIDA
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downtown and City Hall courtyard improvements. Transfers made into the nonmajor governmental funds were primarily associated with debt service payments.

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FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023 was as follows:

A. Governmental Activities

	Beginning Balances	Increases	Decreases	Ending Balances
Governmental Activities				
Capital Assets Not being Depreciated/Amortized:				
Land	\$ 5,564,546	\$ -	\$ -	\$ 5,564,546
Construction in Progress	9,868,105	4,922,721	11,850,023	2,940,803
Total Capital Assets Not Being Depreciated/Amortized	15,432,651	4,922,721	11,850,023	8,505,349
Capital Assets Being Depreciated/Amortized:				
Buildings	53,123,510	8,883,010	-	62,006,520
Improvements Other than Buildings	11,413,885	121,017	-	11,534,902
Equipment	34,703,508	3,517,407	489,480	37,731,435
Infrastructure (Roads and Streets)	43,722,860	277,070	-	43,999,930
Right to use Assets - SBITA	-	2,097,977	-	2,097,977
Total Capital Assets Being Depreciated/Amortized	142,963,763	14,896,481	489,480	157,370,764
Less Accumulated Depreciation/Amortization for:				
Buildings	15,473,236	1,107,409	-	16,580,645
Improvements Other than Buildings	6,411,050	595,314	-	7,006,364
Equipment	25,614,931	2,461,127	487,760	27,588,298
Infrastructure (Roads and Streets)	33,242,814	1,055,655	-	34,298,469
Right to use Assets - SBITA	-	412,133	-	412,133
Total Accumulated Depreciation/Amortization	80,742,031	5,631,638	487,760	85,885,909
Total Capital Assets Being Depreciated/Amortized, Net	62,221,732	9,264,843	1,720	71,484,855
Governmental Activities Capital Assets, Net	\$ 77,654,383	\$ 14,187,564	\$ 11,851,743	\$ 79,990,204

B. Business-type Activities

	Beginning Balances	Increases	Decreases	Ending Balances
Business-type Activities				
Capital Assets Not being Depreciated:				
Land	\$ 15,596,763	\$ 50,522	\$ -	\$ 15,647,285
Construction in Progress	40,344,391	13,764,880	19,893,165	34,216,106
Total Capital Assets Not Being Depreciated	55,941,154	13,815,402	19,893,165	49,863,391
Capital Assets Being Depreciated:				
Buildings	49,036,206	886,066	-	49,922,272
Improvements Other than Buildings	300,331,486	22,595,365	1,603,187	321,323,664
Intangible Assets	879,076	-	-	879,076
Equipment	45,131,736	1,356,439	948,481	45,539,694
Total Capital Assets Being Depreciated	395,378,504	24,837,870	2,551,668	417,664,706
Less Accumulated Depreciation for:				
Buildings	17,372,759	1,246,399	-	18,619,158
Improvements Other than Buildings	124,026,399	8,941,690	1,029,698	131,938,391
Intangible Assets	569,009	39,884	-	608,893
Equipment	23,931,445	1,601,777	43,358	25,489,864
Total Accumulated Depreciation	165,899,612	11,829,750	1,073,056	176,656,306
Total Capital Assets Being Depreciated, Net	229,478,892	13,008,120	1,478,612	241,008,400
Business-type Activities Capital Assets, Net	\$ 285,420,046	\$ 26,823,522	\$ 21,371,777	\$ 290,871,791

CITY OF LEESBURG, FLORIDA
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FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

C. Depreciation/Amortization Expense

Depreciation/Amortization Expense - Governmental Activities

General Government and Administration	\$ 1,074,091
Public Safety	430,364
Physical Environment	1,791
Transportation	776,198
Economic Environment	233,711
Culture and Recreation	771,250
Fleet Services	1,879,939
Right To Use Assets - SBITA	\$ 412,133
Total Depreciation/Amortization Expense -Governmental Activities	<u>\$ 5,579,477</u>

Depreciation Expense - Business-type Activities

Electric Utility	\$ 5,456,938
Gas Utility	660,357
Water Utility	1,729,055
Wastewater Utility	1,620,207
Airport Utility	1,996,344
Stormwater	334,736
Solid Waste Utility	32,112
Total Depreciation Expense - Business-type Activities	<u>\$ 11,829,749</u>

Governmental depreciation/amortization expense does not match governmental accumulated depreciation/amortization increases from prior page due to transfers between Fleet and other funds.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

NOTE 7 - PURCHASED POWER AGREEMENTS

A. Florida Municipal Power Agency

The City is a member of the Florida Municipal Power Agency (FMPA). FMPA was created pursuant to Chapter 163, Part I and Chapter 361, Part II (the Florida Interlocal Cooperation Act of 1969 and the Joint Power Act), Florida Statutes, to, among other things, provide a means for the Florida municipal corporations to cooperate with each other to provide for their present and projected energy needs. The City has limited oversight authority over the operation of FMPA. This oversight is manifested through the appointment of one voting member to the 31-member Board of Directors of FMPA and one voting member to the FMPA All-Requirements Project 13-member Executive Committee. Furthermore, the City, by the terms of FMPA's project agreements, has no equity interest in any of the assets owned by FMPA. The City participates in the following FMPA projects:

1. St. Lucie No. 2 Power Purchase Agreement

The City, through FMPA's joint ownership agreement with Florida Power and Light Corporation has an entitlement share to a small portion of the output of the St. Lucie No. 2 nuclear power plant. The City's entitlement share totaled 2.1 megawatts of generating capacity from the St. Lucie No. 2 nuclear power plant. The annual entitlement shares amount is based on the City's percent participation in the St. Lucie FMPA Project applied to the output of the plant over the same period. The operating license for Unit No. 2 is due to expire in 2043.

2. All-Requirement Power Supply Project Agreement

The City has an agreement with FMPA whereby the City purchases all of its electric power from FMPA on an all-requirement basis over and above the City's entitlement share of the St. Lucie No. 2 output. The agreement remains in effect on an evergreen 30 year basis. FMPA's power supply rates are subject to a super majority vote of the Executive Committee of FMPA.

B. Florida Gas Utility

Florida Gas Utility (FGU) was established between and among several Florida municipal entities for the purpose of achieving savings through joint services. There are currently 23 members. Among the services utilized by the City are coordination and management of firm and interruptible transportation entitlements, the purchase of gas, the performance of gas flow balancing between FGU members and customers receipt and delivery points, large customer bill reviews, and project consultation and management. FGU is governed by its Board of Directors, which consists of one representative from each member organization.

The City purchases firm transportation services from Florida Gas Transmission (FGT) pursuant to two contracts. FTS-1 provides for a maximum annual quantity of 1,614,435 Dth. FTS-2 provides for a maximum annual quantity of 182,500 Dth. These contracts have been assigned to FGU to facilitate day-to-day scheduling and management of the City's gas needs.

Sabal Trail is a transportation organization similar to FGT. The City will eventually enter into an agreement for either interruptible or firm transportation services with Sabal Trail. FGU will manage these contracts and gas purchases in a similar manner to their current agreement with the City.

CITY OF LEESBURG, FLORIDA
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FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 8 – LONG-TERM LIABILITIES

A. Long-term liability activity for the year ended September 30, 2023 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities:					
<u>Revenue Bonds:</u>					
Capital Improve Refunding Rev Bonds - 2013	\$ 10,485,000	\$ -	\$ 630,000	\$ 9,855,000	\$ 665,000
Total Revenue Bonds	10,485,000	-	630,000	9,855,000	665,000
<u>Notes From Direct Borrowings and Direct Placements:</u>					
Note Payable - 2009 Capital Improve Rev	3,167,400	-	335,000	2,832,400	350,000
Note Payable - 2015 Greater Leesburg CRA	468,000	-	88,000	380,000	91,000
Note Payable - 2016 441/27 CRA	10,341,000	-	622,000	9,719,000	638,000
Total Revenue Notes	13,976,400	-	1,045,000	12,931,400	1,079,000
Total Revenue Bonds and Notes	24,461,400	-	1,675,000	22,786,400	1,744,000
<u>Other Liabilities:</u>					
Compensated Absences	1,754,201	2,132,944	1,764,786	2,122,359	1,167,297
Financed Purchase Agreements	588,404	525,370	221,374	892,400	210,165
SBITA Liability	-	2,097,977	414,931	1,683,046	424,850
Net Pension Liability	15,781,831	3,668,486	4,466,351	14,983,966	-
Other Postemployment Benefits	15,298,560	-	3,644,505	11,654,055	536,820
Total Other Liabilities	33,422,996	8,424,777	10,511,947	31,335,826	2,339,132
Total Governmental Activities	\$ 57,884,396	\$ 8,424,777	\$ 12,186,947	\$ 54,122,226	\$ 4,083,132
Business-type Activities:					
<u>Revenue Bonds:</u>					
Taxable Utility System Rev Bond - 2007B	\$ 705,000	\$ -	\$ 40,000	\$ 665,000	\$ 45,000
Taxable Electric System Rev Bond - 2007B	6,570,000	-	575,000	5,995,000	605,000
Utility System Refund Rev Bonds - 2013	14,375,000	-	885,000	13,490,000	920,000
Electric System Refund Rev Bonds - 2016	17,320,000	-	430,000	16,890,000	440,000
Utility System Refund Rev Bonds - 2016	16,235,000	-	505,000	15,730,000	525,000
Add: Premium, Less: Discount	3,510,197	-	242,399	3,267,798	-
Total Revenue Bonds	58,715,197	-	2,677,399	56,037,798	2,535,000
<u>Notes From Direct Borrowings and Direct Placements:</u>					
Utility System Rev Refunding Note - 2010	3,015,000	-	710,000	2,305,000	740,000
Electric System Refunding Rev Note - 2016	5,760,916	-	465,000	5,295,916	476,000
Utility System Revenue Note- 2020	14,115,000	-	900,000	13,215,000	915,000
Electric System Revenue Note - 2020	14,535,000	-	940,000	13,595,000	960,000
Utility System Revenue Bond - 2022	30,000,000	-	-	30,000,000	1,075,000
Total Revenue Notes	67,425,916	-	3,015,000	64,410,916	4,166,000
Total Revenue Bonds and Notes Payable	126,141,113	-	5,692,399	120,448,714	6,701,000
<u>Other Liabilities:</u>					
Compensated Absences	1,060,867	1,359,057	1,203,075	1,216,849	669,267
Net Pension Liability	1,755,104	976,732	1,023,015	1,708,821	-
Other Postemployment Benefits	7,023,867	-	1,562,119	5,461,748	251,584
Total Other Liabilities	9,839,838	2,335,789	3,788,209	8,387,418	920,851
Total Business-type Activities	\$ 135,980,951	\$ 2,335,789	\$ 9,480,608	\$ 128,836,132	\$ 7,621,851

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B. The following is a schedule of bonds and notes outstanding at September 30, 2023:

<u>Description of Bonds/Notes</u>	<u>Purpose of Issue</u>	<u>Issued</u>	<u>Outstanding</u>	<u>Rates</u>
Governmental Activities:				
Revenue Bonds and Revenue Notes:				
Capital Improvement Revenue Note - 2009	Capital Improvement	\$ 6,227,400	\$ 2,832,400	4.73%
Capital Improvement Refunding Revenue Bonds - 2013	Capital Improvement	15,345,000	9,855,000	.4%-3.78%
Note Payable - Greater Leesburg CRA -2015	Capital Improvement	1,000,000	380,000	2.91%
Note Payable - 441/27 CRA - 2016	Capital Improvement	11,563,000	9,719,000	2.59%
Total Governmental Activities		<u>\$ 34,135,400</u>	<u>\$ 22,786,400</u>	
Business-type Activities:				
Taxable Electric System Revenue Bond - 2007B	Electric	\$ 11,710,000	\$ 5,995,000	5.64% - 5.90%
Electric System Refunding Revenue Note - 2016	Electric	8,318,000	5,295,916	2.35%
Electric System Refunding Revenue Bonds - 2016	Electric	19,290,000	16,890,000	2.00% - 5.00%
Electric System Revenue Note - 2020	Electric	15,000,000	13,595,000	2.13%
Taxable Utility System Revenue Bond - 2007B	Wastewater	1,070,000	665,000	5.90%
Utility System Revenue Refunding Note - 2010	Water/Wastewater	8,000,000	2,305,000	4.68%
Utility System Refunding Revenue Bonds - 2013	Gas/Water/Wastewater	21,010,000	13,490,000	2.00% - 5.00%
Utility System Refunding Revenue Bonds - 2016	Gas/Water/Wastewater	18,115,000	15,730,000	2.00% - 5.00%
Utility System Revenue Note - 2020	Wastewater	15,000,000	13,215,000	1.70%
Utility System Revenue Bond - 2022	Wastewater	30,000,000	30,000,000	3.37%
Total Business-type Activities		<u>\$ 147,513,000</u>	<u>\$ 117,180,916</u>	

C. Debt service to maturity on the City's bonded indebtedness and notes payable are as follows:

Bonds Payable					
Fiscal Year	Governmental Activities		Business-type Activities		
	Principal	Interest	Principal	Interest	
2024	\$ 665,000	\$ 340,288	\$ 2,535,000	\$ 2,141,360	
2025	700,000	309,663	2,655,000	2,020,030	
2026	725,000	281,163	2,775,000	1,898,117	
2027	755,000	255,338	2,890,000	1,777,747	
2028	775,000	231,903	3,015,000	1,652,070	
2029-2033	4,295,000	741,734	17,115,000	6,487,439	
2034-2038	1,940,000	70,869	21,785,000	1,727,579	
Total	<u>\$ 9,855,000</u>	<u>\$ 2,230,958</u>	<u>\$ 52,770,000</u>	<u>\$ 17,704,342</u>	

Notes From Direct Borrowings and Direct Placements Payable					
Fiscal Year	Governmental Activities		Business-type Activities		
	Principal	Interest	Principal	Interest	
2024	\$ 1,079,000	\$ 387,151	\$ 4,166,000	\$ 1,703,683	
2025	1,119,000	350,907	4,278,000	1,584,048	
2026	1,153,000	313,322	4,403,000	1,460,764	
2027	1,193,000	274,397	3,690,000	1,352,983	
2028	1,127,000	235,601	3,772,000	1,261,609	
2029-2033	4,722,400	673,800	20,321,916	4,852,456	
2034-2038	2,538,000	132,608	14,330,000	2,467,112	
2039-2043	-	-	9,450,000	817,562	
Total	<u>\$ 12,931,400</u>	<u>\$ 2,367,786</u>	<u>\$ 64,410,916</u>	<u>\$ 15,500,217</u>	

CITY OF LEESBURG, FLORIDA
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FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

D. The future financed purchase agreement obligations and the net present value of these payments as of September 30, 2023, were as follows:

Fiscal Year	<u>Financed Purchase Agreements</u>	
	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
	Principal	Interest
2024	\$ 210,165	\$ 24,268
2025	216,284	18,149
2026	187,586	11,864
2027	192,652	6,799
2028	85,713	1,586
Total	<u><u>\$ 892,400</u></u>	<u><u>\$ 62,666</u></u>

E. The City has entered into agreements to use subscription-based software. The subscription agreements qualify as other than short-term subscriptions under GASB 96 and, therefore, have been recorded at the present value of the future minimum subscription payments as of the date of their inception. The principle and interest requirements on the City's SBITAs are as follows:

Fiscal Year	<u>Subscriptions</u>	
	<u>Governmental Activities</u>	
	Principal	Interest
2024	\$ 424,850	\$ 56,719
2025	439,168	42,401
2026	453,968	27,601
2027	338,458	12,303
2028	26,603	897
Total	<u><u>\$ 1,683,046</u></u>	<u><u>\$ 139,920</u></u>

F. Governmental Activities Liabilities

A summary of all governmental activities long-term debt as of September 30, 2023, except for Net Pension Liability (Note 12) and Other Postemployment Benefits (Note 14), is as follows:

1. Capital Improvement Revenue Refunding Note – 2009

On December 4, 2009, the City signed a promissory note in the amount of \$6,227,400 which was used to refund its Capital Improvement Revenue Bonds, Series 1999. Although the debt was refunded, the Debt Service Delivery Agreement for the Capital Improvement Bonds, 1999 continues in force until the Series 2009 is paid. The note is secured by a pledge of the proceeds of the local government half-cent sales tax, the guaranteed entitlement portion of state revenue sharing funds and a covenant to budget and appropriate from legally available non-ad valorem revenues. The note contains a provision that in the event of default of any payment due to the lender, written admission of inability to pay or filing a petition of bankruptcy, judgment of insolvency, or other similar events by the City, the lender may declare all obligations under this note immediately due and payable.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

2. Capital Improvement Revenue Refunding Bonds, Series 2013

On May 2, 2013, the City issued bonds in the amount of \$15,345,000 pursuant to Resolution No. 9182. The 2013 Bonds are a refunding of the Capital Improvement Bonds, 2004, are fully registered bonds and are collateralized by a pledge of the proceeds of the local government half-cent sales tax, the guaranteed entitlement portion of state revenue sharing funds, the public service tax and investment income earned on trust funds held for the bondholder.

3. Greater Leesburg Community Redevelopment Agency Note – 2015

On January 12, 2015, the Greater Leesburg Community Redevelopment Agency (the "Agency") authorized the issuance of its Redevelopment Revenue Note, Series 2015, pursuant to Resolution No. 31. Also on January 12, 2015, the City signed a loan agreement with Citizens First Bank in the amount of \$1,000,000 pursuant to Resolution No. 9533. The proceeds were used to finance the acquisition, construction and improvements of streets and street improvements, undergrounding and replacement of all electric, water, wastewater, stormwater and fiber optic cable on Main Street from U.S. 27 to 9th Street, all within the Community Redevelopment Area of the Agency. The note is secured by pledged revenues of the Agency. The note contains a provision that in the event of default of any payment due to the lender, act of bankruptcy being filed by the City, or material event related to the performance of obligations of the City within the note, the lender may take whatever legal actions necessary to collect amounts due on the note.

4. 441/27 Community Redevelopment Agency Note - 2016

On December 8, 2016, the City issued a note in the amount of \$11,563,000 pursuant to Resolution No. 9922. Proceeds from the note were used to refund the Tax Increment Revenue Bonds, Series 2009, and to pay costs of issuing the bonds. The note carries an interest rate of 2.59% and matures on May 1, 2036. The note is secured by tax increment revenues and a covenant to budget and appropriate from legally available non-ad valorem revenues of the City. The note contains a provision that in the event of default of any payment due to the lender, written admission of inability to pay or filing a petition of bankruptcy, judgment of insolvency, or other similar events by the City, the lender may pursue legal action to enforce its rights under the note, and interest will be at the Default Rate, which is 5.59%.

5. Fire Financed Purchase Agreement - 2018

On May 29, 2018, the City executed a Financed Purchase Agreement dated April 24, 2018 with Community First National Bank to acquire breathing apparatuses and various equipment for the Fire Department at a total acquisition cost of \$255,163. The City paid \$45,920 at the beginning of the agreement and the remaining amount of \$209,243 is due over 7 years at 4.094% interest. Annual payments are \$34,983.

6. Emergency Network Radios Financed Purchase Agreement - 2018

On June 25, 2018, the City approved an Interlocal Agreement with Lake County, Florida to obtain radio equipment compatible with the County-wide Communications System for the City's Police and Fire Departments at a total acquisition cost of \$780,683 for 9 years at 3.374% interest, with an annual payment \$90,116. In September 2020, Lake County renegotiated a lower rate of 1.85% over the remainder of the agreement with an reduced annual payment \$87,298.

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7. Police Financed Purchase Agreement - 2023

On September 6, 2023, the City executed a Financed Purchase Agreement dated August 31, 2023 with Motorola Solutions to acquire police body cameras and various equipment for the Police Department at a total acquisition cost of \$525,370. The City paid \$112,152 at the beginning of the agreement and the remaining amount of \$413,218 is due over 4 years at 3.37% imputed interest. Annual payments are \$112,152.

8. Compensated Absences

Compensated absences reported as governmental activities in the Statement of Net Position are liquidated by the General Fund, the Building Permits Fund special revenue fund, and the Fleet Maintenance internal service fund.

9. SBITAs - 2023

For the year ended September 30, 2023, the City implemented the requirements of GASB Statement No. 96, Subscription-Based Information Technology Arrangements (SBITAs). The City has various SBITAs related to the use of software in its governmental operations. SBITAs had their assets and liabilities initially measured at the Present Value of the Subscription payments expected over the remaining term of the SBITA. Accordingly, the City's incremental borrowing rate of 3.37% was used to discount the SBITA payments. As a result, the amount of \$2,097,977 was added as a right to use SBITA asset and a SBITA liability. The SBITA asset, net of amortization was \$1,685,855 and liability balance was \$1,683,046 as of September 30, 2023.

G. Business-type Activities Liabilities

A summary of all business-type activities long-term debt as of September 30, 2023, except for Net Pension Liability (Note 12) and Other Postemployment Benefits (Note 14), is as follows:

1. Taxable Electric System Revenue Bonds, Series 2007B

The City has issued \$11,710,000 in Taxable Electric System Revenue Bonds, Series 2007B. The issue is fully registered. The bonds are payable solely from the net revenues of the Electric System on parity with the City's outstanding Electric System Revenue Note, Series 2013. The Series 2007B bonds are subject to early redemption prior to maturity. The bond resolutions provide for a sinking fund.

2. Electric System Refunding Revenue Note – 2016

On June 16, 2016, the City issued a note in the amount of \$8,318,000 pursuant to Resolution No. 9816. Proceeds from the note were used to refund the Electric System Refunding Revenue Note —2013 and to pay costs of issuing the note. The note is payable from and secured solely by net revenues of the City's electric system on parity with the City's outstanding Electric System Revenue Bonds, Taxable Series 2007B as well as the Electric System Refunding Revenue Bonds, Series 2016. The note bears interest at 2.35%, with the final payment due October 1, 2032. The note contains a provision that in the event of default of any payment due to the lender, filing a petition of bankruptcy, appointment of a receiver, failure to meet performance covenants, or other similar events by the City, the lender may appoint a trustee to enforce and protect the lender's rights, which may include legal remedies, and to collect of costs and expenses related to such.

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3. Electric System Refunding Revenue Bonds – 2016

On June 23, 2016, the City issued bonds in the amount of \$19,290,000 pursuant to Resolution Nos. 9792 and 9793. Proceeds from the bonds were used to refund the Electric System Revenue Bonds, Series 2007A and the Electric System Refunding Revenue Note—2014, and to pay costs of issuing the bonds. City funds of approximately \$4,990,000 were also used in connection with the refunding of the aforementioned debt. The bonds were issued at a premium, with an effective interest rate of 2.56%. The bonds are payable from and secured solely by net revenues of the City's electric system on parity with the City's outstanding Electric System Revenue Bonds, Series 2007B as well as the Electric System Refunding Revenue Note, Series 2016.

4. Taxable Utility System Revenue Bonds, Series 2007B

The City has issued \$1,070,000 Taxable Utility System Revenue Bonds, Series 2007B. Bonds are payable solely from the net revenues of the gas, water, and wastewater systems on parity with the City's outstanding Utility System Revenue Refunding Note – 2010, Utility System Refunding Revenue Bonds, Series 2013 and Utility System Refunding Revenue Bonds, Series 2016. The bonds are subject to early redemption prior to maturity. The bond resolutions provide for a sinking fund.

5. Utility System Revenue Refunding Note – 2010

On July 8, 2010, the City issued an \$8,000,000 note to be used solely to refinance the City's Bond Anticipation Note (BAN), 2006. The original BAN was used to acquire a water and wastewater utility system from the Plantation of Leesburg Limited Partnership. The note is payable solely from the net revenues of the gas, water, and wastewater systems on parity with the City's outstanding Taxable Utility System Revenue Bonds, 2007B, Utility System Refunding Revenue Bonds, Series 2013 and Utility System Refunding Revenue Bonds, Series 2016. The note contains a provision that in the event of default of any payment due to the lender, filing a petition of bankruptcy, appointment of a receiver, failure to meet performance covenants, or other similar events by the City, the lender may appoint a trustee to enforce and protect the lender's rights, which may include legal remedies, and to collect of costs and expenses related to such.

6. Utility System Refunding Revenue Bonds, Series 2013

On April 30, 2013, the City issued bonds in the amount of \$21,010,000 pursuant to Resolution No. 9184. Proceeds from the bonds were used to refund the Utility System Revenue Bonds – 2004. The Bonds are fully registered bonds and are collateralized by a pledge of the net gas, water, and wastewater system revenues on parity with the City's outstanding Taxable Utility System Revenue Bonds, 2007B, Utility System Revenue Refunding Note – 2010, and Utility System Refunding Revenue Bonds, Series 2016. Bond ordinances provide for a current sinking fund and the bonds are callable at various dates at 100% of face value.

7. Utility System Refunding Revenue Bonds, Series 2016

On June 22, 2016, the City issued bonds in the amount of \$18,115,000 pursuant to Resolution Nos. 9794 and 9795. Proceeds from the bonds were used to refund the Utility System Revenue Bonds, Series 2007A maturing on or after October 1, 2018, and to pay the costs of issuing the bonds. The bonds were issued at a premium, with an effective interest rate of 2.38%. Bonds

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are payable solely from the net revenues of the gas, water, and wastewater systems on parity with the City's outstanding Taxable Utility System Revenue Bonds, Series 2007B, Utility System Revenue Refunding Note – 2010, and Utility System Refunding Revenue Bonds, Series 2013.

8. Utility System Revenue Note – 2020

On April 16, 2020, the City issued a note in the amount of \$15,000,000 pursuant to Resolution No. 10,625. Proceeds from the note were used for the expansion of the Turnpike Wastewater Plant and other improvements to the City's Water and Wastewater System. The note is payable from and secured solely by net revenues of the City's Gas, Sewer, and Water Systems on parity with the City's outstanding Taxable Utility System Revenue Bonds, 2007B, Utility System Revenue Refunding Note, Series 2010, and Utility Systems Refunding Revenue Bonds, Series 2016. The note bears interest at 1.70%, with a final payment due October 1, 2035. The note contains a provision that in the event of default of any payment due to the lender, filing a petition of bankruptcy, appointment of a receiver, failure to meet performance covenants, or other similar events by the City, the lender may appoint a trustee to enforce and protect the lender's right, which may include legal remedies and to collect costs of expenses related to such, and interest will be at the Default Rate, which is 18%.

9. Electric System Revenue Note – 2020

On July 16, 2020, the City issued a note for up to \$15,000,000 pursuant to Resolution No. 10,683. Proceeds from the note were used for the construction and installation of a feeder backbone line, underground residential distribution facilities and individual services and meters, reconductoring lines, and purchase of 3 substation transformers and other improvements to the City's Electric System. The note is payable from and secured solely by net revenues of the City's Electric System on parity with the City's outstanding Taxable Electric System Revenue Bonds, 2007B, outstanding Electric System Refunding Revenue Note, Series 2016, and the City's outstanding Electric Systems Refunding Revenue Bonds, Series 2016. The note bears interest at 2.13%, with a final payment due October 1, 2035. The note contains a provision that in the event of default of any payment due to the lender, filing a petition of bankruptcy, appointment of a receiver, failure to meet performance covenants, or othersimilar events by the City, the lender may appoint a trustee to enforce and protect the lender's right, which may include legal remedies and to collect costs of expenses related to such, and interest will be at the Default Rate, which is 12%.

10. Utility System Revenue Bond – 2022

On July 29, 2022, the City issued a bond in the amount of \$30,000,000 pursuant to Resolution No. 11,333. Proceeds from the bond were used for the acquisition, construction and equipping of a wastewater treatment facility and other improvements to the City's Wastewater System. The bond is payable from and secured solely from the net revenues of the gas, water, and wastewater systems on parity with the City's outstanding Taxable Utility System Revenue Bonds, Series 2007B, Utility System Revenue Refunding Note – 2010, Utility System Refunding Revenue Bonds, Series 2013, Utility System Revenue Refunding Bonds, Series 2016, and Utility System Revenue Note - 2020. The bond bears interest at 3.37%, with a final payment due October 1, 2042. The bond contains a provision that in the event of default of any payment due to the bondholder, filing a petition of bankruptcy, appointment of a receiver, failure to meet performance covenants, or other similar events by the City, the bondholder may appoint

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a trustee to enforce and protect the bondholder's rights, which may include legal remedies and to collect costs of expenses related to such, and interest will be at the Default Rate, which is the lesser of: (a) the interest rate plus 2%; and (b) the maximum rate permitted by law.

11. Compensated Absences

Compensated absences reported as business-type activities in the Statement of Net Position and the various enterprise funds are liquidated by the funds reporting such liabilities.

H. Pledged Revenues

The City pledged certain revenues to repay certain bonds and notes outstanding as of September 30, 2023. The following tables report the revenues pledged for each debt issue, the amounts of such revenues received in the current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue which is pledged to meet the debt obligation, the date through which the revenue is pledged under the debt agreement, and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds and notes at September 30, 2023:

Debt Description	Governmental Activities					Debt Service Payments Until Debt Maturity	Pledged Through
	Half Cent Sales Tax ¹	Guaranteed Entitlement ²	Public Service Tax ³	Tax Increment Revenue ⁴			
				GLCRA	441/27CRA		
2009 Capital Improvement Refunding Promissory Note	\$ 483,973	\$ -	\$ -	\$ -	\$ -	3,325,531	2030
2013 Capital Improvement Bonds	1,021,913	-	-	-	-	12,085,958	2035
2015 Greater Leesburg (GL) CRA Note	-	-	-	102,049	-	402,494	2027
2016 441/27 CRA Note	-	-	-	-	881,777	11,571,161	2036
Total Debt Service	\$ 1,505,886	\$ -	\$ -	102,049	\$ 881,777	\$ 27,385,144	
Total pledged revenues available for fiscal year 2023 debt service	\$ 2,104,569	\$ 309,234	\$ 4,329,830	\$ 750,341	\$ 1,798,006		
Total pledged revenues used for fiscal year 2023 debt service	1,505,886	-	-	102,049	881,777		
Fiscal year 2023 pledged revenues used as a percentage of revenues available	71.55%	-%	-%	13.60%	49.04%		

¹**Gross Sales Tax Revenues** - are defined pursuant to Resolution 5725 adopted August 12, 1999, as the proceeds of the local government half-cent sales tax as described in Title XIV, Chapter 218, Part VI Florida Statutes.

²**Guaranteed Entitlement** - is the portion of State Revenue Sharing funds available to the City that are assigned, pledged, or set aside as a trust for the payment of principal and/or interest on the bonds pursuant to Title XIV, Chapter 218, Part II, Florida Statutes.

³**Public Service Tax** - is levied and collected pursuant to Section 166.231, Florida Statutes. A municipality may levy a tax on the purchase of electricity, metered natural gas, liquefied petroleum gas and water service not to exceed ten percent (10%) of the payments received by the seller.

⁴**Tax Increment Revenues** of the Community Redevelopment Agencies for the Greater Leesburg CRA and the U.S. Highway 441 & 27 CRA are the generally applicable taxes attributable to increases in assessed values within the redevelopment areas of the respective Agencies.

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Debt Description	Business-type Activities					Debt Service Payments Until Debt Maturity	Pledged Through
	Electric Revenues ¹	Gas Revenues ²	Water Revenues ²	Wastewater Revenues ²	Total Gas, Water, Wastewater Revenues		
2007 B Utility System Revenue Bonds	\$ -	\$ -	\$ -	\$ 84,235	\$ 84,235	\$ 903,510	2034
2007 B Electric System Revenue Bonds	958,705	-	-	-	-	7,516,465	2032
2013 Utility System Refunding Revenue Bonds	-	234,234	487,226	675,084	1,396,544	16,514,492	2035
2016 Electric System Refunding Revenue Bonds ³	1,129,950	-	-	-	-	23,620,975	2038
2016 Utility System Refunding Revenue Bonds ⁴	-	131,742	754,841	277,217	1,163,800	21,918,900	2038
2010 Utility System Revenue Note	-	-	384,990	462,866	847,856	2,469,592	2026
2016 Electric System Refunding Revenue Note ⁵	600,454	-	-	-	-	5,942,008	2033
2020 Utility System Revenue Note	-	-	-	1,139,655	1,139,655	14,727,788	2035
2020 Electric System Revenue Note	1,244,632	-	-	-	-	15,556,891	2035
2022 Utility System Revenue Bond	-	-	-	2,086,000	2,086,000	41,214,854	2043
Total Debt Service	\$ 3,933,741	\$ 365,976	\$ 1,627,057	\$ 4,725,057	\$ 6,718,090	\$ 150,385,475	
Total pledged revenues available for fiscal year 2023 debt service	\$ 10,950,168	\$ 3,129,326	\$ 5,409,802	\$ 6,904,182	\$ 15,443,310		
Total pledged revenues used for fiscal year 2023 debt service	3,933,741	365,976	1,627,057	4,725,057	6,718,090		
Fiscal year 2023 pledged revenues used as a percentage of revenues available	35.92%	11.70%	30.08%	68.44%	43.50%		

Definitions:

Operation and Maintenance Expenses - defined as the cost of operation and maintenance as current expenses, paid or accrued, less depreciation and amortization expense.

Pledged Revenues and Net Revenues - defined as gross revenues less operation and maintenance expenses, plus capacity charges when applicable.

¹**Gross Revenues** - defined pursuant to Resolution 7141 adopted June 14, 2004, as all income and earnings derived by the City from the ownership, operation, leasing, or use of the Electric System, and investment income excluding capital expansion and system improvement grants.

²**Gross Revenues** - defined pursuant to Resolution 7143 adopted June 14, 2004, as all income and earnings derived by the City from the ownership, operation, leasing, or use of the Utility System, and investment income excluding capital expansion and system improvement grants.

³**2016 Electric System Refunding Revenue Bonds** - a refunding of the 2007A Electric System Revenue Bond and the 2014 Electric System Refunding Revenue Note.

⁴**2016 Utility System Refunding Revenue Bonds** - a refunding of the 2007A Utility System Revenue Bonds maturing on or after October 1, 2018.

⁵**2016 Electric System Refunding Revenue Note** - a refunding of the 2013 Electric System Refunding Revenue Note.

I. Defeased Debt

Defeased debt of the City that remains publicly traded is as follows:

Utility System Refunding Revenue Bonds, Series 1999 A/B	\$	9,440,000

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NOTE 9 – CONDUIT DEBT

The City issues conduit debt to provide financial assistance to private-sector entities for the acquisition and construction of hospital and other healthcare facilities deemed to be in the public interest. Conduit debt refers to certain limited-obligation revenue bonds or similar debt instruments issued by the City for the express purpose of providing capital financing for a specific nongovernmental third party. Although conduit debt bears the name of the City as issuer, it is collateralized by the resources provided by the loan with the third party on whose behalf they are issued. The City acts solely as a conduit issuer with respect to the debt.

Conduit debt is collateralized by the property financed and is payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity servicing the bond issue. None of the assets or revenues of the City are pledged to the payment of the bonds and under the constitution and laws of the State of Florida, the City may not legally pledge any of its revenues or assets to the payment thereof. Neither the City, the state, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of September 30, 2023, the City had an aggregate principal amount of hospital and not-for-profit revenue refunding bonds of approximately \$76,331,733. The amount of bonds outstanding for The Villages Tri-County Medical Center was \$24,335,000. The amount of bonds outstanding for Leesburg Regional Medical Center and The Villages Tri-County Medical Center as a combined entity was \$44,400,000. The amount of bonds outstanding for LifeStream Behavioral Center, Inc. was \$7,596,733.

NOTE 10 – ARBITRAGE REBATE

In accordance with the Tax Reform Act of 1986, any interest earnings on borrowed construction funds in excess of the interest costs are required to be rebated to the federal government.

There is no arbitrage rebate liability as of September 30, 2023.

NOTE 11 – LEASES

Business-type Activities - Regulated Leases

The City is lessor on various regulated leases of facilities located at the Leesburg Regional Airport with lease terms extending to 2048. There are no variable lease payments associated with regulated leases. In fiscal year 2022, the City adopted GASB 87, which requires revenue from regulated leases to be recorded in the period received. Total revenue from regulated leases for the year ended September 30, 2023 was \$278,722. The following is a schedule of future minimum payments on regulated leases:

Fiscal Year	Amount
2024	\$ 288,166
2025	290,446
2026	293,393
2027	295,793
2028	250,777
2029-2033	1,226,884
2034-2038	1,121,609
2039-2043	1,144,697
2044-2048	447,365
Total Minimum Lease Payment Revenues	\$ 5,359,130

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Business-type Activities - Airport Non-Aeronautical Leases

The City owns and leases property to various tenants. Fixed monthly rent increases every two years based on the consumer price index (CPI). Under GASB 87, the discounted future minimum lease payments have been accrued as receivables at year end, generally offset by deferred inflows.

A discount rate of 6% was used to calculate the beginning receivables and deferred inflows of \$3,885,338 at October 1, 2022. The deferred inflows are being amortized to offset the scheduled principal payments on the related receivables. Amortization expense of \$467,864 was charged against lease revenue for 2023. Interest income was \$202,996 for 2023.

NOTE 12 – DEFINED BENEFIT PENSION PLANS (PLANS)

A. Plan Descriptions and Contribution Information

The City maintains three separate single-employer pension plans: a supplemental one for police officers; one for firemen; and a general employees' retirement plan that covers other full-time City employees, including police officers. These plans are maintained as pension trust funds and included as part of the City's reporting entity. City ordinance and state law requires contributions to be determined by actuarial studies. The City Commission has the authority to establish and amend the benefit provisions of the plans. Administrative costs are financed through contributions and investment earnings. Typically, the General Fund has been used in prior years to liquidate pension liabilities.

B. Basis of Accounting

The Plans' financial statements are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are recorded with the custodian. Benefits and refunds are recognized when due and payable in accordance with the terms of each Plan.

C. Methods Used to Value Investments

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

For financial statement purposes, the plans' assets are valued at market value for the General Employees', Municipal Police Officers', and Municipal Firemen's plans, as reported within the annual trustee statements. Because the plans do not issue stand-alone GAAP financial reports, the following individual financial schedules are presented for each of the plans:

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SCHEDULE OF FIDUCIARY NET POSITION AS OF SEPTEMBER 30, 2023

	General Employees' Retirement Plan	Municipal Police Officers' Retirement Plan	Municipal Firemen's Retirement Plan	Total
Assets				
Cash	\$ 6,558	\$ 1	\$ -	\$ 6,559
Investments, at Fair Value:				
U.S. Government Securities and CMOs	3,990,063	3,717,202	3,449,956	11,157,221
Foreign Bonds	-	-	149,590	149,590
Corporate Bonds	2,144,669	2,546,997	1,715,220	6,406,886
Corporate Stocks	19,983,027	-	13,027,991	33,011,018
Alternative Investments	7,833,043	2,376,132	2,153,832	12,363,007
Money Market	657,251	685,241	784,877	2,127,369
Mutual Funds	3,910,080	16,845,587	2,782,949	23,538,616
Total Investments	38,518,133	26,171,159	24,064,415	88,753,707
Interest Receivable	45,526	-	54,396	99,922
Total Assets	<u>\$ 38,570,217</u>	<u>\$ 26,171,160</u>	<u>\$ 24,118,811</u>	<u>\$ 88,860,188</u>
Net Position Restricted for Employees'				
Pension Benefits	<u>\$ 38,570,217</u>	<u>\$ 26,171,160</u>	<u>\$ 24,118,811</u>	<u>\$ 88,860,188</u>

SCHEDULE OF CHANGES IN FIDUCIARY NET POSITION AS OF SEPTEMBER 30, 2023

	General Employees' Retirement Plan	Municipal Police Officers' Retirement Plan	Municipal Firemen's Retirement Plan	Total
Additions				
Contributions:				
Employer	\$ 1,135,409	\$ 442,615	\$ 895,607	\$ 2,473,631
State	-	310,898	225,380	536,278
Employee	-	328,598	195,540	524,138
Total Contributions	1,135,409	1,082,111	1,316,527	3,534,047
Investment Income:				
Net Increase (Decrease) in				
Fair Value of Investments	2,594,233	1,306,389	1,704,453	5,605,075
Interest and Dividend Income	847,946	963,776	525,278	2,337,000
Other Income	87,556	155,995	-	243,551
Less: Investment Expenses	(219,527)	(48,867)	(111,572)	(379,966)
Total Investment Income	3,310,208	2,377,293	2,118,159	7,805,660
Total Additions	4,445,617	3,459,404	3,434,686	11,339,707
Deductions				
Benefit Payments	2,848,446	1,124,576	1,344,012	5,317,034
Refund of Contributions	20,674	79,734	16,961	117,369
Administrative Expense	81,235	114,150	94,901	290,286
Total Deductions	2,950,355	1,318,460	1,455,874	5,724,689
Change in Plan Net Position	1,495,262	2,140,944	1,978,812	5,615,018
Net Position Restricted for Employees'				
Pension Benefits:				
Beginning of Year	37,074,955	24,030,216	22,139,999	83,245,170
End of Year	<u>\$ 38,570,217</u>	<u>\$ 26,171,160</u>	<u>\$ 24,118,811</u>	<u>\$ 88,860,188</u>

CITY OF LEESBURG, FLORIDA
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All three plans provide retirement, disability, and death benefits to plan members and their beneficiaries as described below:

1. General Employees' Retirement Plan (GERP)

The General Employees' Retirement Plan was frozen as of September 30, 2008. City contributions to the plan will continue until such time as the pension obligation is fully funded. Effective October 1, 2008, active plan members no longer accrue benefits under this plan. The plan is a 100% employer contributory defined benefit plan and covers all full time employees except firemen who began employment with the City prior to October 1, 2008. Participants who have completed five years of credited service are fully vested in the plan.

Plan Administration – The plan is administered by a Board of Trustees comprised of: (1) City of Leesburg resident appointed by Commission, City Manager (or designee), Human Resources Director, one other department head appointed by the City Manager, (2) members of the plan who are not certified police officers and one member of the plan who is a certified police officer. The plan does not issue separate financial statements.

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

Normal Retirement – The attainment of age 65 with 5 years of credited service.

Normal Retirement Benefit – 2% of average compensation times credited service prior to October 1, 2008, with a maximum of 45 years of credited service.

Early Retirement – Attainment of age 50 with 15 years of credited service.

Early Retirement Benefit – Accrued benefit on early retirement date, reduced 3.33% for each year that early retirement precedes age 65.

Pre-Retirement Death Benefit – Monthly benefit provided by the greater of (i) or (ii), where (i) is the single sum value of the deferred monthly retirement income commencing at normal retirement date which has accrued to the date of death, and (ii) is the smaller of (a) 18 times average final compensation at the date of death and (b) 100 times the anticipated monthly retirement income at normal retirement.

Disability – Eligibility at 10 years of credited service. Prior to normal retirement date, the benefit payable is the lesser of 50% of the average final compensation or \$1,500. At normal retirement date, the benefit payable is 2% times average final compensation times years and months of credited service (to a maximum of 45 years) as if employment had continued from date of disability to normal retirement date.

Disabled Death Benefit – The greater of (i) or (ii), where (i) is equal to the single-sum value, as of the date of the participant's death, of the deferred monthly retirement income commencing at normal retirement date that the disabled participant would have accrued to the date of termination of service due to disability, and (ii) is the smaller of (a) 18 times average final compensation at the date of termination due to disability and (b) 100 times the participant's anticipated monthly retirement income at normal retirement.

Contributions – Remaining amount required in order to pay current costs and amortize unfunded past service cost, if any, as provided in Chapter 112, Florida Statutes.

Termination of Employment – Vesting Schedule: Less than 5 years zero percent vested; five or more years 100% vested.

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Cost of Living Adjustment – Retirees (other than vested terminated members) and their beneficiaries receive a 2% increase in benefits each year October 1st commencing 3 years after their otherwise normal retirement date.

Deferred Retirement Option Program (DROP) - Eligibility: Satisfaction of normal retirement requirements.

DROP Participation: Not to exceed 60 months.

DROP Rate of Return: At member's election: (1) actual net rate of investment return (total return net of brokerage commissions, transaction costs, and management fees) credited each fiscal quarter, or (2) 6.50% per annum compounded quarterly.

BAC-DROP - Eligibility: Satisfaction of normal retirement requirements.

BAC-DROP Period: Not to exceed 60 months.

BAC-DROP Rate of Return: 2.5% per annum compounded quarterly.

The DROP balance as of September 30, 2023 is \$2,804.

2. Municipal Police Officers' Retirement Plan (MPRP)

The plan covers full-time sworn police officers (other Police Department employees are covered in the GERP). Employees contribute 7.65% of their reportable W-2 compensation, less Christmas bonuses, but including lump sum payment of accrued sick leave, accrued annual leave, or accrued compensatory leave, plus all tax deferred (IRC Section 414(h)(2) and IRC Section 457 contributions) and tax exempt (IRC Section 125) items of income. Effective January 22, 2013, salary shall not include more than 300 hours of overtime per year. Additionally, salary will include the lesser of the amount of unused sick and annual leave time accrued as of January 22, 2013, or the actual amount of sick and vacation leave time for which the retiree receives payment at the time of retirement. The State of Florida collects and remits a 0.85% excise tax on gross premiums from casualty insurance policies covering property within the corporate limits to the fund pursuant to the provisions of Section 185.08, Florida Statutes.

Plan Administration – The plan is administered by a Board of Trustees comprised of: two City residents appointed by the City Commission, two full-time police officers elected by a majority of the members of the plan and a fifth Trustee chosen by a majority of the first four Trustees. The plan does not issue separate financial statements.

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

Normal Retirement – Earlier of (1) age 52 (age 50 for members eligible for normal retirement as of October 1, 2015 under prior provisions) and the completion of 25 years of credited service, or (2) age 55 and the completion of 10 years of credited service.

Normal Retirement Benefit – 3% of average final compensation times credited service prior to May 27, 2003; 2% for each year between May 27, 2003 and September 30, 2009; and 2.5% for each year of credited service between October 1, 2009 and September 30, 2015; and 3% for each year of credited service thereafter.

Early Retirement– Age 50 (age 45 for members who will be eligible for early retirement as of October 1, 2015 under prior provisions) and completion of 10 years of credited service.

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Early Retirement Benefit – Accrued benefit, reduced 3% per year from what would have been the normal retirement date had the member remained employed.

Disability – Total and permanent; medical proof required. Ten years of credited service required for non-service incurred disability benefit.

Disability Benefit – Service connected: greater of accrued benefit or 50% of average final compensation. Non-service connected: greater of accrued benefit or 25% of average final compensation.

Pre-Retirement Death Benefit – Service connected: beneficiary receives a monthly benefit which can be provided by the greater of: (1) present value of member's accrued benefit, or (2) lesser of 24 times the member's average final compensation, or 100 times the member's anticipated normal retirement benefit. Non-service connected: if less than 10 years of service, beneficiary receives a refund of member contributions; otherwise, same as service connected benefits.

Contributions – Employee: 7.65% of salary; City: amount required after State premium tax refunds in order to pay current costs and amortize unfunded past service cost, as provided in Part VII, Chapter 112, Florida Statutes.

Deferred Retirement Option Program (DROP) – Eligibility: Satisfaction of normal retirement requirements.

DROP Participation: Not to exceed 60 months.

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

The DROP balance as of September 30, 2023 is \$675,937.

3. Municipal Firemen's Retirement Plan (MFRP)

The plan covers firefighters who have completed one year of employment. Firefighters contribute 6.5% of their annual compensation to the plan. The State of Florida collects and remits a 1.85% excise tax on gross premiums from fire insurance covering property within the corporate limits to the fund pursuant to the provisions of Section 175.101, Florida Statutes.

Plan Administration – The plan is administered by a Board of Trustees comprised of: two City appointees, two members of the department elected by the membership, and a member elected by the other four members. The plan issues separate financial statements which can be obtained by writing to the City of Leesburg Financial Department at 501 West Meadow Street (P.O. Box 490630), Leesburg, FL 34749-0630.

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

Normal Retirement – Earlier of (1) age 52 and the completion of 25 years of credited service, or (2) age 55 and the completion of ten years of credited service.

Normal Retirement Benefit – 3% of average monthly earnings times credited service.

Early Retirement – Age 50 and 10 years of credited service.

Early Retirement Benefit – Accrued benefit is reduced for commencement earlier than the normal retirement date at a rate of 0.25% per month. Participants who terminate employment 100% vested prior to reaching the early retirement date requirements may elect to receive an

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early retirement benefit once the age requirements are met, provided employee contributions remain in the plan.

Disability – Eligibility - Total and permanent as determined by Board of Trustees, this benefit is payable from the first day of the month following the last day the participant was paid basic compensation. The benefit is payable in the form of a 10-year certain and continuous annuity. The last payment is that due next preceding the earlier of (1) the date of recovery prior to the normal retirement date and (2) the later of the date of death or the 120th payment. Non-line-of-duty benefit amount: Less than 10 years: The monthly income which can be provided by the greater of (i) the single-sum value of the accrued benefit and (ii) 2 x basic compensation paid in the calendar year immediately preceding disability. The monthly retirement income which may be provided by (ii) is limited to 60% x anticipated monthly retirement income at the normal retirement date. More than 10 years: The monthly income which is the greater of (i) the monthly retirement income which can be provided by the single-sum value of the accrued benefit and (ii) 30% x basic compensation paid in the calendar year immediately preceding disability. Note the single-sum value of (ii) is limited to 100 x the anticipated monthly retirement income at the normal retirement date. The minimum amount payable is 25% of the participant's average monthly compensation at the time of disability. Line-of-Duty benefit amount: A monthly income equal to 50% x basic compensation paid in the calendar year immediately preceding disability where the single-sum value of the monthly amount does not exceed the 100 x the anticipated monthly retirement income at the normal retirement date. The minimum amount payable is the greater of 42% of the participant's average monthly compensation at the time of disability and the accrued benefit at disability.

Pre-Retirement Death Benefit – The monthly income, payable to designated beneficiary in the form of a 10 year certain and continuous annuity payable commencing on the first of the month coincident with or next following the participant's death which can be provided by the greater of (i) the single-sum value of the accrued benefit as of the date of death, not less than the single-sum value of the early retirement benefit which would have been payable if the participant had retired early on the date of death and (ii) 2 x basic compensation paid in the calendar year immediately preceding death limited to 100 x the anticipated monthly retirement income at normal retirement date.

Contributions – Employee: 6.5% of basic compensation; Premium Tax: 1.85% tax on fire insurance premiums; City: remaining amount necessary for payment of normal (current year's) cost and amortization of the accrued past service liability, as provided in Part VII, Chapter 112, Florida Statutes.

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D. Membership

Membership of each Plan consisted of the following:

Membership as of:	10/1/2022 GERP	10/1/2022 MPRP	10/1/2022 MFRP
Retirees and Beneficiaries Receiving Benefits	253	39	32
Terminated Plan Members Entitled to But Not Yet Receiving Benefits	246	13	11
Active Plan Members	114	62	42
Total	613	114	85

E. Investment Policy

The following were the Boards' adopted asset allocation policies as of September 30, 2023:

Asset Class	GERP Target Allocation	MPRP Target Allocation	MFRP Target Allocation
Domestic Equity	50%	45%	35%
International Equity	10%	15%	15%
Broad Market Fixed Income	17.5%	25%	28%
Global Fixed Income	0%	5%	0%
Convertibles	0%	0%	10%
Real Estate	12.5%	10%	7%
Hedge Funds	5%	0%	0%
Infrastructure	5%	0%	5%
Total	100%	100%	100%

F. Concentrations

The three pension plans did not hold investments in any one organization that represent five percent or more of the pension plan's fiduciary net position.

G. Rate of Return

GERP— For the year ended September 30, 2023 the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 9.14 percent.

MPRP – For the year ended September 30, 2023 the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 9.87 percent.

MFRP – For the year ended September 30, 2023 the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 10.49 percent.

The money-weighted rate of return expresses investment performance net of investment expense, adjusted for the changing amounts actually invested.

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H. Net Pension Liability of Sponsor

The components of the net pension liability of the sponsor as of September 30, 2023 were as follows:

	<u>GERP</u>	<u>MPRP</u>	<u>MFRP</u>
Total Pension Liability	\$ 43,368,462	\$ 31,384,013	\$ 30,751,795
Plan Fiduciary Net Position	(38,559,665)	(26,133,008)	(24,118,811)
Sponsor's Net Pension Liability	<u>\$ 4,808,797</u>	<u>\$ 5,251,005</u>	<u>\$ 6,632,984</u>
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	<u>88.91%</u>	<u>83.27%</u>	<u>78.43%</u>

Actuarial Assumptions:

The measurement date is September 30, 2023 for all three pension plans. The measurement period for the pension expense is October 1, 2022 to September 30, 2023. The reporting period is October 1, 2022 through September 30, 2023.

The total pension liability for all plans was determined by an actuarial valuation as of October 1, 2021 updated to September 30, 2023 using the following actuarial assumptions applied to all measurement periods.

	<u>GERP</u>	<u>MPRP</u>	<u>MFRP</u>
Inflation	2%	2.5%	2.49%
Salary Increases	None (frozen)	Service based	4%-6%
Discount Rate	6.70%	6.80%	7.0%
Investment Rate of Return	6.70%	6.80%	7.0%

Mortality rates (healthy lives) for the General plan was based on Female: PubG.H-2010, Male: PubG.H-2010, set back one year; the Police plan was based on Female: PubS.H-2010, set forward one year, Male: PubS.H-2010, set forward one year; the Fire plan was based on Female: PubS.H-2010, set forward one year, Male: PubS.H-2010(B), set forward one year. Mortality rates (disabled lives) for the General plan was based on PubG.H-2010, set forward three years; the Police plan was based on 80% PubG.H-2010 and 20% PubS.H-2010; the Fire plan was based on 80% PubG.H-2010 and 20% PubS.H-2010.

For the General Employees' Fund, actuarial assumptions used were based on the results of an actuarial experience study dated September 3, 2007. The actuarial assumptions used for Police Officers' Fund were based on the results of an actuarial experience study dated December 3, 2021. The actuarial assumptions used for Firemen's Fund were based on the results of an actuarial experience study dated March 7, 2014 and updated at a January 8, 2017 meeting of the Retirement Committee.

I. Long Term Expected Rate of Return—All Plans

The long-term expected rate of return on all pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the Pension Plan's target asset allocation as of September 30, 2023 are summarized in the following table:

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Asset Class	GERP	MPRP	MFRP
	Long Term Expected Real Rate of Return	Long Term Expected Real Rate of Return	Long Term Expected Real Rate of Return
Domestic Equity	5.62%	7.50%	7.07%
International Equity	4.46%	8.50%	3.11%
Broad Market Fixed Income	1.15%	2.50%	2.00%
Global Fixed Income	-	3.50%	-
Convertibles	-	-	6.35%
Real Estate	4.31%	4.50%	6.38%
Hedge Funds	2.73%	-	-
Infrastructure	3.33%	-	5.60%

J. Discount Rate

The discount rates used to measure the General Employees' pension liability was 6.70%, the Police Officers' pension liability was 6.80%, and the Firemen's pension liability was 7.00%.

The projection of cash flows used to determine the discount rate assumed that Plan Member contributions will be made at the current contribution rate and the Sponsor contributions will be made at rates equal to the difference between actuarially determined contribution rates and the Member rate. Based on those assumptions, the Pension Plans' Fiduciary Net Position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the Long-Term Expected Rate of Return on Pension Plan investments was applied to all periods of projected benefit payment to determine the Total Pension Liability.

K. Net Pension Liability

General Employees' Plan

CHANGES IN NET PENSION LIABILITY

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at September 30, 2022	\$ 42,013,997	\$ 37,074,954	\$ 4,939,043
Changes for the year:			
Service cost	76,021	-	76,021
Interest	2,845,541	-	2,845,541
Changes in Benefit Terms	941,638	-	941,638
Differences between Expected and Actual Experience	(866,877)	-	(866,877)
Changes of assumptions	1,237,012	-	1,237,012
Contributions - Employer	-	1,135,409	(1,135,409)
Net Investment Income	-	3,309,407	(3,309,407)
Benefit Payments, including Refunds of Employee Contributions	(2,878,870)	(2,878,870)	-
Administrative Expense	-	(81,235)	81,235
Net Changes	1,354,465	1,484,711	(130,246)
Balances at September 30, 2023	\$ 43,368,462	\$ 38,559,665	\$ 4,808,797

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Police Officers' Plan

CHANGES IN NET PENSION LIABILITY

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at September 30, 2022	\$ 29,900,930	\$ 24,061,503	\$ 5,839,427
Changes for the year:			
Service cost	638,596	-	638,596
Interest	2,034,204	-	2,034,204
Differences between Expected and Actual Experience	59,806	-	59,806
Contributions - Employer	-	422,922	(422,922)
Contributions - State	-	310,898	(310,898)
Contributions - Employee	-	328,975	(328,975)
Net Investment Income	-	2,352,504	(2,352,504)
Benefit Payments, including Refunds of Employee Contributions	(1,249,523)	(1,249,523)	-
Administrative Expense	-	(94,271)	94,271
Net Changes	1,483,083	2,071,505	(588,422)
Balances at September 30, 2023	\$ 31,384,013	\$ 26,133,008	\$ 5,251,005

Firemen's Plan

NET PENSION LIABILITY

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balances at September 30, 2022	\$ 28,828,608	\$ 22,070,143	\$ 6,758,465
Changes for the year:			
Service cost	532,681	-	532,681
Interest	2,050,777	-	2,050,777
Change of benefit terms	34,372	-	34,372
Differences between Expected and Actual Experience	666,330	-	666,330
Contributions - Employer	-	895,607	(895,607)
Contributions - State	-	225,380	(225,380)
Contributions - Employee	-	195,540	(195,540)
Contributions - Buy Back	-	-	-
Net Investment Income	-	2,188,015	(2,188,015)
Benefit Payments, including Refunds of Employee Contributions	(1,360,973)	(1,360,973)	-
Administrative Expense	-	(94,901)	94,901
Net changes	1,923,187	2,048,668	(125,481)
Balances at September 30, 2023	\$ 30,751,795	\$ 24,118,811	\$ 6,632,984

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Sensitivity of the Net Pension Liability to changes in discount rate:

General Employees' Plan

	1% Decrease 5.70%	Current Discount Rate 6.70%	1% Increase 7.70%
Plan's Net Pension Liability	\$ 9,442,046	\$ 4,808,797	\$ 904,009

Police Officers' Plan

	1% Decrease 5.80%	Current Discount Rate 6.80%	1% Increase 7.80%
Plan's Net Pension Liability	\$ 9,100,112	\$ 5,251,005	\$ 2,064,599

Firemen's Plan

	1% Decrease 6.00%	Current Discount Rate 7.00%	1% Increase 8.00%
Plan's Net Pension Liability	\$ 10,158,890	\$ 6,632,984	\$ 3,681,962

Pension Expense and Deferred Inflows/Outflows of Resources Related to Pensions:

Pension expense for the fiscal year ended September 30, 2023 was: 1) General Employees' Plan \$2,911,431; 2) Police Officers' Plan \$1,490,170; and 3) Firemen's Plan \$1,727,624 (total \$6,129,225). On September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

General Employees' Plan

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net Difference between Projected and Actual Earnings	\$ 2,563,515	\$ -
Total	\$ 2,563,515	\$ -

Police Officers' Plan

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between Expected and Actual Experience	\$ 585,564	\$ 329,016
Changes of Assumptions	273,230	-
Net Difference between Projected and Actual Earnings	1,890,092	-
Total	\$ 2,748,886	\$ 329,016

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Firemen's Plan

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between Expected and Actual Experience	\$ 682,880	\$ 163,981
Changes of Assumptions	684,058	135,281
Net Difference between Projected and Actual Earnings	1,798,401	-
Total	<u>\$ 3,165,339</u>	<u>\$ 299,262</u>
 Total	 <u>\$ 8,477,740</u>	 <u>\$ 628,278</u>

Deferred Inflows/Outflows Schedule for Future Years:

Amounts reported as deferred inflows and outflows of resources related to pensions will be recognized in pension expense as follows:

Total year ended September 30:	General Employees'	Police Officers'	Firemen's
2024	\$ 725,412	\$ 542,987	\$ 604,339
2025	478,822	673,635	871,175
2026	1,514,886	1,348,423	1,422,495
2027	(155,605)	(145,175)	(31,932)

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NOTE 13 - DEFINED CONTRIBUTION PENSION PLAN

General employees of the City participate in the 401(a) Defined Contribution Pension Plan (401(a) Plan) administered by MassMutual Financial Group. The 401(a) Plan was authorized by City Commission Resolution. New employees become fully vested over a four-year period. For the year ended September 30, 2023, the City Commission approved a contribution rate of 5% of compensation. Total contributions amounted to \$899,918 or 100% of the amount authorized.

Employees may not contribute to the 401(a) Plan. Investments in 401(a) Plan assets are directed by individual employees.

NOTE 14 - OTHER POSTEMPLOYMENT BENEFITS (OPEB)

A. Plan Description and Benefits Provided

In accordance with Section 112.0801, Florida Statutes, the City allows retirees the option of continuing to participate in the City's group health insurance coverage at a premium cost of no more than the premium cost applicable to active employees. The City administers a single-employer defined other postemployment benefit (OPEB) plan which provides postretirement health care benefits, in accordance with City ordinance, to all employees who retire from the City with at least 15 years of continuous service. Benefit provisions for the Plan are established by the City Commission and may be amended by the City Commission. Employees retiring before age 55 may remain in the City's plan and pay all premium costs. Employees who retire between the ages of 55 and 58 and continue health coverage will become eligible for employer subsidized premiums at age 58. Employees retiring on or after attaining age 58 with at least 15 years of service remain in the plan with all employee premiums paid by the City up to a maximum of \$400 per month; if the cost to the City for health insurance coverage on the retired employee exceeds \$400 per month, the retiree will bear the cost over and above \$400; this \$400 per month stipend is no longer available to employees who were hired on or after October 1, 2008. This explicit City subsidy is available only for retiree coverage and is not available in whole or in part as an explicit subsidy for spouse or dependent coverage. A voluntary early retirement incentive program (VERIP) was implemented in 2014, allowing for retirees to retire as early as age 50 with 27 years of service, with varying amounts of service required from ages 51-57. The VERIP pays the maximum subsidy of \$400 per month. The City has implemented a \$400 per month subsidy cap in instances where the retiree is eligible to receive a subsidy. In instances where the premium exceeds the monthly cap, the excess premium becomes the responsibility of the retiree. In July 2018, the City began to offer a \$400 per month stipend as a cash benefit to retirees eligible for such who no longer remain in the City's health insurance plan. The plan does not issue a publicly available financial report. The OPEB payable from the governmental funds are typically liquidated in the General Fund.

B. Funding Policy

Currently, the City's OPEB benefits are unfunded. That is, there is no separate Trust Fund or equivalent arrangement into which the City would make contributions to advance-fund the obligation. Therefore, the ultimate subsidies which are provided over time are financed directly by general assets of the City. For the fiscal year ended September 30, 2023, retiree contributions for amounts not covered by the \$400 per month described in "Plan Description" above totaled \$313,550.

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C. Employees Covered by Benefit Terms

At September 30, 2021, the following employees were covered by the benefit terms:

Inactive Plan Members or Beneficiaries Currently Receiving Benefits	101
Active Plan Members	410
Total	<u><u>511</u></u>

D. Total OPEB Liability

The City's total OPEB liability of \$17,115,803 was measured as of September 30, 2022, and was determined by an actuarial valuation as of September 30, 2021, updated to September 30, 2022.

E. Significant Actuarial Assumptions and Other Inputs

The total OPEB liability was determined by an actuarial valuation as of September 30, 2021, updated to September 30, 2022, using the following actuarial assumptions:

Inflation Rate	2.50%
Salary Increase Rate(s)	Varies by Service
Discount Rate	4.77%
Initial Healthcare Trend Rate	7.50%
Ultimate Healthcare Trend Rate	4.00%
Years to Ultimate	53

Mortality - All mortality rates were based on the Pub-2010 mortality tables with fully generational improvement using Scale MP-2021. Rates are based on those outlined in the July 1, 2021 Florida Retirement System (FRS) actuarial valuation report.

Active Lives - For female lives (non-special risk), the headcount-weighted PubG-2010 female employee table was used. For male lives, the headcount-weighted PubG-2010 male below-median income employee table, set back one year, was used. For special risk female lives, the headcount-weighted PubS-2010 female employee table, set forward one year, was used. For special risk male lives, the headcount-weighted PubS-2010 male below-median income employee table, set forward one year, was used.

Inactive Healthy Lives - For female (non-special risk) lives, the headcount-weighted PubG-2010 female below-median income healthy retiree table was used. For male (non-special risk) lives, the headcount-weighted PubG-2010 male below-median income healthy retiree table, set back one year, was used. For special risk female lives, the headcount-weighted PubS-2010 female healthy retiree table, set forward one year, was used. For special risk male lives, the headcount-weighted PubS-2010 male below-median income healthy retiree table, set forward one year, was used.

Disabled Lives - For female (non-special risk) lives, the headcount-weighted PubG-2010 female disabled retiree table, set forward three years was used. For male (non-special risk) lives, the headcount-weighted PubG-2010 male disabled retiree table, set forward three years, was used. For special risk female lives, an 80/20 blend between the headcount-weighted PubG-2010 and PubS-2010 female disabled retiree tables were used. For special risk male lives, an 80/20 blend between the headcount-weighted PubG-2010 and PubS-2010 male disabled tables were used.

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Discount Rate - Given the City's decision not to fund the OPEB plan, all future benefit payments were discounted using a high-quality municipal bond rate of 4.77%. The high-quality municipal bond rate was based on the measurement date of the S&P Municipal Bond 20 Year High Grade Rate Index as published by the S&P Dow Jones Indices nearest the measurement date. The S&P Municipal 20 Year High Grade Rate Index consists of bonds in the S&P Municipal Bond Index with a maturity of 20 years. Eligible bonds must be rated at least AA by Standard & Poor's Ratings Services, Aa2 by Moody's or AA by Fitch. If there are multiple ratings, the lowest rating is used.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment and termination, mortality, and the healthcare cost trends.

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

E. Changes in Total OPEB Liability

	Total OPEB Liability
Balance at September 30, 2022	\$ 22,322,427
Changes for the Fiscal Year:	
Service Cost	642,246
Interest on the Total OPEB Liability	548,520
Changes of Assumptions	(5,608,986)
Benefit Payments	(788,404)
Net Changes	(5,206,624)
Balance at September 30, 2023	\$ 17,115,803

Changes in assumptions reflect a change in the discount rate from 2.43% for the reporting period ended September 30, 2022, to 4.77% for the reporting period ended September 30, 2023.

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

	1% Decrease 3.77%	Current Discount Rate 4.77%	1% Increase 5.77%
Total OPEB Liability	\$ 19,201,230	\$ 17,115,803	\$ 15,382,189

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F. Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

	1% Decrease 3.00% - 6.50%	Healthcare Costs Trend Rates 4.00% - 7.50%	1% Increase 5.00% - 8.50%
Total OPEB Liability	\$ 16,260,397	\$ 17,115,803	\$ 18,167,117

G. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources

OPEB expense for the fiscal year ended September 30, 2023 was (\$1,570,632). On September 30, 2023, the City reported Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ -	\$ 1,551,292
Changes of Assumptions	2,242,509	11,191,094
Employer Contributions Subsequent to the Measurement Date	850,804	-
Total	<u>\$ 3,093,313</u>	<u>\$ 12,742,386</u>

H. Deferred Outflows/Inflows of Resources Schedule for Future Years

\$850,804 reported as deferred outflows of resources related to OPEB resulting from benefit payments made subsequent to the measurement date will be recognized as a decrease of the total OPEB liability in fiscal year 2024. Other amounts reported as deferred inflows and outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended September 30:	
2024	\$ (2,772,298)
2025	(2,380,634)
2026	(1,016,886)
2027	(1,764,389)
2028	(1,764,388)
Thereafter	(801,282)

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 15 - SELF-INSURANCE FUND

A. Employee Health Insurance Fund

The City maintains a self-insurance program for the payment of employee health and medical claims. The program provides for the payment of City and employee contributions into a self-insurance fund, which is managed by the City. Individual claims up to \$200,000 per claimant are paid from the assets of the self-insurance fund. Individual claims above \$200,000 are paid by the reinsurance up to an unlimited lifetime maximum. This coverage includes all amount for claims, regardless of the condition or disease, for this claimant during the policy period. In addition, the total of all claims (less reimbursements for the specific claims) are paid after the aggregate excess attachment point has been reached. Claims above this amount are reimbursed up to \$1,000,000 per fiscal year by the reinsurance policy purchased by the City. The City employs a third party claims administrator to manage claims. Each year, an actuarial analysis of the Health Insurance Fund is conducted in order to assure the financial soundness of the fund.

B. Workers' Compensation Insurance Fund

The City maintains a self-insurance program for the payment of employee workers' compensation claims. The program provides for City contributions into a self-insurance fund which is managed by the City. Employee claims up to \$500,000 per occurrence are paid from the assets of the self-insurance fund with amounts in excess of \$500,000 per occurrence being paid from a reinsurance policy purchased by the City. The City employs a third party claims administrator to manage claims. Each year, an actuarial analysis of the Workers' Compensation Insurance Fund is conducted in order to assure the financial soundness of the fund.

Changes in claims liabilities for the last two years follow:

	Balance October 1, 2022	Current Year Claims and Changes in Estimates	(Claims Paid)	Balance September 30, 2023
Employee Health Insurance Fund	\$ 441,940	\$ 5,565,087	\$ (5,565,087)	\$ 441,940
Workers' Compensation Insurance Fund	2,068,413	1,051,035	(954,883)	2,164,565
	<u>\$ 2,510,353</u>	<u>\$ 6,616,122</u>	<u>\$ (6,519,970)</u>	<u>\$ 2,606,505</u>

	Balance October 1, 2021	Current Year Claims and Changes in Estimates	(Claims Paid)	Balance September 30, 2022
Employee Health Insurance Fund	\$ 443,731	\$ 6,253,213	\$ (6,255,004)	\$ 441,940
Workers' Compensation Insurance Fund	2,085,023	290,858	(307,468)	2,068,413
	<u>\$ 2,528,754</u>	<u>\$ 6,544,071</u>	<u>\$ (6,562,472)</u>	<u>\$ 2,510,353</u>

Claim liabilities are calculated based on actuarial valuations, which include consideration of non-incremental claims adjustment expenses. Management estimates that \$757,598 of Workers' Compensation and \$441,940 of Employee Health Insurance claim liabilities are payable within one year. The amount of settlements have not exceeded insurance coverage in each of the past three fiscal years.

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

NOTE 16 – CONTINGENCIES AND COMMITMENTS

The City participates in a number of state and federal grant programs. These programs are subject to program compliance audits by the grantors or their representatives. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined, although the City expects such amounts, if any, to be immaterial.

The City is defending several claims and judgments arising from the normal course of business. The City expects to prevail in these matters; however, the final outcomes have not yet been determined.

NOTE 17 – ENCUMBRANCES

The City has outstanding encumbrances on various contracts for construction and other projects. These encumbrances, as of September 30, 2023, in the respective funds are as follows:

General Fund	\$ 348,621
Capital Projects Fund	3,426,631
Non-Major Governmental Funds	39,808
Electric Utility Fund	199,958
Gas Utility Fund	33,372
Water Utility Fund	982,793
Wastewater Utility Fund	46,025,808
Airport Fund	62,401
Non-Major Enterprise Funds	56,806
Internal Service Funds	923,698
Total	<u>\$ 52,099,896</u>

Long-term purchase contract obligations for the purchase of electric power are disclosed in Note 7. Long-term contracts are not included in the above outstanding encumbrance balances.

NOTE 18 – RISK MANAGEMENT

The City's self-insurance programs are accounted for in separate nonmajor internal service funds. Additionally, the City maintains insurance coverages for the following exposures:

- General and Automotive Liability
- Property Damage, including Inland Marine and Auto Physical Damage insurance
- Crime
- Law Enforcement Liability
- Public Officials and Employment Practices Liability
- Pollution Liability
- Excess Workers' Compensation Insurance
- Excess Health Insurance
- Unemployment Compensation
- Federal Flood Insurance
- Basic Life Insurance
- Airport Liability
- Marina Liability

CITY OF LEESBURG, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Exposures are limited by insurance coverage as noted. Settled general and automotive liability and workers' compensation claims have not exceeded the self-insured statutory limits in any of the past five years.

NOTE 19 – TAX ABATEMENTS

The City enters into property tax abatement agreements with local businesses under Article VII, Section 3(c) of the Florida Constitution and City Ordinance 12-42, which were approved by City voters on November 6, 2012, for the purpose of encouraging economic development and establishing new jobs in the City. City ad valorem taxes are abated for businesses that meet certain hiring, sales and/or productive output increases and file for such exemption with the Lake County Property Appraiser. The temporary exemption applies to new buildings and new equipment built or purchased by a qualifying business after the application for exemption is filed of up to 100% of ad valorem taxes on the new buildings and equipment for up to ten years; each exemption is granted on a case-by-case basis. A business which does not achieve the performance requirements specified in the individual authorizing ordinance could have the ad valorem tax exemption revoked in whole or in part. The City has elected to disclose all tax abatement agreements.

Currently, the City has an agreement with Coreslab to abate ad valorem property taxes on new buildings and equipment recently constructed and installed from tax years 2019-2022 (fiscal years 2019-2022). The amount of the abatement under the agreement was \$37,791 in fiscal year 2023, and estimated to be \$37,392 in fiscal year 2024. The City also sold additional property to Coreslab, and will have no tax abatements in relation to new buildings and equipment placed on the additional property until the property is developed.



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REQUIRED SUPPLEMENTARY INFORMATION

The following supplementary schedules present the major fund budgetary comparison schedules; trend information regarding the retirement plans for the City's General Employees, Municipal Police and Municipal Firemen; and trend information regarding other postemployment benefits. This information is necessary for a fair presentation in conformity with generally accepted accounting principles.

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Budgeted Amounts		Actual	Variance With
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Revenues				
Taxes	\$ 11,324,025	\$ 11,324,025	\$ 11,820,345	\$ 496,320
Licenses, Permits, and Assessments	2,162,000	2,162,000	2,185,146	23,146
Intergovernmental	3,342,640	3,524,494	5,211,636	1,687,142
Charges for Services	1,242,418	1,350,418	1,338,393	(12,025)
Fines and Forfeitures	171,750	171,750	170,097	(1,653)
Miscellaneous:				
Interest	178,198	178,198	400,015	221,817
Rental	723,835	723,835	807,547	83,712
Other	100,919	100,919	103,904	2,985
Total Revenues	19,245,785	19,535,639	22,037,083	2,501,444
Expenditures				
Current:				
General Government	4,682,695	4,784,067	4,023,899	760,168
Public Safety	17,581,229	17,666,583	17,886,944	(220,361)
Physical Environment	161,823	161,823	132,731	29,092
Transportation	1,316,801	1,291,801	1,264,518	27,283
Economic Environment	240,628	240,628	211,584	29,044
Human Services	170,872	2,048,100	900,913	1,147,187
Culture and Recreation	4,253,936	4,418,502	4,686,795	(268,293)
Principal Payments	-	-	414,931	(414,931)
Interest and Fees	-	-	31,433	(31,433)
Capital Outlay:				
Capital Outlay	20,000	20,000	-	20,000
General government	191,000	255,090	1,395,022	(1,139,932)
Public safety	80,000	286,531	596,840	(310,309)
Culture and recreation	27,000	38,227	37,490	737
Total Expenditures	28,725,984	31,211,352	31,583,100	(371,748)
Excess (Deficiency) of Revenues Over				
(Under) Expenditures	(9,480,199)	(11,675,713)	(9,546,017)	2,129,696
Other Financing Sources (Uses)				
Sale of Capital Assets	2,500	2,500	1,733	(767)
Transfers from Other Funds	11,140,636	11,269,610	11,030,599	(239,011)
Transfers to Other Funds	(1,662,937)	(1,662,937)	(1,722,194)	(59,257)
Issuance of Capital Lease	-	-	525,370	525,370
Issuance of SBITA	-	-	1,165,247	1,165,247
Fund Balance Appropriated	-	2,066,540	-	(2,066,540)
Total Other Financing Sources (Uses)	9,480,199	11,675,713	11,000,755	(674,958)
Net Change in Fund Balance	-	-	1,454,738	1,454,738
Fund Balance, Beginning of Year	-	-	15,059,263	15,059,263
Fund Balance, End of Year	\$ -	\$ -	\$ 16,514,001	\$ 16,514,001

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Budgeted Amounts		Actual	Variance With
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Revenues				
Taxes	\$ 3,209,946	\$ 3,209,946	\$ 3,194,021	\$ (15,925)
Miscellaneous:				
Interest	24,500	24,500	100,018	75,518
Rental	2,000	2,000	6,635	4,635
Total Revenues	<u>3,236,446</u>	<u>3,236,446</u>	<u>3,300,674</u>	<u>64,228</u>
Expenditures				
Current:				
Economic Environment	1,880,132	2,186,934	654,992	1,531,942
Debt Service:				
Principal Payments	783,729	783,729	710,000	73,729
Interest and Fees	304,192	304,192	302,995	1,197
Capital Outlay:				
Economic environment	-	47,500	-	47,500
Total Expenditures	<u>2,968,053</u>	<u>3,322,355</u>	<u>1,667,987</u>	<u>1,654,368</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>268,393</u>	<u>(85,909)</u>	<u>1,632,687</u>	<u>1,718,596</u>
Other Financing Sources (Uses)				
Transfers from Other Funds	-	-	14,894	14,894
Fund Balance Appropriated	(268,393)	85,909	-	(85,909)
Total Other Financing Sources (Uses)	<u>(268,393)</u>	<u>85,909</u>	<u>14,894</u>	<u>(71,015)</u>
Net Change in Fund Balance	-	-	1,647,581	1,647,581
Fund Balance, Beginning of Year	-	-	2,485,379	2,485,379
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,132,960</u>	<u>\$ 4,132,960</u>

This schedule is prepared on the basis of Generally Accepted Accounting Principles.



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CITY OF LEESBURG, FLORIDA
GENERAL EMPLOYEES' PENSION PLAN
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

	2014	2015	2016	2017	2018
Total Pension Liability					
Service Cost	\$ 208,967	\$ 152,878	\$ 141,911	\$ 122,811	\$ 112,163
Interest	2,926,654	2,944,455	2,831,625	2,976,831	2,983,558
Changes in Benefit Terms	-	-	-	-	-
Differences Between Expected and Actual Experience	-	(1,744,070)	(22,731)	(367,628)	(40,907)
Changes of Assumptions	-	-	1,913,430	-	-
Benefit payments, Including Refunds of Member Contributions	(2,691,425)	(2,992,933)	(2,700,483)	(2,584,858)	(2,677,281)
Net Change in Total Pension Liability	444,196	(1,639,670)	2,163,752	147,156	377,533
Total Pension Liability - Beginning	40,158,799	40,602,995	38,963,325	41,127,077	41,274,233
Total Pension Liability - Ending (a)	\$ 40,602,995	\$ 38,963,325	\$ 41,127,077	\$ 41,274,233	\$ 41,651,766
Plan Fiduciary Net Position					
Contributions - Employer	\$ 1,456,725	\$ 1,435,084	\$ 1,166,446	\$ 1,010,847	\$ 1,090,938
Net Investment Income	3,281,074	502,864	2,751,242	3,840,395	3,480,669
Benefit Payments, Including Refunds of Member Contributions	(2,691,425)	(2,992,933)	(2,700,483)	(2,584,858)	(2,677,281)
Administrative Expense	(81,087)	(73,823)	(70,197)	(74,124)	(85,994)
Net Change in Plan Fiduciary Net Position	1,965,287	(1,128,808)	1,147,008	2,192,260	1,808,332
Plan Fiduciary Net Position - Beginning	32,983,622	34,948,909	33,820,101	34,967,109	37,159,369
Plan Fiduciary Net Position - Ending (b)	\$ 34,948,909	\$ 33,820,101	\$ 34,967,109	\$ 37,159,369	\$ 38,967,701
City's Net Pension Liability (Asset) - Ending (a) - (b)	\$ 5,654,086	\$ 5,143,224	\$ 6,159,968	\$ 4,114,864	\$ 2,684,065
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	86.07%	86.80%	85.02%	90.03%	93.56%
Covered Payroll	N/A	\$ 11,184,611	\$ 10,350,154	\$ 9,771,298	\$ 9,804,536
City's Net Pension Liability as a Percentage of the Covered Payroll	N/A	45.98%	59.52%	42.11%	27.38%

Notes to Schedule:

Changes of assumptions:

For measurement date 09/30/2020, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in the July 1, 2019 actuarial valuation for non-special-risk lives, with appropriate risk and collar adjustments made based on plan demographics.

For measurement date 09/30/2023, the investment rate of return was lowered from 7.00% to 6.70%, compounded annually, net of investment related expenses.

Changes of benefit terms:

For measurement date 09/30/2023, the beginning date of the automatic Cost of Living Adjustment (COLA) for all current and future early and normal retirement retirees, disability retirees, beneficiaries and joint annuitants receiving benefits, and including beneficiaries of those receiving preretirement death benefits (except terminated deferred vested members) is the first October 1st following the later of either attainment of age 63 or such retiree or benefit recipient's date of benefit commencement (previously it was 3 years after their otherwise Normal Retirement Date). Members who terminate or terminated employment after eligibility for early retirement will be eligible for this COLA even if they defer commencement of benefits until a later date.

CITY OF LEESBURG, FLORIDA
GENERAL EMPLOYEES' PENSION PLAN
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

	2019	2020	2021	2022	2023
Total Pension Liability					
Service Cost	\$ 94,887	\$ 90,827	\$ 87,124	\$ 86,458	\$ 76,021
Interest	3,009,995	2,997,173	2,915,581	2,930,876	2,845,541
Changes in Benefit Terms	-	-	-	-	941,638
Differences Between Expected and Actual Experience	(295,102)	(818,934)	(54,439)	(900,015)	(866,877)
Changes of Assumptions	832,857	(722,065)	-	982,056	1,237,012
Benefit payments, Including Refunds of Member Contributions	(2,688,066)	(2,713,707)	(2,623,679)	(2,849,596)	(2,878,870)
Net Change in Total Pension Liability	954,571	(1,166,706)	324,587	249,779	1,354,465
Total Pension Liability - Beginning	41,651,766	42,606,337	41,439,631	41,764,218	42,013,997
Total Pension Liability - Ending (a)	\$ 42,606,337	\$ 41,439,631	\$ 41,764,218	\$ 42,013,997	\$ 43,368,462
Plan Fiduciary Net Position					
Contributions - Employer	\$ 1,065,288	\$ 1,028,808	\$ 910,414	\$ 1,135,409	\$ 1,135,409
Net Investment Income	1,030,679	1,479,649	7,871,318	(5,220,853)	3,309,407
Benefit Payments, Including Refunds of Member Contributions	(2,688,066)	(2,713,707)	(2,623,679)	(2,849,596)	(2,878,870)
Administrative Expense	(78,157)	(79,702)	(77,334)	(83,217)	(81,235)
Net Change in Plan Fiduciary Net Position	(670,256)	(284,952)	6,080,719	(7,018,257)	1,484,711
Plan Fiduciary Net Position - Beginning	38,967,701	38,297,445	38,012,493	44,093,212	37,074,955
Plan Fiduciary Net Position - Ending (b)	\$ 38,297,445	\$ 38,012,493	\$ 44,093,212	\$ 37,074,955	\$ 38,559,665
City's Net Pension Liability (Asset) - Ending (a) - (b)	\$ 4,308,892	\$ 3,427,138	\$ (2,328,994)	\$ 4,939,042	\$ 4,808,797
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	89.89%	91.73%	105.58%	88.24%	88.91%
Covered Payroll	\$ 9,150,481	\$ 8,605,507	\$ 8,614,389	\$ 8,399,497	\$ 7,945,712
City's Net Pension Liability as a Percentage of the Covered Payroll	47.09%	39.82%	(27.04)%	58.80%	60.52%

CITY OF LEESBURG, FLORIDA
MUNICIPAL POLICE OFFICERS' PENSION PLAN
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

	2014	2015	2016	2017	2018
Total Pension Liability					
Service cost	\$ 612,234	\$ 583,726	\$ 531,469	\$ 535,415	\$ 562,191
Interest	1,299,397	1,401,184	1,386,584	1,517,690	1,723,065
Changes of Benefit Terms	-	390,863	-	-	-
Differences Between Expected and Actual Experience	-	(1,091,580)	615,885	1,644,031	367,350
Changes of Assumptions	-	-	370,217	-	-
Benefit Payments, Including Refunds of Member Contributions	(822,819)	(1,098,375)	(960,560)	(960,266)	(1,118,288)
Net Change in Total Pension Liability	1,088,812	185,818	1,943,595	2,736,870	1,534,318
Total Pension Liability - Beginning	16,565,584	17,654,396	17,840,214	19,783,809	22,520,679
Total Pension Liability - Ending (a)	\$ 17,654,396	\$ 17,840,214	\$ 19,783,809	\$ 22,520,679	\$ 24,054,997
Plan Fiduciary Net Position					
Contributions - Employer	\$ 371,964	\$ 248,486	\$ 255,920	\$ 335,142	\$ 526,010
Contributions - State	160,225	168,105	183,761	182,473	199,426
Contributions - Employee	258,985	250,545	277,064	298,174	303,473
Net Investment Income	1,868,068	(211,259)	1,042,752	2,068,871	1,687,710
Benefit Payments, Including Refunds of Member Contributions	(822,819)	(1,098,375)	(960,560)	(960,266)	(1,118,288)
Administrative Expense	(43,005)	(46,291)	(50,968)	(49,199)	(55,301)
Net Change in Plan Fiduciary Net Position	1,793,418	(688,789)	747,969	1,875,195	1,543,030
Plan Fiduciary Net Position - Beginning	15,987,684	17,781,102	17,092,313	17,840,282	19,715,477
Plan Fiduciary Net Position - Ending (b)	\$ 17,781,102	\$ 17,092,313	\$ 17,840,282	\$ 19,715,477	\$ 21,258,507
City's Net Pension Liability (Asset) - Ending (a) - (b)	\$ (126,706)	\$ 747,901	\$ 1,943,527	\$ 2,805,202	\$ 2,796,490
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	100.72%	95.81%	90.18%	87.54%	88.37%
Covered Payroll *	\$ 3,385,424	\$ 3,476,535	\$ 3,621,754	\$ 3,895,135	\$ 3,969,532
City's Net Pension Liability as a Percentage of the Covered Payroll	(3.74)%	21.51%	53.66%	72.02%	70.45%

Notes to Schedule:

*The Covered Payroll amounts shown are in compliance with GASB 82, except for the 09/30/2015 measurement period.

Changes of assumptions:

For measurement date 09/30/2021, the Board approved the following assumption changes based on the December 3, 2021 actuarial experience study:

1. Decrease in investment return assumption from 7.0% to 6.8% per year, net of investment related expenses.
2. Increase the expected individual salary increases from 7.0% to 12.0% for the first year of employment and reduce the expectation in years 1-4 from 7.0% to 5.0% per year.
3. Update the expected rate of Early Retirement to be 10% per year, regardless of Credited Service and the expected rate of Normal Retirement to be 75% at first eligibility and 100% beginning one year after first eligibility.
4. Switch to an entirely service-based assumption for expected turnover rates, with 13% for each of the first 5 years of employment, 9% for the next 5 years of employment, 8% for the next 5 years of employment and 2% per year beginning at 15 years of employment.

For measurement date 09/30/2020, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in the July 1, 2019 actuarial valuation for special risk lives, with appropriate risk and collar adjustments made based on plan demographics.

For measurement date 09/30/2021, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 7.00% to 6.80%, net of investment related expenses.

CITY OF LEESBURG, FLORIDA
MUNICIPAL POLICE OFFICERS' PENSION PLAN
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

	2019	2020	2021	2022	2023
Total Pension Liability					
Service cost	\$ 585,643	\$ 664,416	\$ 687,968	\$ 622,092	\$ 638,596
Interest	1,834,860	1,893,071	1,871,051	1,902,284	2,034,204
Changes of Benefit Terms	-	-	-	-	-
Differences Between Expected and Actual Experience	(434,190)	(1,008,318)	(509,406)	901,181	59,806
Changes of Assumptions	687,014	571,135	636,013	-	-
Benefit Payments, Including Refunds of Member Contributions	(1,311,084)	(999,239)	(993,948)	(1,754,610)	(1,249,523)
Net Change in Total Pension Liability	1,362,243	1,121,065	1,691,678	1,670,947	1,483,083
Total Pension Liability - Beginning	24,054,997	25,417,240	26,538,305	28,229,983	29,900,930
Total Pension Liability - Ending (a)	\$ 25,417,240	\$ 26,538,305	\$ 28,229,983	\$ 29,900,930	\$ 31,384,013
Plan Fiduciary Net Position					
Contributions - Employer	\$ 626,706	\$ 542,982	\$ 436,251	\$ 481,074	\$ 422,922
Contributions - State	213,641	227,475	242,702	260,615	310,898
Contributions - Employee	328,464	314,179	318,845	340,980	328,975
Net Investment Income	1,193,339	2,022,845	5,073,633	(4,523,192)	2,352,504
Benefit Payments, Including Refunds of Member Contributions	(1,311,084)	(999,239)	(993,948)	(1,754,610)	(1,249,523)
Administrative Expense	(45,160)	(59,279)	(67,924)	(66,299)	(94,271)
Net Change in Plan Fiduciary Net Position	1,005,906	2,048,963	5,009,559	(5,261,432)	2,071,505
Plan Fiduciary Net Position - Beginning	21,258,507	22,264,413	24,313,376	29,322,935	24,061,503
Plan Fiduciary Net Position - Ending (b)	\$ 22,264,413	\$ 24,313,376	\$ 29,322,935	\$ 24,061,503	\$ 26,133,008
City's Net Pension Liability (Asset) - Ending (a) - (b)	\$ 3,152,827	\$ 2,224,929	\$ (1,092,952)	\$ 5,839,427	\$ 5,251,005
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	87.60%	91.62%	103.87%	80.47%	83.27%
Covered Payroll *	\$ 4,293,645	\$ 4,106,916	\$ 4,167,910	\$ 4,457,263	\$ 4,300,331
City's Net Pension Liability as a Percentage of the Covered Payroll	73.43%	54.18%	(26.22)%	131.01%	122.11%

CITY OF LEESBURG, FLORIDA
MUNICIPAL FIREMEN'S PENSION PLAN
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

	2014	2015	2016	2017	2018
Total Pension Liability					
Service Cost	\$ 542,778	\$ 512,330	\$ 409,225	\$ 488,956	\$ 503,047
Interest	1,419,978	1,483,143	1,509,178	1,594,814	1,702,512
Share Plan Allocation	51,032	55,931	40,135	36,366	-
Changes in Benefit Terms					
Differences Between Expected and Actual Experience	-	(267,086)	(428,003)	452,051	23,441
Changes of Assumptions	-	-	725,327	-	-
Contributions - Buy Back	-	-	-	46,909	40,613
Benefit Payments, Including Refunds of Member Contributions	(836,424)	(1,445,857)	(1,222,312)	(1,165,231)	(1,229,206)
Net Change in Total Pension Liability	1,177,364	338,461	1,033,550	1,453,865	1,040,407
Total Pension Liability - Beginning	18,808,476	19,985,840	20,324,301	21,357,851	22,811,716
Total Pension Liability - Ending (a)	\$ 19,985,840	\$ 20,324,301	\$ 21,357,851	\$ 22,811,716	\$ 23,852,123
Plan Fiduciary Net Position					
Contributions - Employer	\$ 866,635	\$ 609,819	\$ 540,916	\$ 639,746	\$ 694,423
Contributions - State	161,481	166,380	150,584	146,815	141,149
Contributions - Employee	190,151	178,693	163,470	169,905	169,310
Contributions - Buy Back	-	-	-	46,909	40,613
Net Investment Income	1,362,537	(244,332)	1,636,931	1,728,242	931,592
Benefit Payments, Including Refunds of Member Contributions	(836,424)	(1,445,857)	(1,222,312)	(1,165,231)	(1,229,206)
Administrative Expense	(46,621)	(50,322)	(36,378)	(44,712)	(44,950)
Net Change in Plan Fiduciary Net Position	1,697,759	(785,619)	1,233,211	1,521,674	702,931
Plan Fiduciary Net Position - Beginning	15,329,766	17,027,525	16,241,906	17,475,117	18,996,791
Plan Fiduciary Net Position - Ending (b)	\$ 17,027,525	\$ 16,241,906	\$ 17,475,117	\$ 18,996,791	\$ 19,699,722
City's Net Pension Liability - Ending (a) - (b)	\$ 2,958,315	\$ 4,082,395	\$ 3,882,734	\$ 3,814,925	\$ 4,152,401
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	85.20%	79.91%	81.82%	83.28%	82.59%
Covered Payroll*	\$ 2,925,402	\$ 2,901,491	\$ 2,514,924	\$ 2,613,920	\$ 2,604,765
City's Net Pension Liability as a Percentage of the Covered Payroll	101.13%	140.70%	154.39%	145.95%	159.42%

Notes to Schedule:

* The Covered Payroll amounts shown are in compliance with GASB 82, except for the 09/30/2015 measurement period.

For measurement date 09/30/2022, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 7.40% to 7.00%, net of investment related expenses.

Actuarially determined contributions are calculated based on the valuation as of the beginning of the fiscal year two years prior to the fiscal year in which contributions are due.

CITY OF LEESBURG, FLORIDA
MUNICIPAL FIREMEN'S PENSION PLAN
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS

	2019	2020	2021	2022	2023
Total Pension Liability					
Service Cost	\$ 508,217	\$ 490,171	\$ 537,622	\$ 588,830	\$ 532,681
Interest	1,777,194	1,825,455	1,884,126	1,928,683	2,050,777
Share Plan Allocation	-	-	-	-	-
Changes in Benefit Terms	-	-	7,927	12,684	34,372
Differences Between Expected and Actual Experience	105,551	(503,745)	380,868	(133,374)	666,330
Changes of Assumptions	-	-	(338,204)	1,140,098	-
Contributions - Buy Back	58,654	17,667	-	-	-
Benefit Payments, Including Refunds of Member Contributions	(1,268,317)	(1,279,859)	(1,307,565)	(1,456,198)	(1,360,973)
Net Change in Total Pension Liability	1,181,299	549,689	1,164,774	2,080,723	1,923,187
Total Pension Liability - Beginning	23,852,123	25,033,422	25,583,111	26,747,885	28,828,608
Total Pension Liability - Ending (a)	\$ 25,033,422	\$ 25,583,111	\$ 26,747,885	\$ 28,828,608	\$ 30,751,795
Plan Fiduciary Net Position					
Contributions - Employer	\$ 665,627	\$ 760,104	\$ 795,488	\$ 877,924	\$ 895,607
Contributions - State	144,627	152,264	172,490	182,002	225,380
Contributions - Employee	166,141	177,275	180,074	195,967	195,540
Contributions - Buy Back	58,655	17,667	-	-	-
Net Investment Income	721,628	2,465,384	4,438,206	(4,210,040)	2,188,015
Benefit Payments, Including Refunds of Member Contributions	(1,268,317)	(1,279,859)	(1,307,565)	(1,456,198)	(1,360,973)
Administrative Expense	(46,936)	(78,542)	(83,152)	(70,493)	(94,901)
Net Change in Plan Fiduciary Net Position	441,425	2,214,293	4,195,541	(4,480,838)	2,048,668
Plan Fiduciary Net Position - Beginning	19,699,722	20,141,147	22,355,440	26,550,981	22,070,143
Plan Fiduciary Net Position - Ending (b)	\$ 20,141,147	\$ 22,355,440	\$ 26,550,981	\$ 22,070,143	\$ 24,118,811
City's Net Pension Liability - Ending (a) - (b)	\$ 4,892,275	\$ 3,227,671	\$ 196,904	\$ 6,758,465	\$ 6,632,984
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	80.46%	87.38%	99.26%	76.56%	78.43%
Covered Payroll*	\$ 2,556,006	\$ 2,727,308	\$ 2,770,370	\$ 3,014,863	\$ 3,129,597
City's Net Pension Liability as a Percentage of the Covered Payroll	191.40%	118.35%	7.11%	224.17%	211.94%



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**CITY OF LEESBURG, FLORIDA
GENERAL EMPLOYEES' PENSION PLAN
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS**

	2014	2015	2016	2017	2018
Actuarially Determined Contribution	\$ 1,456,725	\$ 1,435,084	\$ 1,166,446	\$ 1,010,847	\$ 1,090,938
Contributions in Relation To The Actuarially Determined Contributions	1,456,725	1,435,084	1,166,446	1,010,847	1,090,938
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	N/A	\$ 11,184,611	\$ 10,350,154	\$ 9,771,298	\$ 9,804,536
Contributions as a Percentage Of Covered payroll	N/A	12.83%	11.27%	10.35%	11.13%

Notes to Schedule

Valuation Date: 10/1/2021

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

Methods and assumptions used to determine contribution rates:

Funding method Entry Age Normal Method
Mortality Mortality Rate Healthy Active Lives: Female: PubG.H-2010 for Employees. Male: PubG.H-2010 for Employees, set back one year. Mortality Rate Healthy Retiree Lives: Female: PubG.H-2010 for Healthy Retirees. Male: PubG.H-2010 (Below Median) for Healthy Retirees, set back one year. Mortality Rate Beneficiary Lives: Female: PubG.H-2010 (Below Median) for Healthy Retirees. Male: PubG.H-2010 for Healthy Retirees, set back one year. Mortality Rate Disabled Lives: PubG.H-2010 for Disabled Retirees, set forward three years.
Termination Rates See Table below.
Disability Rates See Table below.

Retirement Rates:

Age	Rate Per Year
50-54	2%
55-58	20%
59-61	20%
62	50%
63-64	25%
65	100%

Interest Rate 7.00% per year, compounded annually, net of investment related expenses.
Salary Increases None (frozen plan)
Payroll Increases None (frozen plan)
Cost-of-Living Adjustment 2.0% per year after 3 years (none for VT's)
Actuarial Asset Method All assets are valued at market value with an adjustment to uniformly spread actuarial investment gains and losses (as measured by actual market value investment return against expected market value investment return) over a five-year period. Previously, the prior actuarial value of assets were brought forward utilizing the historical geometric 4-year average market value return.

Other Information

Termination and Disability Rate Table		
Age	% Terminating During the Year	% Becoming Disabled During the Year
20	25.0%	0.05%
30	12.4%	0.06%
40	9.5%	0.12%
50	7.5%	0.43%
60	5.5%	1.61%

**CITY OF LEESBURG, FLORIDA
GENERAL EMPLOYEES' PENSION PLAN
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS**

	2019	2020	2021	2022	2023
Actuarially Determined Contribution	\$ 1,065,288	\$ 1,028,808	\$ 910,414	\$ 1,135,409	\$ 992,016
Contributions in Relation To The Actuarially Determined Contributions	1,065,288	1,028,808	910,414	1,135,409	1,135,409
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (143,393)</u>
Covered Payroll	\$ 9,150,481	\$ 8,605,507	\$ 8,614,389	\$ 8,399,497	\$ 7,945,712
Contributions as a Percentage Of Covered payroll	11.64%	11.96%	10.57%	13.52%	14.29%

**CITY OF LEESBURG, FLORIDA
MUNICIPAL POLICE OFFICERS' PENSION PLAN
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS**

	2014	2015	2016	2017	2018
Actuarially Determined Contribution	\$ 532,189	\$ 416,591	\$ 439,681	\$ 517,274	\$ 722,852
Contributions In Relation To The Actuarially Determined Contributions	532,189	416,591	439,681	517,615	725,436
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ (341)	\$ (2,584)
Covered Payroll*	\$ 3,385,424	\$ 3,476,535	\$ 3,621,754	\$ 3,895,135	\$ 3,969,532
Contributions as a Percentage of Covered Payroll	15.72%	11.98%	12.14%	13.28%	18.28%

**The Covered Payroll numbers shown are in compliance with GASB 82, except for the 09/30/2015 measurement period which includes DROP payroll.*

Notes to Schedule

Valuation Date: 10/1/2021

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

Methods and assumptions used to determine contribution rates:

Funding Method	Frozen Entry Age Actuarial Cost Method
Mortality	Mortality Rate Healthy Active Lives: Female: PubS.H-2010 (Below Median) for Employees, set forward one year. Male: PubS.H-2010 (Below Median) for Employees, set forward one year. Mortality Rate Healthy Retiree Lives: Female: PubS.H-2010 (Below Median) for Healthy Retirees, set forward one year. Male: PubS.H-2010 (Below Median) for Healthy Retirees, set forward one year. Mortality Rate Beneficiary Lives: Female: PubG.H-2010 (Below Median) for Healthy Retirees. Male: PubG.H-2010 (Below Median) for Healthy Retirees, set back one year. Mortality Rate Disabled Lives: 80% PubG.H-2010 for Disabled Retirees/20% PubS.H-2010 for Disabled Retirees. 6.80% per year compounded annually, net of investment related expenses.
Interest Rate	See Table below.
Retirement Age	Commencing at eligibility for early retirement members are assumed to retire with an immediate benefit at the rate of 10% per year.
Early Retirement	See Table on next page. It is assumed that 75% of disablements are service related.
Disability Rates	See Table on next page.
Termination Rates	See Table on next page. (Projected salary at retirement is increased individually to account for non-regular compensation)
Salary Increases	None
Cost-of-Living Adjustment	0% annually for amortizing UAAL
Payroll growth assumption	All assets are valued at market value with an adjustment to uniformly spread actuarial investment gains and losses (as measured by actual market value investment return against expected market value investment return) over a five-year period.
Asset Valuation	

Retirement Age:	Years After Normal Eligibility	Probability
	0	75%
	1+	100%

Data above are based on the results of the December 3, 2021 experience study.

**CITY OF LEESBURG, FLORIDA
MUNICIPAL POLICE OFFICERS' PENSION PLAN
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS**

	2019	2020	2021	2022	2023
Actuarially Determined Contribution	\$ 843,272	\$ 770,457	\$ 678,953	\$ 741,689	\$ 686,763
Contributions In Relation To The Actuarially Determined Contributions	840,347	770,457	678,953	741,689	733,820
Contribution Deficiency (Excess)	<u>\$ 2,925</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (47,057)</u>
Covered Payroll*	\$ 4,293,645	\$ 4,106,916	\$ 4,167,910	\$ 4,457,263	\$ 4,300,331
Contributions as a Percentage of Covered Payroll	19.57%	18.76%	16.29%	16.64%	17.06%

Notes to Schedule (continued)

Disability Rate:

Age	% Becoming Disabled During the Year
20	0.07%
30	0.11%
40	0.19%
50	0.51%

Termination Rate:

Service (Years)	Rate
0 - 4	13.0%
5 - 9	9.0%
10 - 14	8.0%
15+	2.0%

Salary Increases:

Service (Years)	Rate
0	12.0%
1 - 14	5.0%
15+	4.5%

Projected salary at retirement is increased individually to account for non-regular compensation.

Data in tables above are based on the results of the December 3, 2021 experience study.

**CITY OF LEESBURG, FLORIDA
MUNICIPAL FIREMEN'S PENSION PLAN
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS**

	2014	2015	2016	2017	2018
Actuarially Determined Contribution	\$ 977,084	\$ 720,269	\$ 651,365	\$ 750,195	\$ 804,872
Contributions In Relation To The Actuarially Determined Contributions	977,084	720,269	651,365	750,195	835,572
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ (30,700)
Covered Payroll*	\$ 2,925,402	\$ 2,901,491	\$ 2,514,924	\$ 2,613,920	\$ 2,604,765
Contributions as a Percentage of Covered Payroll	33.40%	24.82%	25.90%	28.70%	32.08%

Notes to Schedule

Valuation Date: 10/1/2022

Actuarially determined contributions are calculated based on the valuation as of the beginning of the fiscal year two years prior to the fiscal year in which contributions are due.

Methods and assumptions used to determine contribution rates:

Funding Method	Entry Age Normal Cost Method.
Mortality	Healthy mortality (post retirement): Female- PubS.H-2010. set forward one year. Male- PubS.H-2010(B), set forward one year. Disabled lives: Female- 80% PubG.H-2010/20% PubS.H-2010 Male- 80% PubG.H-2010/20% PubS.H-2010
Termination Rates	25% in less than year one; 10% in years 1 through 4; 3% in years 5 through 9; and 2% in years 10 and up.
Disability Rates	See Table below. 75% of disabilities are assumed to occur in the line of duty.
Retirement Age	100% at age 55+ with 10+ years of service. 100% at age 52 to 54 with 25+ years of service. Otherwise, 50% at first eligibility for normal retirement. 50% in second year of eligibility. 100% in third year of eligibility.
Interest Rate	7.00% net of investment expenses, including inflation
Salary Increases	4% to 6%, including inflation
Payroll Growth	UAAL is amortized as a level dollar where actuarial gains and losses are amortized over 10 years and all other bases are over 20 years
Asset Valuation Method	5- year smoothed market

Other Information

Disability Rate Table	
	% Becoming Disabled During the Year
Age	
20	0.05%
30	0.06%
40	0.12%
50	0.43%

**CITY OF LEESBURG, FLORIDA
MUNICIPAL FIREMEN'S PENSION PLAN
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS**

	2019	2020	2021	2022	2023
Actuarially Determined Contribution	\$ 810,254	\$ 905,466	\$ 970,869	\$ 1,019,369	\$ 1,060,170
Contributions In Relation To The Actuarially Determined Contributions	803,407	912,368	960,051	1,047,243	1,086,615
Contribution Deficiency (Excess)	<u>\$ 6,847</u>	<u>\$ (6,902)</u>	<u>\$ 10,818</u>	<u>\$ (27,874)</u>	<u>\$ (26,445)</u>
Covered Payroll*	\$ 2,556,006	\$ 2,727,308	\$ 2,770,370	\$ 3,014,863	\$ 3,129,597
Contributions as a Percentage of Covered Payroll	31.43%	33.45%	34.65%	34.74%	34.72%

**CITY OF LEESBURG, FLORIDA
SCHEDULE OF INVESTMENT RETURNS
LAST TEN FISCAL YEARS**

GENERAL EMPLOYEES' PENSION PLAN

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Annual Money-Weighted Rate of Return, Net of Investment Expenses	10.13%	1.47%	8.31%	11.22%	9.56%

MUNICIPAL POLICE OFFICERS' PENSION PLAN

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Annual Money-Weighted Rate of Return, Net of Investment Expenses	11.76%	-1.21%	6.19%	11.72%	8.60%

MUNICIPAL FIREMEN'S PENSION PLAN

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Annual Money-Weighted Rate of Return, Net of Investment Expenses	8.82%	-1.45%	10.27%	10.01%	4.95%

**CITY OF LEESBURG, FLORIDA
SCHEDULE OF INVESTMENT RETURNS
LAST TEN FISCAL YEARS**

GENERAL EMPLOYEES' PENSION PLAN

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Annual Money-Weighted Rate of Return, Net of Investment Expenses	2.70%	3.95%	21.16%	-12.08%	9.14%

MUNICIPAL POLICE OFFICERS' PENSION PLAN

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Annual Money-Weighted Rate of Return, Net of Investment Expenses	5.68%	9.10%	21.00%	-15.64%	9.87%

MUNICIPAL FIREMEN'S PENSION PLAN

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Annual Money-Weighted Rate of Return, Net of Investment Expenses	4.40%	12.48%	20.39%	-15.64%	10.49%

CITY OF LEESBURG, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE TOTAL OTHER POSTEMPLOYMENT BENEFITS LIABILITY
AND RELATED RATIOS
LAST SIX FISCAL YEARS

Reporting Period Ending Measurement Date	1/30/2018 1/30/2017	9/30/2019 9/30/2018	9/30/2020 9/30/2019	9/30/2021 9/30/2020	9/30/2022 9/30/2021	9/30/2023 9/30/2022
Total OPEB Liability						
Service Cost	\$ 780,397	\$ 697,594	\$ 632,158	\$ 647,555	\$ 938,010	\$ 642,246
Interest	1,031,898	1,150,040	1,227,490	853,113	620,861	548,520
Changes of Benefit Terms	-	(578,802)	-	-	-	-
Differences Between Expected and Actual Experience	-	-	(584,258)	-	(1,899,154)	-
Changes of Assumptions	(2,741,648)	(2,235,297)	(5,682,261)	4,485,018	(4,842,580)	(5,608,986)
Benefit Payments	(1,069,840)	(1,163,451)	(1,232,447)	(1,052,832)	(1,131,794)	(788,404)
Net Change in Total OPEB Liability	(1,999,193)	(2,129,916)	(5,639,318)	4,932,854	(6,314,657)	(5,206,624)
Total OPEB Liability - Beginning	33,472,657	31,473,464	29,343,548	23,704,230	28,637,084	22,322,427
Total OPEB Liability - Ending	\$ 31,473,464	\$ 29,343,548	\$ 23,704,230	\$ 28,637,084	\$ 22,322,427	\$ 17,115,803
 Covered-Employee Payroll (Projected)	 \$ 22,252,459	 \$ 22,066,596	 \$ 20,709,128	 \$ 21,595,479	 \$ 20,611,191	 \$ 21,520,145
 Total OPEB Liability as a Percentage of Covered-Employee Payroll	 141.44%	 132.98%	 114.46%	 132.61%	 108.30%	 79.53%

Notes to Schedule:

Covered Employee Payroll was projected one year forward from the valuation date for the reporting period ending September 30, 2023.

Changes of Assumptions:

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

FY2023	4.77%
FY2022	2.43%
FY2021	2.14%

Benefit Payments:

The plan sponsor did not provide actual net benefits paid by the plan for the fiscal year ending on September 30, 2023. Expected net benefit payments produced by the valuation model for the same period are shown in the table above.

No assets are accumulated in a trust that meets the criteria detailed in GASB 75, paragraph 4 to pay related benefits.

NOTE: This schedule is intended to show information for ten years; however, data was unavailable prior to 2018. Additional years' information will be presented as they become available.



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SUPPLEMENTAL INFORMATION

The following supplemental schedules present combining nonmajor fund statements and individual fund budgetary schedules.



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NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds account for the proceeds of specific revenue sources (other than expendable trusts and major capital projects) that are legally restricted for specific purposes as described below.

Housing Assistance Fund accounts for grant funds received to provide affordable housing for low income households.

Police Forfeitures Fund accounts for funds associated with Municipal, State and Federal seizures. Revenues are split between State and Federal forfeitures, each having their own rules and restrictions as to how the funds may be spent.

Police Education Fund accounts for funds created by Criminal Justice Education Funding. Revenue is set aside to fund criminal justice education programs and training courses which include basic recruit, officer, and agency support personnel training.

Discretionary Sales Tax Fund accounts for income received from Lake County's Local Government Infrastructure Surtax, which are restricted for specific uses. Those uses include: public facility construction, reconstruction, and improvement; fire, police, and emergency vehicles and equipment to outfit such; and emergency shelters.

Gas Tax Fund accounts for income associated with the Ninth-cent Fuel Tax, Local Option Fuel Tax, and Revenue Sharing Gas Tax, which are restricted for specific uses. Those uses include: construction, reconstruction and maintenance of roads, streets, bicycle and pedestrian pathways. Funds may also be used for utility relocation.

Police Impact Fee Fund accounts for Municipal Impact Fees collected on land developed within the City, for the provision of Municipal Services Capital Facilities related to police services, due to a new development.

Fire Impact Fee Fund accounts for Municipal Impact Fees collected on land developed within the City, for the provision of Municipal Services Capital Facilities related to fire services, due to a new development.

Recreation Impact Fee Fund accounts for Municipal Impact Fees collected on land developed within the City, for the provision of Municipal Services Capital Facilities related to recreation services, due to a new development.

Building Permits Fund accounts for the cost of building permit and inspection services, through the dedicated revenues generated in providing these services.

DEBT SERVICE FUND

Debt Service Fund accounts for the accumulation of resources for, and the payment of, interest and principal on most general governmental obligations.

**CITY OF LEESBURG, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Special Revenue Funds				
	Housing Assistance Fund	Police Forfeitures Fund	Police Education Fund	Discretionary Sales Tax Fund	Gas Tax Fund
Assets					
Pooled Cash and Investments	\$ 289,294	\$ 178,326	\$ -	\$ 1,888,735	\$ 218,934
Cash with Fiscal Agent	-	-	-	-	-
Accounts Receivables, Net	33,571	-	-	-	-
Due from Other Governments	-	-	451	381,800	81,024
Total Assets	<u>\$ 322,865</u>	<u>\$ 178,326</u>	<u>\$ 451</u>	<u>\$ 2,270,535</u>	<u>\$ 299,958</u>
Liabilities and Fund Balances					
Liabilities					
Accounts Payable	\$ 4,373	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	730	-	-
Accrued Salaries	1,519	-	-	-	-
Deposits	9,800	-	-	-	-
Total Liabilities	<u>15,692</u>	<u>-</u>	<u>730</u>	<u>-</u>	<u>-</u>
Fund Balances					
Restricted for:					
Debt Service	-	-	-	-	-
Special Revenue Funds	307,173	178,326	(279)	2,270,535	299,958
Total Fund Balances	<u>307,173</u>	<u>178,326</u>	<u>(279)</u>	<u>2,270,535</u>	<u>299,958</u>
Total Liabilities and Fund Balances	<u>\$ 322,865</u>	<u>\$ 178,326</u>	<u>\$ 451</u>	<u>\$ 2,270,535</u>	<u>\$ 299,958</u>

Special Revenue Funds				Debt Service	Total Nonmajor Governmental Funds
Police Impact Fee Fund	Fire Impact Fee Fund	Recreation Impact Fee Fund	Building Permits Fund	Debt Service Fund	
\$ 1,165,032	\$ 249,310	\$ 416,104	\$ 1,691,415	\$ 31,005	\$ 6,128,155
-	-	-	-	1,397,770	1,397,770
-	-	-	-	-	33,571
-	-	-	115	-	463,390
<u>\$ 1,165,032</u>	<u>\$ 249,310</u>	<u>\$ 416,104</u>	<u>\$ 1,691,530</u>	<u>\$ 1,428,775</u>	<u>\$ 8,022,886</u>
\$ -	\$ -	\$ -	\$ 6,269	\$ -	\$ 10,642
-	-	-	-	211,850	212,580
-	-	-	27,192	-	28,711
-	-	-	378,202	-	388,002
<u>-</u>	<u>-</u>	<u>-</u>	<u>411,663</u>	<u>211,850</u>	<u>639,935</u>
-	-	-	-	1,216,925	1,216,925
1,165,032	249,310	416,104	1,279,867	-	6,166,026
<u>1,165,032</u>	<u>249,310</u>	<u>416,104</u>	<u>1,279,867</u>	<u>1,216,925</u>	<u>7,382,951</u>
<u>\$ 1,165,032</u>	<u>\$ 249,310</u>	<u>\$ 416,104</u>	<u>\$ 1,691,530</u>	<u>\$ 1,428,775</u>	<u>\$ 8,022,886</u>

CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Special Revenue Funds				
	Housing Assistance Fund	Police Forfeitures Fund	Police Education Fund	Discretionary Sales Tax Fund	Gas Tax Fund
Revenues					
Taxes	\$ -	\$ -	\$ -	\$ 3,495,348	\$ 690,343
Licenses, Permits, and Assessments	-	-	-	-	-
Intergovernmental	-	-	-	-	270,792
Charges for Services	-	-	-	-	-
Fines and Forfeitures	-	72,616	5,799	-	-
Impact Fees	-	-	-	-	-
Miscellaneous:					
Interest	7,017	1,944	4	32,985	11,565
Other	126,615	-	-	-	-
Total Revenues	<u>133,632</u>	<u>74,560</u>	<u>5,803</u>	<u>3,528,333</u>	<u>972,700</u>
Expenditures					
Current:					
Public Safety	-	-	6,915	-	-
Economic Environment	153,989	-	-	-	-
Debt Service:					
Principal Payments	-	-	-	-	-
Interest and Fees	-	-	-	-	-
Capital Outlay:					
Public safety	-	-	-	-	-
Economic environment	-	-	-	-	-
Total Expenditures	<u>153,989</u>	<u>-</u>	<u>6,915</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(20,357)</u>	<u>74,560</u>	<u>(1,112)</u>	<u>3,528,333</u>	<u>972,700</u>
Other Financing Sources (Uses)					
Transfers from Other Funds	-	-	-	240,000	-
Transfers to Other Funds	-	-	-	(2,044,360)	(1,260,707)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,804,360)</u>	<u>(1,260,707)</u>
Net Change in Fund Balance	<u>(20,357)</u>	<u>74,560</u>	<u>(1,112)</u>	<u>1,723,973</u>	<u>(288,007)</u>
Fund Balance, Beginning of Year	<u>327,530</u>	<u>103,766</u>	<u>833</u>	<u>546,562</u>	<u>587,965</u>
Fund Balance, End of Year	<u>\$ 307,173</u>	<u>\$ 178,326</u>	<u>\$ (279)</u>	<u>\$ 2,270,535</u>	<u>\$ 299,958</u>

Special Revenue Funds				Debt Service	
Police Impact Fee Fund	Fire Impact Fee Fund	Recreation Impact Fee Fund	Building Permits Fund	Debt Service Fund	Total Nonmajor Governmental Funds
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,185,691
-	-	-	857,545	-	857,545
-	-	-	115	-	270,907
-	-	-	7,218	-	7,218
-	-	-	-	-	78,415
644,680	69,304	109,140	-	-	823,124
19,015	4,351	7,342	41,402	-	125,625
-	-	-	-	-	126,615
663,695	73,655	116,482	906,280	-	6,475,140
25,883	-	-	1,332,280	-	1,365,078
-	-	-	-	-	153,989
-	-	-	-	1,186,374	1,186,374
-	-	-	-	533,153	533,153
165,272	-	-	-	-	165,272
-	-	-	2,302	-	2,302
191,155	-	-	1,334,582	1,719,527	3,406,168
472,540	73,655	116,482	(428,302)	(1,719,527)	3,068,972
-	-	-	60,830	1,751,193	2,052,023
(43,380)	(4,240)	(4,330)	-	-	(3,357,017)
(43,380)	(4,240)	(4,330)	60,830	1,751,193	(1,304,994)
429,160	69,415	112,152	(367,472)	31,666	1,763,978
735,872	179,895	303,952	1,647,339	1,185,259	5,618,973
\$ 1,165,032	\$ 249,310	\$ 416,104	\$ 1,279,867	\$ 1,216,925	\$ 7,382,951

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
MAJOR CAPITAL PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues			
Intergovernmental	\$ 6,635,489	\$ 384,344	\$ (6,251,145)
Miscellaneous:			
Interest	-	263,545	263,545
Total Revenues	<u>6,635,489</u>	<u>647,889</u>	<u>(5,987,600)</u>
Expenditures			
Current:			
General Government	530,001	250,887	279,114
Transportation	3,596,500	406,141	3,190,359
Culture and Recreation	9,711,455	970,222	8,741,233
Total Expenditures	<u>13,837,956</u>	<u>1,627,250</u>	<u>12,210,706</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(7,202,467)</u>	<u>(979,361)</u>	<u>6,223,106</u>
Other Financing Sources (Uses)			
Transfers from Other Funds	740,707	799,964	59,257
Transfers to Other Funds	-	(388,943)	(388,943)
Fund Balance Appropriated	6,461,760	-	(6,461,760)
Total Other Financing Sources (Uses)	<u>7,202,467</u>	<u>411,021</u>	<u>(6,791,446)</u>
Net Change in Fund Balance	-	(568,340)	(568,340)
Fund Balance, Beginning of Year	<u>-</u>	<u>2,983,763</u>	<u>2,983,763</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 2,415,423</u>	<u>\$ 2,415,423</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
HOUSING ASSISTANCE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Miscellaneous:			
Interest	\$ 2,000	\$ 7,017	\$ 5,017
Other	104,680	126,615	21,935
Total Revenues	<u>106,680</u>	<u>133,632</u>	<u>26,952</u>
Expenditures			
Current:			
Economic Environment	162,112	153,436	8,676
Operating Expenditures	-	553	(553)
Total Expenditures	<u>162,112</u>	<u>153,989</u>	<u>8,123</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(55,432)</u>	<u>(20,357)</u>	<u>35,075</u>
Other Financing Sources (Uses)			
Fund Balance Appropriated	55,432	-	(55,432)
Total Other Financing Sources (Uses)	<u>55,432</u>	<u>-</u>	<u>(55,432)</u>
Net Change in Fund Balance	-	(20,357)	(20,357)
Fund Balance, Beginning of Year	<u>-</u>	<u>327,530</u>	<u>327,530</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 307,173</u>	<u>\$ 307,173</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
POLICE FORFEITURES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Fines and Forfeitures	\$ -	\$ 72,616	\$ 72,616
Miscellaneous:			
Interest	-	1,944	1,944
Total Revenues	<u>-</u>	<u>74,560</u>	<u>74,560</u>
Expenditures			
Current:			
Operating Expenditures	36,571	-	36,571
Capital Outlay	25,000	-	25,000
Total Expenditures	<u>61,571</u>	<u>-</u>	<u>61,571</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(61,571)</u>	<u>74,560</u>	<u>136,131</u>
Other Financing Sources (Uses)			
Fund Balance Appropriated	61,571	-	(61,571)
Total Other Financing Sources (Uses)	<u>61,571</u>	<u>-</u>	<u>(61,571)</u>
Net Change in Fund Balance	-	74,560	74,560
Fund Balance, Beginning of Year	<u>-</u>	<u>103,766</u>	<u>103,766</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 178,326</u>	<u>\$ 178,326</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
POLICE EDUCATION FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
Revenues			
Fines and Forfeitures	\$ 3,415	\$ 5,799	\$ 2,384
Miscellaneous:			
Interest	-	4	4
Total Revenues	<u>3,415</u>	<u>5,803</u>	<u>2,388</u>
Expenditures			
Current:			
Public Safety	6,915	6,915	-
Total Expenditures	<u>6,915</u>	<u>6,915</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(3,500)</u>	<u>(1,112)</u>	<u>2,388</u>
Other Financing Sources (Uses)			
Fund Balance Appropriated	3,500	-	(3,500)
Total Other Financing Sources (Uses)	<u>3,500</u>	<u>-</u>	<u>(3,500)</u>
Net Change in Fund Balance	-	(1,112)	(1,112)
Fund Balance, Beginning of Year	<u>-</u>	<u>833</u>	<u>833</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ (279)</u>	<u>\$ (279)</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
DISCRETIONARY SALES TAX FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Taxes	\$ 2,599,868	\$ 3,495,348	\$ 895,480
Miscellaneous:			
Interest	-	32,985	32,985
Total Revenues	<u>2,599,868</u>	<u>3,528,333</u>	<u>928,465</u>
Expenditures	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>2,599,868</u>	<u>3,528,333</u>	<u>928,465</u>
Other Financing Sources (Uses)			
Transfers from Other Funds	-	240,000	240,000
Transfers to Other Funds	(2,146,536)	(2,044,360)	102,176
Fund Balance Appropriated	(453,332)	-	453,332
Total Other Financing Sources (Uses)	<u>(2,599,868)</u>	<u>(1,804,360)</u>	<u>795,508</u>
Net Change in Fund Balance	-	1,723,973	1,723,973
Fund Balance, Beginning of Year	<u>-</u>	<u>546,562</u>	<u>546,562</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 2,270,535</u>	<u>\$ 2,270,535</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
GAS TAX FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Taxes	\$ 595,000	\$ 690,343	\$ 95,343
Intergovernmental	205,000	270,792	65,792
Miscellaneous:			
Interest	-	11,565	11,565
Total Revenues	<u>800,000</u>	<u>972,700</u>	<u>172,700</u>
Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>800,000</u>	<u>972,700</u>	<u>172,700</u>
Other Financing Sources (Uses)			
Transfers to Other Funds	(1,260,707)	(1,260,707)	-
Fund Balance Appropriated	460,707	-	(460,707)
Total Other Financing Sources (Uses)	<u>(800,000)</u>	<u>(1,260,707)</u>	<u>(460,707)</u>
Net Change in Fund Balance	-	(288,007)	(288,007)
Fund Balance, Beginning of Year	<u>-</u>	<u>587,965</u>	<u>587,965</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 299,958</u>	<u>\$ 299,958</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
POLICE IMPACT FEE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Impact Fees	\$ 29,640	\$ 644,680	\$ 615,040
Miscellaneous:			
Interest	-	19,015	19,015
Total Revenues	<u>29,640</u>	<u>663,695</u>	<u>634,055</u>
Expenditures			
Current:			
Public Safety	39,900	25,883	14,017
Capital Outlay	165,000	165,272	(272)
Total Expenditures	<u>204,900</u>	<u>191,155</u>	<u>13,745</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(175,260)</u>	<u>472,540</u>	<u>647,800</u>
Other Financing Sources (Uses)			
Transfers to Other Funds	(29,640)	(43,380)	(13,740)
Fund Balance Appropriated	204,900	-	(204,900)
Total Other Financing Sources (Uses)	<u>175,260</u>	<u>(43,380)</u>	<u>(218,640)</u>
Net Change in Fund Balance	-	429,160	429,160
Fund Balance, Beginning of Year	<u>-</u>	<u>735,872</u>	<u>735,872</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 1,165,032</u>	<u>\$ 1,165,032</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FIRE IMPACT FEE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Impact Fees	\$ -	\$ 69,304	\$ 69,304
Miscellaneous:			
Interest	-	4,351	4,351
Total Revenues	<u>-</u>	<u>73,655</u>	<u>73,655</u>
Expenditures	-	-	-
Operating Expenditures	47,949	-	47,949
Total Expenditures	<u>47,949</u>	<u>-</u>	<u>47,949</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(47,949)</u>	<u>73,655</u>	<u>121,604</u>
Other Financing Sources (Uses)			
Transfers to Other Funds	-	(4,240)	(4,240)
Fund Balance Appropriated	47,949	-	(47,949)
Total Other Financing Sources (Uses)	<u>47,949</u>	<u>(4,240)</u>	<u>(52,189)</u>
Net Change in Fund Balance	-	69,415	69,415
Fund Balance, Beginning of Year	<u>-</u>	<u>179,895</u>	<u>179,895</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 249,310</u>	<u>\$ 249,310</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
RECREATION IMPACT FEE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Impact Fees	\$ 4,330	\$ 109,140	\$ 104,810
Miscellaneous:			
Interest	-	7,342	7,342
Total Revenues	<u>4,330</u>	<u>116,482</u>	<u>112,152</u>
Expenditures	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>4,330</u>	<u>116,482</u>	<u>112,152</u>
Other Financing Sources (Uses)			
Transfers to Other Funds	(4,330)	(4,330)	-
Total Other Financing Sources (Uses)	<u>(4,330)</u>	<u>(4,330)</u>	<u>-</u>
Net Change in Fund Balance	-	112,152	112,152
Fund Balance, Beginning of Year	<u>-</u>	<u>303,952</u>	<u>303,952</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 416,104</u>	<u>\$ 416,104</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
BUILDING PERMITS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues			
Licenses, Permits, and Assessments	\$ 1,007,000	\$ 857,545	\$ (149,455)
Intergovernmental	-	115	115
Charges for Services	3,200	7,218	4,018
Miscellaneous:			
Interest	15,000	41,402	26,402
Total Revenues	<u>1,025,200</u>	<u>906,280</u>	<u>(118,920)</u>
Expenditures			
Current:			
Public Safety	1,450,622	1,332,280	118,342
Capital Outlay	119,780	2,302	117,478
Total Expenditures	<u>1,570,402</u>	<u>1,334,582</u>	<u>235,820</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(545,202)</u>	<u>(428,302)</u>	<u>116,900</u>
Other Financing Sources (Uses)			
Transfers from Other Funds	48,400	60,830	12,430
Fund Balance Appropriated	496,802	-	(496,802)
Total Other Financing Sources (Uses)	<u>545,202</u>	<u>60,830</u>	<u>(484,372)</u>
Net Change in Fund Balance	-	(367,472)	(367,472)
Fund Balance, Beginning of Year	<u>-</u>	<u>1,647,339</u>	<u>1,647,339</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 1,279,867</u>	<u>\$ 1,279,867</u>

CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget Positive (Negative)</u>
Expenditures			
Debt Service:			
Principal Payments	\$ 1,217,379	\$ 1,186,374	\$ 31,005
Interest and Fees	533,154	533,153	1
Total Expenditures	<u>1,750,533</u>	<u>1,719,527</u>	<u>31,006</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(1,750,533)</u>	<u>(1,719,527)</u>	<u>31,006</u>
Other Financing Sources (Uses)			
Transfers from Other Funds	<u>1,750,533</u>	<u>1,751,193</u>	<u>660</u>
Total Other Financing Sources (Uses)	<u>1,750,533</u>	<u>1,751,193</u>	<u>660</u>
Net Change in Fund Balance	-	31,666	31,666
Fund Balance, Beginning of Year	<u>-</u>	<u>1,185,259</u>	<u>1,185,259</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 1,216,925</u>	<u>\$ 1,216,925</u>



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NONMAJOR ENTERPRISE FUNDS

Enterprise Funds account for operations that are financed and operated in a manner similar to private business enterprises where the costs of providing goods or services to the general public are recovered primarily through user charges; or where the City has decided that determination of net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. Individual nonmajor enterprise funds are described below.

Stormwater Fund accounts for the costs associated with the management, construction, maintenance, protections, control, regulation, use, and enhancement of stormwater systems and programs within City limits.

Solid Waste Fund accounts for the City's solid waste disposal and reduction needs, including residential and commercial collection, curbside recycling collection, yard waste collection, and postclosure monitoring of the closed landfill.

CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
SEPTEMBER 30, 2023

	Business-type Activities - Enterprise Funds		Total Nonmajor Enterprise Funds
	Stormwater Fund	Solid Waste Fund	
Assets			
Current Assets:			
Pooled Cash and Investments	\$ 4,191,808	\$ 2,155,594	\$ 6,347,402
Restricted Pooled Cash and Investments:			
Customer Deposits Account	-	9,655	9,655
Receivables:			
Customer Accounts, Unbilled	94,435	266,249	360,684
Customer Accounts, Billed	133,195	424,063	557,258
(Allowance for Doubtful Accounts)	(32,413)	(109,381)	(141,794)
Due from Other Governments	309	-	309
Total Current Assets	4,387,334	2,746,180	7,133,514
Noncurrent Assets:			
Property, Plant and Equipment:			
Land	742,949	28,700	771,649
Buildings	-	13,856	13,856
Improvements Other Than Buildings	15,849,730	191,691	16,041,421
Machinery and Equipment	97,013	269,787	366,800
Less Accumulated Depreciation and Amortization	(5,420,663)	(390,980)	(5,811,643)
Construction in Progress	184,350	-	184,350
Total Property, Plant and Equipment	11,453,379	113,054	11,566,433
Total Noncurrent Assets	11,453,379	113,054	11,566,433
Total Assets	15,840,713	2,859,234	18,699,947
Deferred Outflows of Resources			
Deferred Outflows: Pension Related	17,646	85,193	102,839
Deferred Outflows: OPEB	25,149	94,308	119,457
Total Deferred Outflows of Resources	42,795	179,501	222,296

CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
SEPTEMBER 30, 2023

	Business-type Activities - Enterprise Funds		Total Nonmajor Enterprise Funds
	Stormwater Fund	Solid Waste Fund	
Liabilities			
Current Liabilities:			
Accounts and Retainage Payable	\$ 45,279	\$ 59,185	\$ 104,464
Other Accrued Expenses	7,002	25,444	32,446
Compensated Absences	7,169	55,853	63,022
Other Postemployment Benefits	6,410	24,037	30,447
	<u>65,860</u>	<u>164,519</u>	<u>230,379</u>
Current Liabilities Payable from Restricted Assets:			
Customer Deposits	-	9,655	9,655
Total Current Liabilities Payable from Restricted Assets	<u>-</u>	<u>9,655</u>	<u>9,655</u>
Total Current Liabilities	<u>65,860</u>	<u>174,174</u>	<u>240,034</u>
Noncurrent Liabilities:			
Compensated Absences	5,866	45,698	51,564
Other Postemployment Benefits	132,743	497,786	630,529
Net Pension Liability	33,099	159,811	192,910
Total Noncurrent Liabilities	<u>171,708</u>	<u>703,295</u>	<u>875,003</u>
Total Liabilities	<u>237,568</u>	<u>877,469</u>	<u>1,115,037</u>
Deferred Inflows of Resources			
Deferred Inflows: OPEB	103,598	388,487	492,085
Total Deferred Inflows of Resources	<u>103,598</u>	<u>388,487</u>	<u>492,085</u>
Net Position			
Net Investment in Capital Assets	11,442,808	113,054	11,555,862
Unrestricted	4,099,534	1,659,725	5,759,259
Total Net Position	<u>\$ 15,542,342</u>	<u>\$ 1,772,779</u>	<u>\$ 17,315,121</u>



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CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Business-type Activities - Enterprise Funds		Total Nonmajor Enterprise Funds
	Stormwater Fund	Solid Waste Fund	
Operating Revenues			
Charges for Services	\$ 1,720,208	\$ 4,891,978	\$ 6,612,186
Other	272	50,368	50,640
Total Operating Revenues	1,720,480	4,942,346	6,662,826
Operating Expenses			
Personal Services	412,048	1,160,957	1,573,005
Supplies and Materials	38,650	407,337	445,987
Maintenance Costs	103,086	498,947	602,033
Contracted Services	238,196	1,205,697	1,443,893
Other Services and Charges	320,567	1,086,577	1,407,144
Depreciation and Amortization	334,736	32,112	366,848
Total Operating Expenses	1,447,283	4,391,627	5,838,910
Operating Income	273,197	550,719	823,916
Nonoperating Revenues			
Investment Income (Loss)	76,415	48,575	124,990
Grants	1,819	28,732	30,551
Total Nonoperating Revenues	78,234	77,307	155,541
Income Before Capital Contributions and Transfers	351,431	628,026	979,457
Transfers and Capital Contributions			
Transfers to Other Funds	-	(954,086)	(954,086)
Total Transfers and Capital Contributions	-	(954,086)	(954,086)
Change in Net Position	351,431	(326,060)	25,371
Net Position, Beginning of Year	15,190,911	2,098,839	17,289,750
Net Position, End of Year	\$ 15,542,342	\$ 1,772,779	\$ 17,315,121

CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Business-type Activities - Enterprise Funds		
	Stormwater Fund	Solid Waste	Total Nonmajor Enterprise Funds
Cash Flows from Operating Activities			
Receipts from Customers and Users	\$ 1,726,525	\$ 4,936,158	\$ 6,662,683
Payments to Suppliers for Goods and Services	(694,265)	(3,188,994)	(3,883,259)
Cash Paid to Employees for Services	(300,728)	(1,282,211)	(1,582,939)
Net Cash Provided by (Used in) Operating Activities	<u>731,532</u>	<u>464,953</u>	<u>1,196,485</u>
Cash Flows from Noncapital Financing Activities			
Transfers to Other Funds	-	(954,086)	(954,086)
Noncapital grant proceeds	1,510	28,732	30,242
Net Cash Provided by (Used in) Noncapital Financing Activities	<u>1,510</u>	<u>(925,354)</u>	<u>(923,844)</u>
Cash Flows from Capital and Related Financing Activities			
Acquisition and Construction of Capital Assets	(135,067)	(1)	(135,068)
Net Cash Provided by (Used in) Capital and Related Financing Activities	<u>(135,067)</u>	<u>(1)</u>	<u>(135,068)</u>
Cash Flows from Investing Activities			
Net Investment Income	76,415	48,575	124,990
Net Cash Provided by (Used in) Investing Activities	<u>76,415</u>	<u>48,575</u>	<u>124,990</u>
Net Increase (Decrease) in Cash and Cash Equivalents	674,390	(411,827)	262,563
Cash and Cash Equivalents, Beginning of Year	<u>3,517,418</u>	<u>2,577,076</u>	<u>6,094,494</u>
Cash and Cash Equivalents, End of Year	<u>\$ 4,191,808</u>	<u>\$ 2,165,249</u>	<u>\$ 6,357,057</u>

**CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	Business-type Activities - Enterprise Funds		
	Stormwater Fund	Solid Waste	Total Nonmajor Enterprise Funds
<u>Reconciliation of Cash and Cash Equivalents to Balance Sheet</u>			
Total Unrestricted Equity in Pooled Cash and Cash Equivalents	\$ 4,191,808	\$ 2,155,594	\$ 6,347,402
Total Restricted Equity in Pooled Cash and Cash Equivalents	-	9,655	9,655
Total Cash and Cash Equivalents, End of Year	\$ 4,191,808	\$ 2,165,249	\$ 6,357,057
<u>Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities</u>			
Operating Income (Loss)	\$ 273,197	\$ 550,719	\$ 823,916
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:			
Depreciation and Amortization	334,736	32,112	366,848
Decrease (Increase) in Assets:			
Customer Accounts (Net of Allowances)	6,045	(6,188)	(143)
Decrease (Increase) in Deferred Outflows:			
Pension	16,217	78,306	94,523
OPEB	(8,816)	36,358	27,542
Increase (Decrease) in Liabilities:			
Accounts Payable	6,234	9,564	15,798
Accrued Expenses	1,957	(3,458)	(1,501)
Other Postemployment Benefits Liability	42,936	(247,916)	(204,980)
Net Pension Liability	(896)	(4,328)	(5,224)
Other Liabilities	5,341	13,604	18,945
Increase (Decrease) in Deferred Inflows:			
Pension	(3,097)	(14,955)	(18,052)
OPEB	57,678	21,135	78,813
Net Cash Provided by (Used in) Operating Activities	\$ 731,532	\$ 464,953	\$ 1,196,485
<u>Noncash Investing, Capital, or Financing Transactions:</u>			
Capital Contribution	\$ -	\$ -	\$ -



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INTERNAL SERVICE FUNDS

Internal Service Funds account for the financing of goods and services provided by one City department or agency to other City departments or agencies on a cost-reimbursement basis. Descriptions of individual funds in this category are presented below.

General Employees' Health Insurance accounts for the employee welfare benefit maintained by the City that provides medical care for participants through insurance and directly through the Wellness Center.

Workers' Compensation Insurance accounts for the employee welfare benefit which provides coverage of medical and rehabilitation costs and lost wages for employees injured at work.

Fleet Maintenance accounts for the purchase and maintenance of all City vehicles.

CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
SEPTEMBER 30, 2023

	General Employees' Health Insurance	Workers' Compensation Insurance	Fleet Maintenance	Total
Assets				
Current Assets:				
Pooled Cash and Investments	\$ 2,242,603	\$ 1,548,603	\$ 2,878,938	\$ 6,670,144
Miscellaneous Receivables	98,479	28,826	2,239	129,544
Due from Other Governments	-	-	82	82
Inventories	-	-	181,451	181,451
Total Current Assets	<u>2,341,082</u>	<u>1,577,429</u>	<u>3,062,710</u>	<u>6,981,221</u>
Noncurrent Assets:				
Property, Plant and Equipment:				
Buildings	-	-	564,988	564,988
Improvements Other Than Buildings	-	-	127,577	127,577
Machinery and Equipment	-	-	26,708,224	26,708,224
Less Accumulated Depreciation and Amortization	-	-	(19,619,334)	(19,619,334)
Construction in Progress	-	-	1,327,428	1,327,428
Total Property, Plant and Equipment	<u>-</u>	<u>-</u>	<u>9,108,883</u>	<u>9,108,883</u>
Total Assets	<u>2,341,082</u>	<u>1,577,429</u>	<u>12,171,593</u>	<u>16,090,104</u>
Deferred Outflows of Resources				
Deferred Outflows: Pension Related	-	-	43,790	43,790
Deferred Outflows: OPEB	-	-	50,298	50,298
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>94,088</u>	<u>94,088</u>
Liabilities				
Current Liabilities:				
Accounts and Retainage Payable	\$ 456,155	\$ 4,447	\$ 441,799	\$ 902,401
Other Accrued Expenses	1,901	1,411	12,077	15,389
Claims Payable	441,940	757,598	-	1,199,538
Compensated Absences	-	-	33,731	33,731
Other Postemployment Benefits	-	-	12,820	12,820
Total Current Liabilities	<u>899,996</u>	<u>763,456</u>	<u>500,427</u>	<u>2,163,879</u>
Noncurrent Liabilities:				
Claims Payable	-	1,406,967	-	1,406,967
Compensated Absences	-	-	27,598	27,598
Other Postemployment Benefits	-	-	265,486	265,486
Net Pension Liability	-	-	82,144	82,144
Total Noncurrent Liabilities	<u>-</u>	<u>1,406,967</u>	<u>375,228</u>	<u>1,782,195</u>
Total Liabilities	<u>899,996</u>	<u>2,170,423</u>	<u>875,655</u>	<u>3,946,074</u>
Deferred Inflows of Resources				
Deferred Inflows: OPEB	-	-	207,193	207,193
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>207,193</u>	<u>207,193</u>
Net Position				
Net Investment in Capital Assets	-	-	8,767,622	8,767,622
Unrestricted	1,441,086	(592,994)	2,415,211	3,263,303
Total Net Position	<u>\$ 1,441,086</u>	<u>\$ (592,994)</u>	<u>\$ 11,182,833</u>	<u>\$ 12,030,925</u>

CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	General Employees' Health Insurance	Workers' Compensation Insurance	Fleet Maintenance	Total
Operating Revenues				
Charges for Services	\$ 7,173,411	\$ 1,164,531	\$ 2,741,250	\$ 11,079,192
Other	1,250,501	12,450	19,169	1,282,120
Total Operating Revenues	<u>8,423,912</u>	<u>1,176,981</u>	<u>2,760,419</u>	<u>12,361,312</u>
Operating Expenses				
Personal Services	79,619	60,023	593,801	733,443
Supplies and Materials	172,635	-	21,024	193,659
Maintenance Costs	-	-	720,773	720,773
Contracted Services	938,513	38,952	12,051	989,516
Other Services and Charges	11,344	-	55,563	66,907
Depreciation and Amortization	-	-	1,879,939	1,879,939
Claims Expense	6,800,890	1,063,485	-	7,864,375
Insurance Premiums	494,900	144,000	-	638,900
Total Operating Expenses	<u>8,497,901</u>	<u>1,306,460</u>	<u>3,283,151</u>	<u>13,087,512</u>
Operating Income (Loss)	<u>(73,989)</u>	<u>(129,479)</u>	<u>(522,732)</u>	<u>(726,200)</u>
Nonoperating Revenues				
Investment Income (Loss)	39,104	32,399	73,790	145,293
Gain (Loss) on Sale of Assets	-	-	196,802	196,802
Grants	-	-	82	82
Total Nonoperating Revenues	<u>39,104</u>	<u>32,399</u>	<u>270,674</u>	<u>342,177</u>
Income (Loss) Before Capital Contributions and Transfers	<u>(34,885)</u>	<u>(97,080)</u>	<u>(252,058)</u>	<u>(384,023)</u>
Transfers and Capital Contributions				
Capital Contributions	-	-	165,047	165,047
Transfers from Other Funds	-	-	1,399,209	1,399,209
Transfers to Other Funds	-	-	(1,006,042)	(1,006,042)
Total Transfers and Capital Contributions	<u>-</u>	<u>-</u>	<u>558,214</u>	<u>558,214</u>
Change in Net Position	(34,885)	(97,080)	306,156	174,191
Total Net Position, Beginning of Year	<u>1,475,971</u>	<u>(495,914)</u>	<u>10,876,677</u>	<u>11,856,734</u>
Total Net Position, End of Year	<u>\$ 1,441,086</u>	<u>\$ (592,994)</u>	<u>\$ 11,182,833</u>	<u>\$ 12,030,925</u>

CITY OF LEESBURG, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	General Employees' Health Insurance	Workers' Compensation Insurance	Fleet Maintenance	Total
Cash Flows from Operating Activities				
Receipts from Customers and Users	\$ 7,166,028	\$ 1,164,305	\$ 2,760,419	\$ 11,090,752
Cash Paid to Suppliers for Goods and Services	(1,581,619)	(181,556)	(806,611)	(2,569,786)
Cash Paid for Insurance Claims	(5,565,087)	(954,883)	-	(6,519,970)
Cash Paid to Employees for Services	(80,120)	(59,731)	(562,756)	(702,607)
Net Cash Provided by (Used in) Operating Activities	(60,798)	(31,865)	1,391,052	1,298,389
Cash Flows from Noncapital Financing Activities				
Transfers from Other Funds	-	-	1,006,042	1,006,042
Transfers to Other Funds	-	-	(1,006,042)	(1,006,042)
Non-Capital Grant Proceeds	-	-	-	-
Net Cash Provided by (Used in) Noncapital Financing Activities	-	-	-	-
Cash Flows from Capital and Related Financing Activities				
Acquisition and Construction of Capital Assets	-	-	(2,408,242)	(2,408,242)
Proceeds from the Disposition of Capital Assets	-	-	172,148	172,148
Net Cash Provided by (Used in) Capital and Related Financing Activities	-	-	(2,236,094)	(2,236,094)
Cash Flows from Investing Activities				
Net Investment Income	39,104	32,399	73,790	145,293
Net Cash Flows from Investing Activities	39,104	32,399	73,790	145,293
Net Increase (Decrease) in Cash and Cash Equivalents	(21,694)	534	(771,252)	(792,412)
Cash and Cash Equivalents, Beginning of Year	2,264,297	1,548,069	3,650,190	7,462,556
Cash and Cash Equivalents, End of Year	\$ 2,242,603	\$ 1,548,603	\$ 2,878,938	\$ 6,670,144
Reconciliation of Operating Income (Loss) to Cash Provided by (Used in) Operating Activities				
Operating Income (Loss)	\$ (73,989)	\$ (129,479)	\$ (522,732)	\$ (726,200)
Adjustment to Reconcile Operating Income to Cash Flows Provided by (Used in) Operating Activities:				
Depreciation	-	-	1,879,939	1,879,939
Decrease (Increase) in Miscellaneous Receivables	(7,383)	(226)	-	(7,609)
Decrease (Increase) in Inventory	-	-	(8,730)	(8,730)
Decrease (Increase) in Deferred Outflows: Pension	-	-	40,250	40,250
Decrease (Increase) in Deferred Outflows: OPEB	-	-	6,868	6,868
Increase (Decrease) in Accounts Payable	21,075	1,396	11,530	34,001
Increase (Decrease) in Accrued Expenses	(501)	292	2,982	2,773
Increase (Decrease) in Claims Payable	-	96,152	-	96,152
Increase (Decrease) in OPEB	-	-	(58,455)	(58,455)
Increase (Decrease) in Net Pension Liability	-	-	(2,223)	(2,223)
Increase (Decrease) in Other Liabilities	-	-	2,833	2,833
Increase (Decrease) in Deferred Inflows: Pension	-	-	(7,687)	(7,687)
Increase (Decrease) in Deferred Inflows: OPEB	-	-	46,477	46,477
Net Cash Provided by (Used in) Operating Activities	\$ (60,798)	\$ (31,865)	\$ 1,391,052	\$ 1,298,389
Noncash Investing, Capital, or Financing Transactions:				
Contribution of Capital Assets	-	-	\$ 393,167	\$ 393,167

COMMUNITY REDEVELOPMENT AGENCY FUNDS

Community Redevelopment Agency Funds, a major special revenue fund of the City, consists of the Greater Leesburg Community Redevelopment Agency, Carver Heights/Montclair Area Community Redevelopment Agency, and U.S. Highway 441 & 27 Community Redevelopment Agency which are incremental tax districts established pursuant to Florida Statutes. The fund accounts for the incremental increase in ad valorem tax revenue collected within the designated community redevelopment areas. Revenues must be utilized and expended in accordance with the respective community redevelopment plans.

**CITY OF LEESBURG, FLORIDA
BALANCE SHEET
COMMUNITY REDEVELOPMENT AGENCY FUNDS
SEPTEMBER 30, 2023**

	Greater Leesburg Community Redevelopment Agency Fund	Carver Heights/ Montclair Area Community Redevelopment Agency Fund	U.S. Highway 441/27 Community Redevelopment Agency Fund	Total Community Redevelopment Agency Funds
Assets				
Pooled Cash and Investments	\$ 308,715	\$ 627,482	\$ 3,210,223	\$ 4,146,420
Restricted Cash	-	-	725,848	725,848
Cash with Fiscal Agent	96,528	-	-	96,528
Total Assets	<u>\$ 405,243</u>	<u>\$ 627,482</u>	<u>\$ 3,936,071</u>	<u>\$ 4,968,796</u>
Liabilities and Fund Balances				
Liabilities				
Accounts Payable	\$ -	\$ 10,136	\$ -	\$ 10,136
Accrued Salaries	-	1,882	-	1,882
Deposits	-	3,993	2,000	5,993
Advance from Other Fund	-	817,825	-	817,825
Total Liabilities	<u>-</u>	<u>833,836</u>	<u>2,000</u>	<u>835,836</u>
Fund Balances (Deficit)				
Restricted for:				
Capital Projects	308,715	-	3,208,223	3,516,938
Debt Service	96,528	-	725,848	822,376
Unassigned	-	(206,354)	-	(206,354)
Total Fund Balances (Deficit)	<u>405,243</u>	<u>(206,354)</u>	<u>3,934,071</u>	<u>4,132,960</u>
Total Liabilities and Fund Balances	<u>\$ 405,243</u>	<u>\$ 627,482</u>	<u>\$ 3,936,071</u>	<u>\$ 4,968,796</u>

**CITY OF LEESBURG, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
COMMUNITY REDEVELOPMENT AGENCY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	Greater Leesburg Community Redevelopment Agency Fund	Carver Heights/ Montclair Area Community Redevelopment Agency Fund	U.S. Highway 441/27 Community Redevelopment Agency Fund	Total Community Redevelopment Agency Funds
Revenues				
Taxes	\$ 750,342	\$ 645,673	\$ 1,798,006	\$ 3,194,021
Miscellaneous:				
Interest	7,239	12,220	80,559	100,018
Rental	-	6,635	-	6,635
Total Revenues	<u>757,581</u>	<u>664,528</u>	<u>1,878,565</u>	<u>3,300,674</u>
Expenditures				
Current:				
Economic Environment	409,220	234,058	11,714	654,992
Debt Service:				
Principal Payments	88,000	-	622,000	710,000
Interest and Fees	12,330	22,289	268,376	302,995
Total Expenditures	<u>509,550</u>	<u>256,347</u>	<u>902,090</u>	<u>1,667,987</u>
Excess of Revenues Over Expenditures	<u>248,031</u>	<u>408,181</u>	<u>976,475</u>	<u>1,632,687</u>
Other Financing Sources (Uses)				
Transfers from Other Funds	-	14,894	-	14,894
Total Other Financing Sources (Uses)	<u>-</u>	<u>14,894</u>	<u>-</u>	<u>14,894</u>
Net Change in Fund Balances	248,031	423,075	976,475	1,647,581
Fund Balances (Deficit), Beginning of Year	<u>157,212</u>	<u>(629,429)</u>	<u>2,957,596</u>	<u>2,485,379</u>
Fund Balances (Deficit), End of Year	<u>\$ 405,243</u>	<u>\$ (206,354)</u>	<u>\$ 3,934,071</u>	<u>\$ 4,132,960</u>



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STATISTICAL SECTION

(Unaudited)

Statistical schedules differ from financial statements because they usually cover more than one fiscal year and may present non-accounting data. These schedules reflect social and economic data and financial trends of the City of Leesburg, Florida, and are designed to give the reader insights into the financial position of the City of Leesburg not readily apparent from the financial statements.

Statistical data are presented to provide more detailed information than reported in the preceding basic financial statements. This information in many cases has been spread throughout the report and is brought together here for greater clarity. Statistical data are not necessary for fair presentation in conformity with generally accepted accounting principles.

The schedule entitled "Computation of Legal Debt Margin," which is recommended for inclusion in the Annual Comprehensive Financial Report by the Government Finance Officers Association of the United States and Canada, is not included within this report inasmuch as no legal debt margin has been established for the City pursuant to the Constitution of the State of Florida, Florida Statutes, City ordinances or other laws applicable to the City. The City has had no general obligation debt outstanding during the past ten years.



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CITY OF LEESBURG, FLORIDA STATISTICAL SECTION

This part of the City of Leesburg's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the City's overall financial health.

CONTENTS

	Pages
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	186-195
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	196-203
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	204-217
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	218-219
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	220-222

Source: Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Reports for the relevant year.

CITY OF LEESBURG, FLORIDA
NET POSITION BY COMPONENT
LAST TEN YEARS
(UNAUDITED ACCRUAL BASIS OF ACCOUNTING)
PAGE 1 OF 2

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Governmental Activities					
Net Investment in Capital Assets	\$ 46,464,509	\$ 20,864,865	\$ 22,304,328	\$ 25,845,388	\$ 27,512,978
Restricted	3,833,845	6,117,848	7,253,410	8,143,253	6,851,601
Unrestricted	10,327,265	5,133,917	5,457,637	5,260,757	5,524,866
Total Governmental Activities, Net Position	<u>\$ 60,625,619</u>	<u>\$ 32,116,630</u>	<u>\$ 35,015,375</u>	<u>\$ 39,249,398</u>	<u>\$ 39,889,445</u>
Business-Type Activities					
Net Investment in Capital Assets	\$ 116,147,661	\$ 148,453,634	\$ 156,110,922	\$ 159,475,980	\$ 158,815,845
Restricted	14,966,539	425,869	215,183	2,663,517	3,620,077
Unrestricted	40,319,508	50,230,057	52,852,630	54,527,844	50,307,395
Total Business-Type Activities, Net Position	<u>\$ 171,433,708</u>	<u>\$ 199,109,560</u>	<u>\$ 209,178,735</u>	<u>\$ 216,667,341</u>	<u>\$ 212,743,317</u>
Primary Government					
Net Investment in Capital Assets	\$ 162,612,170	\$ 169,318,499	\$ 178,415,250	\$ 185,321,368	\$ 186,328,823
Restricted	18,800,384	6,543,717	7,468,593	10,806,770	10,471,678
Unrestricted	50,646,773	55,363,974	58,310,267	59,788,601	55,832,261
Total Primary Government, Net Position	<u>\$ 232,059,327</u>	<u>\$ 231,226,190</u>	<u>\$ 244,194,110</u>	<u>\$ 255,916,739</u>	<u>\$ 252,632,762</u>

Note: This information is provided as part of the Financial Trend Data.

CITY OF LEESBURG, FLORIDA
NET POSITION BY COMPONENT
LAST TEN YEARS
(UNAUDITED ACCRUAL BASIS OF ACCOUNTING)
PAGE 2 OF 2

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Governmental Activities					
Net Investment in Capital Assets	\$ 36,350,667	\$ 42,701,384	\$ 49,450,388	\$ 54,029,625	\$ 55,490,551
Restricted	7,357,874	8,276,202	9,205,162	8,902,284	11,888,841
Unrestricted	(1,264,432)	(4,795,530)	(6,084,630)	(5,602,950)	(6,140,206)
Total Governmental Activities, Net Position	<u>\$ 42,444,109</u>	<u>\$ 46,182,056</u>	<u>\$ 52,570,920</u>	<u>\$ 57,328,959</u>	<u>\$ 61,239,186</u>
Business-Type Activities					
Net Investment in Capital Assets	\$ 172,603,318	\$ 178,502,750	\$ 189,211,255	\$ 199,648,734	\$ 207,517,861
Restricted	3,166,299	4,592,640	5,859,785	7,488,028	6,748,327
Unrestricted	51,157,231	57,497,822	62,214,094	67,477,396	72,136,917
Total Business-Type Activities, Net Position	<u>\$ 226,926,848</u>	<u>\$ 240,593,212</u>	<u>\$ 257,285,134</u>	<u>\$ 274,614,158</u>	<u>\$ 286,403,105</u>
Primary Government					
Net Investment in Capital Assets	\$ 208,953,985	\$ 221,204,134	\$ 238,661,643	\$ 253,678,359	\$ 263,008,412
Restricted	10,524,173	12,868,842	15,064,947	16,390,312	18,637,168
Unrestricted	49,892,799	52,702,292	56,129,464	61,874,446	65,996,711
Total Primary Government, Net Position	<u>\$ 269,370,957</u>	<u>\$ 286,775,268</u>	<u>\$ 309,856,054</u>	<u>\$ 331,943,117</u>	<u>\$ 347,642,291</u>

Note: This information is provided as part of the Financial Trend Data.

CITY OF LEESBURG, FLORIDA
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LAST TEN YEARS
(UNAUDITED ACCRUAL BASIS OF ACCOUNTING)
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Expenses	2014	2015	2016	2017	2018
Governmental Activities:					
General Government.	\$ 4,207,463	\$ 3,699,829	\$ 4,332,531	\$ 4,308,723	\$ 4,261,083
Public Safety	13,436,493	13,774,093	15,963,879	15,218,300	15,265,479
Physical Environments	164,599	145,811	158,565	197,267	89,114
Transportation	4,026,402	2,447,892	2,494,645	2,300,390	2,237,644
Economic Environment	601,599	665,364	704,682	868,608	1,064,872
Human Services	62,313	56,147	51,380	92,742	27,706
Culture and Recreation	3,787,423	3,724,975	4,165,256	3,962,261	5,334,338
Interest on Long Term Debt	1,014,659	1,245,289	2,295,754	1,146,553	780,283
Total Governmental Activities Expenses	27,300,951	25,759,400	30,166,692	28,094,844	29,060,519
Business-Type Activities:					
Electric Utility	57,032,000	52,304,667	53,842,698	55,636,953	53,894,931
Gas Utility	5,820,355	5,127,380	4,797,668	4,888,424	5,265,085
Water Utility	6,087,119	5,973,909	6,773,513	6,536,301	6,597,519
Wastewater Utility	8,255,645	8,436,457	8,194,810	8,147,865	8,206,198
Stormwater System	930,551	847,931	911,432	976,741	990,541
Solid Waste System	3,105,018	2,724,326	2,863,103	3,402,964	2,556,451
Communication Services Utility	1,398,675	1,476,913	1,567,038	1,676,759	609,806
Airport	-	1,997,024	2,368,149	1,985,875	1,996,993
Housing	-	-	-	-	-
Total Business-Type Activities Expenses	82,629,363	78,888,607	81,318,411	83,251,882	80,117,524
Total Primary Government Expenses	\$ 109,930,314	\$ 104,648,007	\$ 111,485,103	\$ 111,346,726	\$ 109,178,043
Program Revenues					
Governmental Activities:					
Charges for Services:					
General Government	\$ 403,638	\$ 710,031	\$ 742,308	\$ 594,609	\$ 709,492
Public Safety	808,461	937,188	2,487,371	2,624,676	2,707,036
Physical Environment	34,240	124,885	165,014	118,279	115,105
Transportation	1,378,294	467,402	-	287,807	296,094
Economic Environment	-	-	-	-	910
Human Services	-	-	-	-	-
Culture and Recreation	550,146	593,150	598,701	660,316	672,168
Operating Grants and Contributions	369,821	449,269	201,225	165,986	109,597
Capital Grants and Contributions	2,168,876	425,396	559,279	1,189,437	553,437
Total Governmental Activities Program Revenues	5,713,476	3,707,321	4,753,898	5,641,110	5,163,839
Business-Type Activities:					
Charges for Services	92,013,588	91,894,164	92,563,401	97,691,509	94,701,822
Operating Grants and Contributions	3,605	-	-	45,474	-
Capital Grants and Contributions	2,742,221	1,069,990	2,046,797	3,021,413	2,540,026
Total Business-Type Activities Program Revenues	94,759,414	92,964,154	94,610,198	100,758,396	97,241,848
Total Primary Government Program Revenue	\$ 100,472,890	\$ 96,671,475	\$ 99,364,096	\$ 106,399,506	\$ 102,405,687
Net (Expense)/Revenue					
Governmental Activities	\$ (21,587,475)	\$ (22,052,079)	\$ (25,412,794)	\$ (22,453,734)	\$ (23,896,680)
Business-Type Activities	12,130,051	14,075,547	13,291,787	17,506,514	17,124,324
Total Primary Government Net Expense	\$ (9,457,424)	\$ (7,976,532)	\$ (12,121,007)	\$ (4,947,220)	\$ (6,772,356)

Notes: This information is provided as part of the Financial Trend Data.

Airport was separated from the Governmental Activities in 2015 because it became a Business-Type fund.

CITY OF LEESBURG, FLORIDA
CHANGES IN NET POSITION
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Expenses	2019	2020	2021	2022	2023
Governmental Activities:					
General Government.	\$ 4,316,993	\$ 3,478,302	\$ 4,490,077	\$ 4,731,216	\$ 5,245,312
Public Safety	16,221,272	16,285,754	16,539,897	19,239,030	21,539,147
Physical Environment	84,061	101,602	115,573	138,077	153,652
Transportation	2,085,647	2,072,205	2,081,078	1,922,198	2,034,806
Economic Environment	1,040,933	1,124,000	1,004,925	1,099,201	1,238,005
Human Services	296,365	303,807	1,516,843	1,353,606	900,913
Culture and Recreation	3,862,143	4,042,393	4,442,884	4,861,513	5,646,971
Interest on Long Term Debt	1,146,628	1,096,516	1,037,826	998,170	926,401
Total Governmental Activities Expenses	29,054,042	28,504,579	31,229,103	34,343,011	37,685,207
Business-Type Activities:					
Electric Utility	55,241,760	52,373,341	54,580,706	76,122,373	71,756,162
Gas Utility	5,908,980	5,152,566	5,219,717	7,522,044	7,673,144
Water Utility	7,008,398	6,662,035	6,869,537	7,092,934	8,123,655
Wastewater Utility	8,265,558	9,107,135	9,268,867	10,219,785	12,235,001
Stormwater System	2,165,042	1,018,538	1,265,382	1,164,356	1,447,283
Solid Waste System	3,406,525	3,625,574	3,509,731	4,235,509	4,391,866
Communication Services Utility	-	-	-	-	-
Airport	2,269,693	2,171,954	2,475,256	2,642,798	2,977,087
Housing	-	-	-	-	-
Total Business-Type Activities Expenses	84,265,956	80,111,143	83,189,196	108,999,799	108,604,198
Total Primary Government Expenses	\$ 113,319,998	\$ 108,615,722	\$ 114,418,299	\$ 143,342,810	\$ 146,289,405
Program Revenues					
Governmental Activities:					
Charges for Services:					
General Government	\$ 817,395	\$ 768,233	\$ 923,004	\$ 1,003,570	\$ 952,057
Public Safety	2,554,584	2,453,732	2,833,302	2,840,984	2,802,824
Physical Environment	97,989	86,830	70,773	110,414	126,615
Transportation	304,753	316,358	328,220	192,786	183,954
Economic Environment	4,625	1,830	1,490	10,603	6,635
Human Services	-	-	-	-	-
Culture and Recreation	680,499	714,550	870,453	1,125,362	1,235,874
Operating Grants and Contributions	315,203	628,643	2,188,543	2,349,554	2,021,535
Capital Grants and Contributions	352,436	1,397,720	3,147,481	3,457,729	2,783,274
Total Governmental Activities Program Revenues	5,127,484	6,367,896	10,363,266	11,091,002	10,112,768
Business-Type Activities:					
Charges for Services	97,806,450	94,418,697	98,165,306	122,895,537	118,855,323
Operating Grants and Contributions	565,210	430,733	330,949	32,911	255,086
Capital Grants and Contributions	2,391,074	5,132,748	9,873,262	12,524,462	7,706,492
Total Business-Type Activities Program Revenues	100,762,734	99,982,178	108,369,517	135,452,910	126,816,901
Total Primary Government Program Revenue	\$ 105,890,218	\$ 106,350,074	\$ 118,732,783	\$ 146,543,912	\$ 136,929,669
Net (Expense)/Revenue					
Governmental Activities	\$ (23,926,558)	\$ (22,136,683)	\$ (20,865,837)	\$ (23,252,009)	\$ (27,572,439)
Business-Type Activities	16,496,778	19,871,035	25,180,321	26,453,111	18,212,703
Total Primary Government Net Expense	\$ (7,429,780)	\$ (2,265,648)	\$ 4,314,484	\$ 3,201,102	\$ (9,359,736)

Notes: This information is provided as part of the Financial Trend Data.

Airport was separated from the Governmental Activities in 2015 because it became a Business-Type fund.

CITY OF LEESBURG, FLORIDA
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	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
General Revenues and Other Changes in Net Position					
Governmental Activities:					
Property Taxes	\$ 4,685,546	\$ 4,712,444	\$ 4,977,437	\$ 5,204,939	\$ 5,678,438
Other Taxes	6,857,316	6,857,316	6,857,316	7,633,585	7,623,481
Intergovernmental Revenues, Unrestricted	2,040,040	2,040,040	2,040,040	2,587,802	2,720,793
Investment Income	105,996	246,563	552,507	266,051	388,197
Miscellaneous	179,925	111,601	95,650	230,746	1,166,274
Transfers	10,864,327	(15,323,267)	12,656,351	10,764,634	17,986,145
Total Governmental Activities	<u>24,733,150</u>	<u>(1,355,303)</u>	<u>27,179,301</u>	<u>26,687,757</u>	<u>35,563,328</u>
Business-Type Activities:					
Investment Income	566,516	785,893	1,671,744	562,575	843,658
Miscellaneous	18,216	131,805	34,595	184,151	2,283,381
Special Item	-	-	-	-	-
Extraordinary Gain	-	-	7,727,400	-	-
Transfers	(10,864,327)	15,323,267	(12,656,351)	(10,764,634)	(17,986,145)
Total Business-Type Activities	<u>(10,279,595)</u>	<u>16,240,965</u>	<u>(3,222,612)</u>	<u>(10,017,908)</u>	<u>(14,859,106)</u>
Total Primary Government	<u>\$ 14,453,555</u>	<u>\$ 14,885,662</u>	<u>\$ 23,956,689</u>	<u>\$ 16,669,849</u>	<u>\$ 20,704,222</u>
Changes in Net Position					
Governmental Activities	\$ 3,498,981	\$ (22,589,439)	\$ 2,898,745	\$ 4,234,023	\$ 2,554,664
Business-Type Activities	1,850,456	30,316,512	10,069,175	7,488,606	14,183,531
Total Government	<u>\$ 5,349,437</u>	<u>\$ 7,727,073</u>	<u>\$ 12,967,920</u>	<u>\$ 11,722,629</u>	<u>\$ 16,738,195</u>

Notes: This information is provided as part of the Financial Trend Data.

Airport was separated from the Governmental Activities in 2015 because it became a Business-Type fund.

CITY OF LEESBURG, FLORIDA
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	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
General Revenues and Other Changes in Net Position					
Governmental Activities:					
Property Taxes	\$ 6,228,596	\$ 5,934,099	\$ 6,312,854	\$ 6,636,753	\$ 7,866,364
Other Taxes	7,594,686	7,538,413	7,871,658	8,536,985	9,450,472
Intergovernmental Revenues, Unrestricted	2,760,235	2,731,028	3,149,499	3,685,926	4,136,575
Investment Income	1,135,647	697,381	37,776	(183,596)	1,034,496
Miscellaneous	319,468	227,220	1,109,219	64,091	172,266
Transfers	8,442,590	8,746,489	8,773,695	9,269,889	8,822,493
Total Governmental Activities	<u>26,481,222</u>	<u>25,874,630</u>	<u>27,254,701</u>	<u>28,010,048</u>	<u>31,482,666</u>
Business-Type activities:					
Investment Income	2,102,062	1,676,009	110,087	(305,186)	2,347,316
Miscellaneous	4,027,281	865,809	175,209	450,988	51,421
Special Item	-	-	-	-	-
Extraordinary Gain	-	-	-	-	-
Transfers	(8,442,590)	(8,746,489)	(8,773,695)	(9,269,889)	(8,822,493)
Total Business-Type Activities	<u>(2,313,247)</u>	<u>(6,204,671)</u>	<u>(8,488,399)</u>	<u>(9,124,087)</u>	<u>(6,423,756)</u>
Total Primary Government General Revenues	<u>\$ 24,167,975</u>	<u>\$ 19,669,959</u>	<u>\$ 18,766,302</u>	<u>\$ 18,885,961</u>	<u>\$ 25,058,910</u>
Changes in Net Position					
Governmental Activities	\$ 2,554,664	\$ 3,737,947	\$ 6,388,864	\$ 4,758,039	\$ 3,910,227
Business-Type Activities	14,183,531	13,666,364	16,691,922	17,329,024	11,788,947
Total Government	<u>\$ 16,738,195</u>	<u>\$ 17,404,311</u>	<u>\$ 23,080,786</u>	<u>\$ 22,087,063</u>	<u>\$ 15,699,174</u>

Notes: This information is provided as part of the Financial Trend Data.

Airport was separated from the Governmental Activities in 2015 because it became a Business-Type fund.

CITY OF LEESBURG, FLORIDA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
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	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
General Fund					
Nonspendable	\$ 50,075	\$ 35,361	\$ 77,154	\$ 108,198	\$ 676,164
Restricted	1,017,596	1,332,191	1,474,147	1,485,054	373,227
Committed	2,919	3,285	4,138	5,289	2,901
Assigned	235,269	322,141	1,263,580	1,253,310	724,774
Unassigned	10,689,238	12,684,625	9,928,466	10,969,154	13,501,011
Total General Fund	<u>\$ 11,995,097</u>	<u>\$ 14,377,603</u>	<u>\$ 12,747,485</u>	<u>\$ 13,821,005</u>	<u>\$ 15,278,077</u>
 All Other Governmental Funds					
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	9,082,457	10,336,400	10,557,678	6,886,746	6,478,374
Committed	-	-	-	-	-
Assigned	1,348,285	-	6,623,792	6,921,025	13,571,474
Unassigned	(151,106)	(38,449)	(10,211)	-	(919,723)
Total All Other Governmental Funds	<u>\$ 10,279,636</u>	<u>\$ 10,297,951</u>	<u>\$ 17,171,259</u>	<u>\$ 13,807,771</u>	<u>\$ 19,130,125</u>

Notes: This information is provided as part of the Financial Trend Data.
Beginning in 2015, Airport is no longer classified as a governmental fund.

CITY OF LEESBURG, FLORIDA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
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	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
General Fund					
Nonspendable	\$ 699,163	\$ 795,314	\$ 797,695	\$ 732,022	\$ 719,155
Restricted	182,232	182,182	176,174	175,665	166,576
Committed	3,288	69,480	38,624	75,700	42,986
Assigned	605,554	71,438	2,356,415	1,972,840	1,251,642
Unassigned	14,229,898	11,786,634	10,948,260	12,103,036	14,333,642
Total General Fund	<u>\$ 15,720,135</u>	<u>\$ 12,905,048</u>	<u>\$ 14,317,168</u>	<u>\$ 15,059,263</u>	<u>\$ 16,514,001</u>
 All Other Governmental Funds					
Nonspendable	\$ -	\$ -	\$ 9,900	\$ 10,742	\$ -
Restricted	7,175,642	8,094,020	9,028,988	8,726,619	11,722,265
Committed	-	-	-	-	-
Assigned	7,731,691	8,380,295	2,279,442	2,983,763	2,415,423
Unassigned	(820,318)	(850,874)	(612,711)	(633,009)	(206,354)
Total All Other Governmental Funds	<u>\$ 14,087,015</u>	<u>\$ 15,623,441</u>	<u>\$ 10,705,619</u>	<u>\$ 11,088,115</u>	<u>\$ 13,931,334</u>

Notes: This information is provided as part of the Financial Trend Data.
Beginning in 2015, Airport is no longer classified as a governmental fund.

CITY OF LEESBURG, FLORIDA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
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	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Revenues					
Taxes	\$ 12,002,708	\$ 12,362,071	\$ 12,538,811	\$ 12,838,524	\$ 13,301,919
Licenses, Permits, and Assessments	815,905	1,006,590	2,620,855	2,771,289	2,625,638
Intergovernmental	4,354,607	2,743,845	2,635,483	3,692,475	3,113,774
Charges for Services	896,780	1,023,985	553,600	682,962	729,001
Fines and Forfeitures	165,356	156,640	134,622	187,801	375,539
Impact Fees	68,685	106,719	159,680	189,152	194,345
Interest	25,755	173,320	394,035	210,854	305,759
Miscellaneous	1,450,423	776,766	740,160	736,683	849,942
Total Revenues	<u>19,780,219</u>	<u>18,349,936</u>	<u>19,777,246</u>	<u>21,309,740</u>	<u>21,495,917</u>
Expenditures					
General Government	3,257,326	3,242,396	3,601,492	3,515,915	3,664,492
Public Safety	13,823,843	12,837,293	13,052,692	14,052,120	14,943,348
Physical Environment	77,191	69,833	92,080	102,643	86,550
Transportation	1,954,674	1,380,217	1,466,803	1,251,321	1,198,752
Economic Environment	563,007	572,566	541,578	534,142	589,003
Human Services	62,313	56,147	51,380	92,742	27,706
Culture and Recreation	2,346,340	2,906,347	3,022,899	3,113,041	3,322,943
Capital Outlay	4,169,896	3,105,201	1,570,631	4,551,586	7,225,485
Debt Service:					
Principal Payments	1,964,296	1,972,996	2,297,062	1,907,204	987,920
Interest and Fees	1,619,394	1,197,860	1,515,971	1,367,060	1,029,023
Total Expenditures	<u>29,838,280</u>	<u>27,340,856</u>	<u>27,212,588</u>	<u>30,487,774</u>	<u>33,075,222</u>
Excess of Revenues Over (Under) Expenditures	<u>(10,058,061)</u>	<u>(8,990,920)</u>	<u>(7,435,342)</u>	<u>(9,178,034)</u>	<u>(11,579,305)</u>
Other Financing Sources (Uses)					
Sale of Capital Assets	13,781	3,141	25,808	3,808	210,105
Insurance Proceeds from Losses	-	-	-	-	-
Transfers In	13,650,373	13,974,025	19,862,843	15,155,227	26,035,441
Transfers Out	(2,895,496)	(3,585,425)	(7,210,119)	(4,408,932)	(8,020,437)
Issuance of Debt	-	1,000,000	-	11,563,000	255,163
Issuance of SBITAs	-	-	-	-	-
Payment to Escrow Agent	-	-	-	(15,425,037)	-
Total Other Financing Sources (Uses)	<u>10,768,658</u>	<u>11,391,741</u>	<u>12,678,532</u>	<u>6,888,066</u>	<u>18,480,272</u>
Net Change In Fund Balances	<u>\$ 710,597</u>	<u>\$ 2,400,821</u>	<u>\$ 5,243,190</u>	<u>\$ (2,289,968)</u>	<u>\$ 6,900,967</u>
Debt Service Expenditures as a Percentage of Noncapital Expenditures	14.0%	13.1%	14.9%	12.6%	7.7%

Note: This information is provided as part of the Financial Trend Data.

CITY OF LEESBURG, FLORIDA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
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	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Revenues:					
Taxes	\$ 13,838,251	\$ 14,351,608	\$ 15,457,190	\$ 16,598,267	\$ 19,200,057
Licenses, Permits, and Assessments	2,702,964	2,663,269	2,967,912	3,028,463	3,042,691
Intergovernmental	3,131,748	3,347,440	6,428,997	7,145,003	5,866,887
Charges for Services	840,324	891,513	1,232,216	1,389,380	1,345,611
Fines and Forfeitures	200,030	151,779	224,045	162,975	248,512
Impact Fees	175,634	325,067	496,113	534,357	823,124
Interest	919,438	566,791	36,908	(152,935)	889,203
Miscellaneous	827,471	845,447	920,191	1,090,150	1,044,701
Total Revenues	<u>22,635,860</u>	<u>23,142,914</u>	<u>27,763,572</u>	<u>29,795,660</u>	<u>32,460,786</u>
Expenditures:					
General Government	3,869,799	3,678,770	4,089,807	4,048,014	4,023,899
Public Safety	15,900,236	16,193,013	17,355,113	18,438,667	19,252,022
Physical Environment	81,508	99,049	113,423	135,741	132,731
Transportation	1,269,450	1,292,655	1,335,163	1,147,803	1,264,518
Economic Environment	767,122	847,079	766,630	855,292	1,020,565
Human Services	296,365	303,807	1,516,843	1,353,606	900,913
Culture and Recreation	3,361,892	3,380,029	3,774,945	4,260,350	4,686,795
Capital Outlay	9,731,723	5,216,221	9,667,408	4,717,360	3,824,176
Debt Service:					
Principal Payments	1,100,533	1,234,648	1,282,464	1,724,582	2,311,305
Interest and Fees	1,016,705	1,010,067	956,288	904,703	867,581
Total Expenditures	<u>37,395,333</u>	<u>33,255,338</u>	<u>40,858,084</u>	<u>37,586,118</u>	<u>38,284,505</u>
Excess Of Revenue Over (Under) Expenditures	<u>(14,759,473)</u>	<u>(10,112,424)</u>	<u>(13,094,512)</u>	<u>(7,790,458)</u>	<u>(5,823,719)</u>
Other Financing Sources (Uses):					
Sale of Capital Assets	16,424	42,923	208,635	40,278	1,733
Insurance Proceeds from Losses	-	-	800,482	-	-
Transfers In	13,999,732	18,589,505	13,264,254	15,744,880	13,897,480
Transfers Out	(5,565,699)	(9,950,841)	(4,684,561)	(6,870,109)	(5,468,154)
Issuance of Debt	780,683	-	-	-	525,370
Issuance of SBITAs	-	-	-	-	1,165,247
Payment to Escrow Agent	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>9,231,140</u>	<u>8,681,587</u>	<u>9,588,810</u>	<u>8,915,049</u>	<u>10,121,676</u>
Net Change In Fund Balances	<u>\$ (5,528,333)</u>	<u>\$ (1,430,837)</u>	<u>\$ (3,505,702)</u>	<u>\$ 1,124,591</u>	<u>\$ 4,297,957</u>
Debt Service Expenditures as a Percentage of Noncapital Expenditures	7.7%	8.0%	7.2%	8.0%	9.2%

Note: This information is provided as part of the Financial Trend Data.

**CITY OF LEESBURG, FLORIDA
ASSESSED VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS**

Fiscal Year ¹	Real Property	Personal Property	Less: Tax-Exempt Property		Taxable Value for Operating Millages	Total Direct Tax Rate ²
			Real Property	Personal Property		
2014	\$ 1,290,485,803	\$ 283,156,954	\$ 358,695,894	\$ 99,001,842	\$ 1,115,945,021	4.3179
2015	1,312,948,029	280,285,609	365,395,977	105,531,482	\$ 1,122,306,179	4.3179
2016	1,361,579,903	289,307,979	391,733,605	121,489,389	\$ 1,137,664,888	4.2678
2017	1,417,588,453	278,678,832	408,391,035	113,564,329	\$ 1,174,311,921	4.2678
2018	1,523,633,410	284,531,327	444,745,793	117,834,707	\$ 1,245,584,237	4.2678
2019	1,584,053,657	279,400,419	415,085,347	119,619,590	\$ 1,328,749,139	4.2678
2020	1,732,580,044	300,798,467	466,519,278	130,199,387	\$ 1,436,659,846	4.2678
2021	1,909,085,464	310,079,836	496,935,842	130,687,788	\$ 1,591,541,670	4.1086
2022	2,058,394,493	300,088,310	517,089,604	133,718,317	\$ 1,707,674,882	4.0192
2023	2,380,999,955	320,828,461	539,436,997	130,304,078	\$ 2,032,087,341	4.0192

Notes: ¹Information is reported based on the fiscal year in which associated tax revenue is recognized - e.g. the 2022 tax roll data is reported here for Fiscal Year 2023, as that is the period of collection and revenue recognition.

²Tax rates are per \$1,000 of assessed value.

Source: Lake County Property Appraiser

**CITY OF LEESBURG, FLORIDA
PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS
(RATE PER \$1,000 OF ASSESSED VALUE)**

Fiscal Year	Total Direct	Overlapping Governments						Total
	City	School District	Lake County	Ambulance District	Northwest Hospital District	Lake County Water Authority	Water Management District	
2014	4.3179	7.1700	4.9209	0.3853	1.0000	0.2554	0.3283	18.3778
2015	4.3179	7.2460	5.5456	0.4629	1.0000	0.2554	0.3164	19.1442
2016	4.2678	7.1970	5.4651	0.4629	1.0000	0.2554	0.3023	18.9505
2017	4.2678	6.8750	5.2704	0.4629	1.0000	0.2554	0.2885	18.4200
2018	4.2678	6.6030	5.2704	0.4629	1.0000	0.2554	0.2724	18.1319
2019	4.2678	6.3550	5.2504	0.4629	0.9800	0.4900	0.2562	18.0623
2020	4.2678	6.8830	5.1800	0.4629	0.9500	0.3557	0.2414	18.3408
2021	4.1086	6.6990	5.1427	0.4629	0.8950	0.3368	0.2287	17.8737
2022	4.0192	6.5920	5.1447	0.4629	-	0.3229	0.2189	16.7606
2023	4.0192	6.2480	5.0364	0.4629	0.5000	0.3083	0.1974	16.7722

Notes: The Florida Constitution limits the City and County millage capacity (non-debt related) to 10.000 mills.

Information is reported based on the fiscal year in which associated tax revenue is recognized - e.g. the 2022 tax roll data is reported here for Fiscal Year 2023, as that is the period of collection and revenue recognition.

Source: Lake County Property Appraiser

**CITY OF LEESBURG, FLORIDA
PRINCIPAL PROPERTY TAXPAYERS
FOR THE CURRENT CALENDAR YEAR AND NINE YEARS AGO**

Taxpayer	2023			2014		
	2022 Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	2013 Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Villages Land Company LLC	\$ 82,160,160	1	4.04%			0.00%
DRJ Land Company LLC	34,790,270	2	1.71%			0.00%
CCRC - Lake Port Square, LLC	32,071,292	3	1.58%	-	-	
Lake Village Station LLC	26,154,980	4	1.29%	22,931,110	3	2.05%
Minute Maid Company	23,896,592	5	1.18%	-	-	-
Village Lake Promenade LLC	22,135,032	6	1.09%	-		0.00%
Cutrale Citrus Juices, U.S.A., Inc	21,368,818	7	1.05%	29,935,980	1	2.68%
COB MHC Palm Ridge One LLC	19,821,270	8	0.98%	-	-	-
Palm Plaza Investors, LLC	17,435,162	9	0.86%	-	-	-
Duke Energy Florida LLC	17,153,996	10	0.84%	-	-	-
Embarq-Florida, Inc (fka Sprint-Florida)	-	-	-	26,693,919	2	2.39%
Lake Port Square, Ilc	-	-	-	18,291,499	4	1.64%
Macerich Lake Square Mall, LLC	-	-	-	13,510,753	5	1.21%
Lowe's Home Centers, Inc.	-	-	-	7,757,814	6	0.70%
Redus Arlington Ridge, FL				7,502,507	7	0.67%
Shoppes of Lake Village LTD				6,606,902	8	0.59%
Walgreen Co.				6,139,837	9	
AT&T Communications Inc	-	-	-	5,950,918	10	0.53%
Subtotal	<u>296,987,572</u>		<u>14.61%</u>	<u>145,321,239</u>		<u>12.47%</u>
All Others	<u>1,735,099,769</u>		<u>85.39%</u>	<u>970,623,782</u>		<u>87.53%</u>
Total	<u>\$ 2,032,087,341</u>		<u>100.00%</u>	<u>\$ 1,115,945,021</u>		<u>100.00%</u>

Notes: Taxable Assessed Values (Section 193.011, Florida Statutes) are as of January 1, 2013 and 2022, and represent total property values including real property, personal property and centrally assessed property.

Blank information in Taxable Assessed Value does not mean the business no longer exists.

Source: Lake County Property Appraiser

**CITY OF LEESBURG, FLORIDA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

Fiscal Year ²	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy ¹		Collections for Previous Years of Levy	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2014	\$ 4,818,539	\$ 4,658,873	96.69%	\$ 26,673	\$ 4,685,546	97.24%
2015	4,846,006	4,695,831	96.90%	16,614	4,712,445	97.24%
2016	4,855,326	4,698,261	96.77%	8,789	4,707,050	96.95%
2017	5,011,728	4,847,411	96.72%	19,179	4,866,590	97.10%
2018	5,315,904	5,142,754	96.74%	5,696	5,148,450	96.85%
2019	5,670,836	5,487,015	96.76%	6,731	5,493,746	96.88%
2020	6,131,377	5,932,210	96.75%	1,889	5,934,099	96.78%
2021	6,539,008	6,310,710	96.51%	2,142	6,312,852	96.54%
2022	6,863,487	6,633,523	96.65%	3,230	6,636,753	96.70%
2023	8,167,364	7,862,885	96.27%	3,478	7,866,363	96.31%

Notes: ¹Amounts collected within the fiscal year of the levy are inclusive of legally available early payment discounts (ranging from 4% to 1%).

²Information is reported based on the fiscal year in which associated tax revenue is recognized - e.g. the 2022 tax roll data is reported here for Fiscal Year 2023, as that is the period of collection and revenue recognition.

Source: Lake County Property Appraiser

CITY OF LEESBURG, FLORIDA
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(UNAUDITED ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Tax	Local Option Gas Tax	Sales Tax	Franchise Fees	Utility Service Tax	Communications Services Tax	Total
2014	\$ 4,858,023	\$ 603,878	\$ 1,740,150	\$ 138,873	\$ 3,255,534	\$ 1,058,798	\$ 11,655,256
2015	4,712,444	625,941	1,891,707	243,760	3,404,080	1,014,467	11,892,399
2016	4,707,049	500,950	1,982,521	270,733	3,640,419	1,037,210	12,138,882
2017	4,866,590	438,089	2,070,288	306,233	3,606,282	1,089,220	12,376,702
2018	5,148,450	399,305	2,076,793	322,793	3,656,281	1,076,822	12,680,444
2019	5,493,746	390,498	2,123,574	377,751	3,816,666	855,154	13,057,389
2020	5,934,098	359,067	2,155,466	398,142	3,807,986	833,150	13,487,909
2021	6,312,852	364,702	2,617,066	426,220	3,807,204	859,035	14,387,079
2022	6,636,753	386,064	3,044,058	489,459	4,009,415	862,705	15,428,454
2023	7,866,363	442,161	3,495,348	555,404	4,329,829	934,923	17,624,028

**CITY OF LEESBURG, FLORIDA
GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY
HISTORICAL REVENUES**

Fiscal Year	Taxable Values	HISTORICAL REVENUES					Total Revenues
		Lake County	City of Leesburg	Ambulance	Lake County Water Authority		
2014	\$ 121,719,997	\$ 156,736	\$ 143,416	\$ 12,765	\$ 8,483	\$	321,400
2015	122,062,401	179,978	144,821	15,469	8,566		348,834
2016	117,626,545	154,793	125,156	13,507	7,490		300,946
2017	118,624,754	154,175	129,203	13,945	7,732		305,055
2018	123,528,506	179,578	150,463	16,242	9,004		355,287
2019	131,096,543	214,755	179,769	19,423	20,640		434,587
2020	131,329,646	214,079	180,714	19,533	15,062		429,388
2021	144,416,932	275,391	225,585	25,330	18,492		544,798
2022	166,892,333	285,054	227,504	26,114	18,278		556,950
2023	162,505,103	384,167	307,294	35,309	23,572		750,342

Note: The City of Leesburg created the Greater Leesburg Community Redevelopment Agency (GLCRA) on May 28, 1996 (Resolution 4994) pursuant to Section 163.512, Florida Statutes. The GLCRA is part of the City's Comprehensive Plan to enhance the downtown district and surrounding areas. The base year was established in 1996 with an assessed taxable value of \$86,757,505. The GLCRA generates a majority of its annual income from tax increment revenues and will expire in 2026.

Source: Lake County Property Appraiser

**CITY OF LEESBURG, FLORIDA
CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY
HISTORICAL REVENUES**

Fiscal Year			HISTORICAL REVENUES									
			Lake County	City of Leesburg	Ambulance	Lake County Water Authority	Total Revenues					
2014	\$	76,430,497	\$	81,935	\$	75,683	\$	6,673	\$	4,477	\$	168,768
2015		76,432,394		93,216		75,691		8,012		4,477		181,396
2016		74,770,987		83,259		68,077		7,265		4,074		162,675
2017		82,264,234		99,181		83,759		8,970		5,012		196,922
2018		85,869,492		116,918		98,377		10,575		5,887		231,757
2019		89,246,275		133,174		112,067		12,045		12,867		270,153
2020		95,010,573		159,856		135,438		14,585		11,288		321,167
2021		105,251,563		207,516		170,358		19,086		13,965		410,925
2022		115,623,566		258,377		206,254		23,670		16,570		504,871
2023		130,876,111		330,514		264,492		30,379		20,288		645,673

Note: The City of Leesburg created the Carver Heights/Montclair Area Community Redevelopment Agency (CHCRA) on December 10, 2001 (Ordinance 01-61) pursuant to Section 163.512, Florida Statutes. The CHCRA was created to identify and address blighted conditions within its boundaries and to enable the City to establish a mechanism to finance redevelopment projects through Tax Increment Financing (TIF). The base year was established in 2001 with an assessed value of \$57,980,259. The CHCRA generates a majority of its annual income from tax increment revenues.

On July 13, 2015 (Ordinance 16-26), the City amended the plan for the CHCRA, expanded the boundaries and extended the timeframe to add thirty (30) years from the time of amendment. The agency will expire in 2046.

Source: Lake County Property Appraiser

**CITY OF LEESBURG, FLORIDA
U.S. HIGHWAY 441 & 27 COMMUNITY REDEVELOPMENT AGENCY
HISTORICAL REVENUES**

Fiscal Year	Taxable Values	HISTORICAL REVENUES				
		Lake County	City of Leesburg	Ambulance	Lake County Water Authority	Total Revenues
2014	\$ 325,800,698	\$ -	\$ -	\$ -	\$ -	\$ -
2015	326,674,034	-	-	-	-	-
2016	333,357,278	-	-	-	-	-
2017	343,475,725	42,991	41,024	3,888	2,455	90,358
2018	369,121,082	167,907	145,189	15,187	8,689	336,972
2019	390,366,522	270,906	231,139	24,502	26,538	553,085
2020	414,121,677	382,501	327,452	34,900	27,292	772,145
2021	333,357,278	592,377	489,410	54,486	40,119	1,176,392
2022	478,361,989	688,876	553,663	63,109	44,481	1,350,129
2023	526,337,591	917,936	739,014	84,369	56,687	1,798,006

Note: The City of Leesburg created the U.S. Highway 441 & 27 Community Redevelopment Agency (Agency) on February 13, 2006 (Ordinance 06-13) pursuant to Section 163.512, Florida Statutes. The Agency determined the existence of blighted areas and is part of the City's plan to improve conditions within the corridor areas. The base year was established in 2006 with an assessed taxable value of \$352,255,087. In FY 2016, the Agency was rebased with an assessed taxable value of \$333,357,278. The Agency generates a majority of its annual income from tax increment revenues which expires in 2046.

In FY 2012, taxable values dropped below the base year values resulting in zero tax revenue for the CRA.

On December 7, 2015, Ordinance 15-49 amended the base year for computation of tax increment revenues specifying the use of the tax roll adopted by the Property Appraiser of Lake County, Florida for tax year 2015.

Source: Lake County Property Appraiser

CITY OF LEESBURG, FLORIDA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities				Business-Type Activities		Total Primary Government	% of Personal Income ¹	Per Capita ²
	Capital Improvement Bonds	Notes Payable	SBITAs	Financed Purchase Agreements	Utility System Revenue Bonds	Notes Payable			
2014	\$ 29,120,000	\$ 8,624,202	\$ -	\$ 124,460	\$ 79,968,888	\$ 32,038,000	\$ 149,875,550	18.51%	34,445
2015	28,500,000	8,310,998	-	84,668	62,871,451	30,991,000	130,758,117	17.45%	34,782
2016	28,500,000	8,310,998	-	84,668	72,494,584	30,991,000	140,381,250	17.57%	36,327
2017	13,310,000	17,009,400	-	-	70,707,186	14,471,000	115,497,586	13.77%	37,480
2018	12,780,000	16,597,400	-	209,243	68,474,788	13,121,000	111,182,431	11.77%	40,541
2019	12,235,000	16,158,400	-	873,393	66,152,389	12,088,000	107,507,182	10.62%	42,190
2020	11,670,000	15,587,400	-	774,745	63,764,992	26,119,000	117,916,137	11.07%	43,425
2021	11,090,000	14,989,400	-	694,986	61,292,595	39,914,916	127,981,897	11.10%	52,291
2022	10,485,000	13,976,400	-	588,404	58,715,197	67,425,916	151,190,917	10.52%	52,291
2023	9,855,000	12,931,400	1,683,046	892,400	56,037,798	64,410,916	145,810,560	9.18%	52,291

Notes: Details regarding the City's outstanding debt can be found in Note 8 of the Financial Statements.

¹See Demographic and Economic Statistics for personal income and population data.

²US Department of Commerce, Bureau of Economic Analysis (<http://bea.gov>) for Lake County. The actual per capita personal income for the City is not known. The County's per capita figures are multiplied by the City's population to determine the total personal income for the City.

**CITY OF LEESBURG, FLORIDA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
SEPTEMBER 30, 2023**

<u>Taxing District</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Overlapping Debt</u>
Direct Debt – City of Leesburg			\$ 23,678,800
<u>Overlapping Debt</u>			
Lake County Board of County Commissioners	\$ 7,260,000	6.68%	484,925
School District	-	6.68%	-
Subtotal – Overlapping Debt			484,925
Total Direct and Overlapping Debt			<u>\$ 24,163,725</u>

Notes: The City has no general obligation debt. Utility revenue bonds are excluded.

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Leesburg. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Sources: Lake County Board of County Commissioners
Lake County School District
Assessed value data used to estimate applicable percentage provided by the Lake County Property Appraiser.



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**CITY OF LEESBURG, FLORIDA
LEGAL DEBT MARGIN INFORMATION**

The City of Leesburg has no general obligation debt outstanding as of September 30, 2023.

There is no legal debt margin established for the City of Leesburg pursuant to Florida Statutes,
City ordinance or other laws applicable to the City of Leesburg.

**CITY OF LEESBURG, FLORIDA
PLEDGED REVENUE COVERAGE
CAPITAL IMPROVEMENT REVENUE BONDS/NOTES
SERIES 2004, 2009, & 2013
LAST TEN FISCAL YEARS**

	<u>2014</u>		<u>2015</u>		<u>2016</u>		<u>2017</u>	
Half-Cent Sales Tax ¹	\$ 1,069,082		\$ 1,162,792		\$ 1,232,094		\$ 1,289,822	
Guaranteed Entitlement ²	<u>309,234</u>		<u>309,234</u>		<u>309,234</u>		<u>309,234</u>	
Net Revenues Available	1,378,316		1,472,026		1,541,328		1,599,056	
Debt Service on Refunding Promissory Note, Series 2009 ⁵	<u>478,608</u>		<u>477,966</u>		<u>476,850</u>		<u>480,143</u>	
Combined Refunded & Refunding Debt Service	478,608		477,966		476,850		480,143	
Debt Service Coverage on Series 1999 Bonds & 2009 Note	2.88	X	3.08	X	3.23	X	3.33	X
2009 Senior Lien Note Required Minimum Coverage	1.30	X ³	1.30	X ³	1.30	X ³	1.30	X ³
Net Revenues Available After Debt Service on 1999 Bonds & 2009 Note	899,708		994,060		1,064,478		1,118,913	
Plus Public Service Tax ⁴	<u>3,255,533</u>		<u>3,404,080</u>		<u>3,640,419</u>		<u>3,606,282</u>	
Net Revenues Available	4,155,241		4,398,140		4,704,897		4,725,195	
Debt Service on Series 2004 Bonds ⁶	-		-		-		-	
Debt Service on Series 2013 Bonds ⁷	986,090		1,016,563		1,016,562		1,013,787	
Debt Service Coverage on Series 2004 & 2013 Bonds	4.21	X	4.33	X	4.63	X	4.63	X
Required Minimum Coverage	1.30	X ³	1.30	X ³	1.30	X ³	1.30	X ³
Net Revenues Available after all Debt Service	<u><u>\$ 3,169,151</u></u>		<u><u>\$ 3,381,577</u></u>		<u><u>\$ 3,688,335</u></u>		<u><u>\$ 3,711,408</u></u>	

Notes: ¹Gross Sales Tax Revenues are defined as the proceeds of the local governmental Half-Cent Sales Tax as described in Title XIV, Chapter 218, Part VI, Florida Statutes.

²Guaranteed Portion-State Revenue Sharing is the portion of state revenue sharing funds available to the City that are pledged, or set aside as a trust for the payment of principal or interest on the bonds pursuant to Title XIV, Chapter 218, Part II, Florida Statutes.

³1.30X Debt Service Coverage is not a Financial Covenant, rather an Additional Bonds Test Requirement. No additional senior lien parity bonds can be issued.

⁴Public Service Tax is a tax that may be levied by a municipality on the purchase of electricity, metered natural gas, liquefied petroleum gas, manufactured gas, and water service pursuant to Title XII, Chapter 166, Section 231, Florida Statutes.

**CITY OF LEESBURG, FLORIDA
PLEDGED REVENUE COVERAGE
CAPITAL IMPROVEMENT REVENUE BONDS/NOTES
SERIES 2004, 2009, & 2013
LAST TEN FISCAL YEARS**

2018		2019		2020		2021		2022		2023	
\$	1,365,801	\$	1,365,903	\$	1,402,403	\$	1,644,070	\$	1,866,454	\$	2,104,569
	309,234		309,234		309,234		309,234		309,234		309,234
	1,675,035		1,675,137		1,711,637		1,953,304		2,175,688		2,413,803
	477,845		473,334		474,381		469,954		484,818		483,973
	477,845		473,334		474,381		469,954		484,818		483,973
3.51 X		3.54 X		3.61 X		4.16 X		4.49 X		4.99 X	
1.30 X ³		1.30 X ³		1.30 X ³		1.30 X ³		1.30 X ³		1.30 X ³	
	1,197,190		1,201,803		1,237,256		1,483,350		1,690,870		1,929,830
	3,656,281		3,816,666		3,807,986		3,807,204		4,009,415		4,329,830
	4,853,471		5,018,469		5,045,242		5,290,554		5,700,285		6,259,660
	-		-		-		-		-		-
	1,013,113		1,023,813		1,021,863		1,023,662		1,246,183		1,021,913
	4.79 X		4.90 X		4.94 X		5.17 X		4.57 X		6.13 X
	1.30 X ³		1.30 X ³		1.30 X ³		1.30 X ³		1.30 X ³		1.30 X ³
\$	3,840,358	\$	3,994,656	\$	4,023,379	\$	4,266,892	\$	4,454,102	\$	5,237,747

Notes:

⁵Series 2009

Resolution 8557, adopted October 26, 2009, the City authorized the issuance of a "bank qualified" loan to refund all of the outstanding Refunding and Capital Improvement Revenue Bonds, Series 1999 pledging the revenues as defined in Notes 1 & 2.

⁶Series 2004

Resolution 7162, adopted July 12, 2004, the City authorized the issuance of the Capital Improvement Revenue Bonds, Series 2004, that closed on August 4, 2004, pledging the net available revenues after considering the Series 1999 Bonds. In addition, Public Service Tax revenues were pledged to cover the Series 2004 Bonds as defined in Note 4.

⁷Series 2013

Resolutions 9181 and 9182, adopted April 22, 2013, the City authorized the Series 2013 Capital Improvement Bonds refunding the Series 2004 Bond issuance, pledging the net available revenues after considering the Series 2009 Note. In addition, Public Service Tax revenues were pledged to cover the Series 2013 Bonds.

**CITY OF LEESBURG, FLORIDA
PLEDGED REVENUE COVERAGE
SERIES 2015 GREATER LEESBURG CRA REVENUE NOTE
LAST NINE FISCAL YEARS**

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Revenue:					
City of Leesburg	\$ 144,821	\$ 125,156	\$ 129,203	\$ 150,463	\$ 179,769
Lake County	204,013	175,790	175,852	204,824	254,818
Interest	<u>6,448</u>	<u>14,228</u>	<u>4,663</u>	<u>7,594</u>	<u>8,214</u>
Total	355,282	315,174	309,718	362,881	442,801
Debt Service on 2015 Note	6,224	80,343	100,510	101,313	101,894
Debt Service Coverage on Series 2015 Note	57.08	3.92 X	3.08 X	3.58 X	4.35 X
Net Revenues Available after Debt Service on 2015 Note	<u>\$ 349,058</u>	<u>\$ 234,831</u>	<u>\$ 209,208</u>	<u>\$ 261,568</u>	<u>\$ 340,907</u>

Note: This information is provided as part of the Financial Trend Data and should be presented in a ten year format. The current presentation begins with the first year of the Series 2015 Note.

Resolution 31 of the Greater Leesburg Community Redevelopment Agency, adopted January 12, 2015, authorized the issuance of the Redevelopment Revenue Note, Series 2015, a "qualified tax-exempt obligation". This note closed January 14, 2015.

Resolution 9533, of the City Commission of the City of Leesburg, adopted January 12, 2015, authorized and approved the issuance by the Greater Leesburg Community Redevelopment Agency of a \$1,000,000 principal amount Redevelopment Revenue Note, Series 2015. This resolution authorized the execution and delivery of an interlocal agreement, with said Community Redevelopment Agency, pursuant to which the City will covenant to budget and appropriate non-ad valorem revenues to make debt service payments, on said note, to the extent increment revenues are insufficient.

**CITY OF LEESBURG, FLORIDA
 PLEDGED REVENUE COVERAGE
 SERIES 2015 GREATER LEESBURG CRA REVENUE NOTE
 LAST NINE FISCAL YEARS**

<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
\$ 180,714	\$ 225,585	\$ 227,504	\$ 307,294
248,674	319,213	329,446	443,048
4,730	(285)	(299)	7,239
<u>434,118</u>	<u>544,513</u>	<u>556,651</u>	<u>757,581</u>
101,537	102,121	101,603	102,049
4.28 X	5.33 X	5.48	7.42 X
<u>\$ 332,581</u>	<u>\$ 442,392</u>	<u>\$ 455,048</u>	<u>\$ 655,532</u>

**CITY OF LEESBURG, FLORIDA
 PLEDGED REVENUE COVERAGE
 US HIGHWAY 441 & 27 AREA CRA REVENUE BONDS, SERIES 2009
 TAX INCREMENT REFUNDING REVENUE NOTE, SERIES 2016
 LAST TEN FISCAL YEARS**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Revenue:				
City of Leesburg	\$ -	\$ -	\$ -	\$ 41,024
Lake County	-	-	-	49,334
Interest	9,612	9,061	29,659	12,244
Total	<u>9,612</u>	<u>9,061</u>	<u>29,659</u>	<u>102,602</u>
Debt Service on 2009 Bonds	801,231	797,481	903,419	397,950
Debt Service on 2016 Note	-	-	-	178,961
Total Debt Service	<u>801,231</u>	<u>797,481</u>	<u>903,419</u>	<u>576,911</u>
Debt Service Coverage on all Debt	0.01 X	0.01 X	0.03 X	0.18 X
Net Revenues Available after all Debt Service	<u><u>\$ (791,619)¹</u></u>	<u><u>\$ (788,420)¹</u></u>	<u><u>\$ (876,760)¹</u></u>	<u><u>\$ (474,309)¹</u></u>

Note: This information is provided as part of the Financial Trend Data and should be presented in a ten year format. The current presentation begins with the first year of the Series 2009 Bonds.

Resolution 10 of the Community Redevelopment Agency for the U.S. Highway 441 & 27 Area, adopted October 12, 2009, authorized the issuance of the Tax Increment Revenue Bonds, Series 2009 to refinance the Agency's Subordinate Capital Improvement Bond Anticipation Note, Series 2008 to finance the construction of projects in the redevelopment area. The pledged revenues are the tax increment revenues and amounts held in the funds and accounts established by this agreement.

Resolution 8525, adopted October 12, 2009, the City authorized the issuance of the Tax Increment Revenue Bonds, Series 2009 for the Community Redevelopment Agency for the US Highway 441 & 27 Area.

Resolution 30 of the Community Redevelopment Agency for the U. S. Highway 441 & 27 Area adopted November 28, 2016, authorized the issuance of the Tax Increment Refunding Revenue Note, Series 2016 to advance refund the Agency's outstanding Tax Increment Revenue Bonds, Series 2009. The pledged revenues are the tax increment revenues and amounts held in the funds and accounts established by this agreement.

Resolution 9922, adopted November 28, 2016, the City authorized the issuance of the Tax Increment Refunding Revenue Note, Series 2016 for the Community Redevelopment Agency for the U. S. Highway 441 & 27 Area.

¹Due to the downturn in property values, the debt service payment for the Series 2009 Bonds is being paid from the bond proceeds in accordance with bond covenants.

²Due to the downturn in property values, the debt service payment for the Series 2016 Note is being paid from the note proceeds and other note created funds in accordance with note covenants.

**CITY OF LEESBURG, FLORIDA
 PLEDGED REVENUE COVERAGE
 US HIGHWAY 441 & 27 AREA CRA REVENUE BONDS, SERIES 2009
 TAX INCREMENT REFUNDING REVENUE NOTE, SERIES 2016
 LAST TEN FISCAL YEARS**

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
\$ 145,189	\$ 231,139	\$ 327,452	\$ 489,410	\$ 553,663	\$ 739,014
191,783	321,946	444,692	686,982	796,466	1,058,992
15,702	42,501	36,973	7,206	(10,035)	80,560
<u>352,674</u>	<u>595,586</u>	<u>809,117</u>	<u>1,183,598</u>	<u>1,340,094</u>	<u>1,878,566</u>
-	-	-	-	-	-
<u>367,928</u>	<u>375,078</u>	<u>486,517</u>	<u>496,273</u>	<u>882,736</u>	<u>881,777</u>
367,928	375,078	486,517	496,273	882,736	881,777
0.96 X	1.59 X	1.66 X	2.38 X	1.52 X	2.13 X
<u><u>\$ (15,254)¹</u></u>	<u><u>\$ 220,508²</u></u>	<u><u>\$ 322,600²</u></u>	<u><u>\$ 687,325</u></u>	<u><u>\$ 457,358</u></u>	<u><u>\$ 996,789</u></u>

CITY OF LEESBURG, FLORIDA
PLEDGED REVENUE COVERAGE
ELECTRIC SYSTEM REVENUE BONDS/NOTES
SERIES 2004, 2007A, 2007B, 2010, 2013, 2014, 2016, & 2020
LAST TEN FISCAL YEARS

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Gross Revenues¹	\$ 60,924,004	\$ 59,587,185	\$ 61,069,325	\$ 63,322,570
Less Operation and Maintenance Expenses ²	<u>50,744,245</u>	<u>46,454,026</u>	<u>46,934,467</u>	<u>50,150,411</u>
Net Revenues Available³	10,179,759	13,133,159	14,134,858	13,172,159
Debt Service on 2004 Bonds ⁴	742,180	-	-	-
Debt Service on 2007A Bonds ⁵	551,906	551,906	551,906	-
Debt Service on 2007B Bonds ⁵	940,011	939,425	953,427	-
Debt Service on 2010 Note ⁶	-	-	-	-
Debt Service on 2013 Note ⁷	273,600	619,747	625,154	-
Debt Service on 2014 Note ⁸	300,378	622,788	1,042,279	-
Debt Service on 2016 Bond ⁹	-	-	-	582,526
Debt Service on 2016 Note ¹⁰	-	-	-	537,202
Debt Service on 2020 Note ¹¹	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Debt Service	2,808,075	2,733,866	3,172,766	1,119,728
Debt Service Coverage	3.63 X	4.80 X	4.46 X	11.76 X
Required Minimum Coverage	1.25 X	1.25 X	1.25 X	1.25 X
Total Net Revenues less Electric Utility Debt Service	<u><u>\$ 7,371,684</u></u>	<u><u>\$ 10,399,293</u></u>	<u><u>\$ 10,962,092</u></u>	<u><u>\$ 12,052,431</u></u>

Notes: ¹Gross Revenues are defined as all income and earnings derived by the City from the ownership, operation, leasing, or use of the system, and investment income excluding capital expansion and system improvement grants.

²Operation and Maintenance Expenses are defined as the cost of operation and maintenance as current expenses, paid or accrued, less depreciation and amortization expense.

³Net Revenues are defined as gross revenues less operation and maintenance expenses.

⁴Series 2004

Resolution 7141 and supplemented by Resolution 7142, adopted June 14, 2004, the City authorized the issuance of the Electric System Revenue Bonds, Series 2004, that closed on July 14, 2004, pledging the net revenues derived by the City from the operation of the Electric System.

⁵Series 2007A & 2007B

Resolution 7964, adopted July 23, 2007, the City amended Resolution 7141 for the purpose of authorizing the issuance of the Electric System Revenue Bonds Series 2007A and Taxable Electric System Revenue Bonds, Series 2007B ("Series 2007 Bonds") on a parity with the City's outstanding Electric System Revenue Bonds, Series 2004.

**CITY OF LEESBURG, FLORIDA
PLEDGED REVENUE COVERAGE
ELECTRIC SYSTEM REVENUE BONDS/NOTES
SERIES 2004, 2007A, 2007B, 2010, 2013, 2014, 2016, & 2020
LAST TEN FISCAL YEARS**

2018	2019	2020	2021	2022	2023
\$ 61,851,781	\$ 63,315,971	\$ 58,826,236	\$ 60,876,244	\$ 81,954,073	\$ 75,793,972
48,265,420	49,535,075	46,588,490	48,456,212	69,583,312	64,795,198
13,586,361	13,780,896	12,237,746	12,420,032	12,370,761	10,998,774
-	-	-	-	-	-
-	-	-	-	-	-
947,461	963,490	959,875	964,785	962,630	958,705
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,125,600	1,129,150	1,132,450	1,130,300	1,132,850	1,129,950
596,502	600,686	600,487	600,022	600,384	600,454
-	-	-	386,063	1,244,548	1,244,632
2,669,563	2,693,326	2,692,812	3,081,170	3,940,412	3,933,741
5.09 X	5.12 X	4.54 X	4.03 X	3.14 X	2.80 X
1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X
\$ 10,916,798	\$ 11,087,570	\$ 9,544,934	\$ 9,338,862	\$ 8,430,349	\$ 7,065,033

Notes: ⁶**Series 2010**
Resolution 8692, adopted August 4, 2010, the City authorized the issuance of an "up to \$20,000,000" Note with a 3 year interest only drawdown facility.

⁷**Series 2013**
Resolution 9199, adopted May 28, 2013, the City authorized the Series 2013 Electric System Note refunding the Electric System Revenue Note, Series 2010 on a parity with the existing Electric System Bonds.

⁸**Series 2014**
Resolution 9366, adopted March 10, 2014, the City authorized the Series 2014 Electric System Refunding Revenue Note to refund the Electric System Revenue Bonds, Series 2004 on a parity with the existing Electric System Bonds & Note.

⁹**Series 2016**
Resolutions 9792 and 9793, adopted May 9, 2016, the City authorized the Series 2016 Electric System Refunding Revenue Bond to advance refund the outstanding Electric System Revenue Bonds, Series 2007A, and current refund the outstanding Electric System Refunding Revenue Note, Series 2014 on a parity with the existing Electric System Bonds & Note. Payments for the debt service begin October 1, 2016 and are due Semi-annually April 1 and October 1 thereafter.

¹⁰**Series 2016**
Resolution 9816, adopted June 13, 2016, the City authorized the Series 2016 Electric System Refunding Revenue Note to refund all of the City's Electric System Refunding Revenue Note, Series 2013 on a parity with the existing Electric System Bonds & Note. Payments for the debt service begin October 1, 2016 and are due Semi-annually April 1 and October 1 thereafter.

¹¹**Series 2020**
Resolution 10,683, adopted July 16, 2020, the City authorized the issuance of Series 2020 Electric System Revenue Note on a parity with the existing Electric System Revenue Bonds, 2007B, outstanding Electric System Refunding Revenue Note, Series 2016, and outstanding Electric System Refunding Revenue Bonds, Series 2016. Payments for the debt service begin October 1, 2020 and are due Semi-annually April 1 and October 1 thereafter.

**CITY OF LEESBURG, FLORIDA
PLEDGED REVENUE COVERAGE
UTILITY SYSTEM REVENUE BONDS/NOTES
(GAS, WATER AND WASTEWATER SYSTEMS)
SERIES 2004, 2007A, 2007B, 2010, 2013, 2016, & 2020
LAST TEN FISCAL YEARS**

	2014	2015	2016	2017
Gross Revenues¹	\$ 24,539,498	\$ 24,393,186	\$ 24,370,859	\$ 25,126,511
Less Expenses ²	14,834,367	13,601,215	13,398,493	14,412,658
Net Revenues Available³	<u>9,705,131</u>	<u>10,791,971</u>	<u>10,972,366</u>	<u>10,713,853</u>
Debt Service on 2004 Bonds ⁴	-	-	-	-
Debt Service on 2007A Bonds ⁵	1,335,844	1,335,644	1,342,744	441,038
Debt Service on 2007B Bonds ⁵	82,230	80,755	80,755	83,100
Debt Service on 2010 Note ⁶	356,455	806,243	815,751	815,751
Debt Service on 2013 Bonds ⁷	1,437,331	1,384,031	1,383,907	1,379,881
Debt Service on 2016 Bonds ⁸	-	-	-	547,034
Debt Service on 2020 Note ⁹	-	-	-	-
Debt Service on 2022 Note ⁹	-	-	-	-
Total Debt Service	<u>3,211,860</u>	<u>3,606,673</u>	<u>3,623,157</u>	<u>3,266,804</u>
Debt Service Coverage	3.02 X	2.99 X	3.03 X	3.28 X
Required Minimum Coverage	1.15 X	1.15 X	1.15 X	1.15 X
Plus Capacity Charges	179,333	279,359	379,060	439,237
Debt Service Coverage inclusive of Capacity Charges	3.08 X	3.07 X	3.13 X	3.41 X
Required Minimum Coverage inclusive of Capacity Charges	1.25 X	1.25 X	1.25 X	1.25 X
Total Net Revenues less Utility Debt Service	<u>\$ 6,672,604</u>	<u>\$ 7,464,657</u>	<u>\$ 7,728,269</u>	<u>\$ 7,886,286</u>

Notes: ¹Gross Revenues are defined pursuant to Resolution 7143 adopted June 14, 2004, as all income and earnings derived by the City from the ownership, operation, leasing, or use of the system, and investment income, excluding capital expansion and system improvement grants.

²Expenses are defined as Operation and Maintenance Expenses paid or accrued, less depreciation and amortized expenses.

³Net Revenues and Pledged Revenues are defined as gross revenues less operation and maintenance expenses plus capacity charges.

⁴Series 2004

Resolution 7143 and supplemented by Resolution 7144, adopted June 14, 2004, the City authorized the issuance of the Utility System Revenue Bonds, Series 2004, that closed on July 14, 2004.

⁵Series 2007A & 2007B

Resolution 7965, adopted July 23, 2007, the City amended Resolution 7143 authorizing the issuance of the Utility System Revenue Bonds Series 2007A and Taxable Utility System Revenue Bonds, Series 2007B ("Series 2007 Bonds") on a parity with the City's outstanding Utility System Revenue Bonds, Series 2004.

**CITY OF LEESBURG, FLORIDA
PLEDGED REVENUE COVERAGE
UTILITY SYSTEM REVENUE BONDS/NOTES
(GAS, WATER AND WASTEWATER SYSTEMS)
SERIES 2004, 2007A, 2007B, 2010, 2013 & 2016
LAST TEN FISCAL YEARS**

2018	2019	2020	2021	2022	2023
\$ 25,251,640	\$ 32,058,160	\$ 29,438,152	\$ 28,394,621	\$ 33,108,501	\$ 37,008,829
15,160,217	16,252,144	15,434,625	15,793,381	19,103,130	21,562,803
10,091,423	15,806,016	14,003,527	12,601,240	14,005,371	15,446,026
-	-	-	-	-	-
438,869	-	-	-	-	-
81,330	83,380	86,315	83,955	81,595	84,235
828,769	868,726	864,014	858,131	851,078	847,856
1,381,481	1,394,994	1,394,194	1,399,193	1,396,944	1,396,544
705,850	1,161,850	1,157,900	1,158,650	1,158,950	1,163,800
-	-	116,875	1,140,000	1,139,955	1,139,655
				174,117	2,086,000
3,436,299	3,508,950	3,619,298	4,639,929	4,802,639	6,718,090
2.94 X	4.50 X	3.87 X	2.72 X	2.92 X	2.30 X
1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X
469,336	392,142	742,143	1,200,978	1,186,112	587,976
3.07 X	4.62 X	4.07 X	2.97 X	3.16 X	2.39 X
1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X
\$ 7,124,460	\$ 12,689,208	\$ 11,126,372	\$ 9,162,289	\$ 10,388,844	\$ 9,315,912

Notes: ⁶**Series 2010**

Resolution 8673, adopted June 28, 2010, the City authorized the issuance of an \$8,000,000 note that fully paid off a prior \$8,000,000 Plantation System seller's note. This prior note was part of the purchase price for this \$15,000,000 utility, and the 2010 note is on parity with the 2004 and 2007A&B bonds.

⁷**Series 2013**

Resolution 9183 and 9184, adopted April 22, 2013, the City authorized the Series 2013 Utility System Revenue Bonds refunding the Series 2004 Utility System Revenue Bonds and is on a parity with the City's other Utility System Revenue Bonds.

⁸**Series 2016**

Resolutions 9794 and 9795, adopted May 9, 2016, the City authorized the Series 2016 Utility System Refunding Revenue Bonds to refund the City's outstanding Utility System Revenue Bonds, Series 2007A maturing on and after October 1, 2018, on a parity with the existing Utility System Bonds & Note. Payments for the debt service began October 1, 2016 and are due semi-annually April 1 and October 1 thereafter.

⁹**Series 2020**

Resolution 10,625, adopted April 16, 2020, the City authorized the issuance of an \$15,000,000 note that is on parity with the City's outstanding Taxable Utility Refunding Revenue Bonds, Series 2007B, Utility System Revenue Refunding Note, Series 2010, and Utility Systems Refunding Revenue Bonds, Series 2016.

**CITY OF LEESBURG, FLORIDA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN CALENDAR YEARS**

Fiscal Year	Population ¹	Personal Income (thousands of dollars) ²	Lake County Per Capita Personal Income ³	Median Age ⁴	Unemployment Rate ⁵		
					Lake County	Florida	United States
2014	21,057	\$ 725,308	\$ 34,445	40.2	5.8%	5.8%	5.8%
2015	21,547	749,448	34,782	40.2	5.1%	5.2%	5.1%
2016	22,000	799,194	36,327	37.8	4.8%	5.0%	4.8%
2017	21,913	838,523	38,266	37.8	3.4%	3.7%	4.1%
2018	23,297	944,484	40,541	37.8	2.9%	3.0%	3.6%
2019	23,993	1,012,265	42,190	38.3	2.9%	3.0%	3.3%
2020	24,539	1,065,606	43,425	34.0	7.4%	7.2%	7.7%
2021	24,761	1,152,946	46,563	40.0	4.3%	4.8%	4.8%
2022	28,833	1,436,777	49,831	42.9	2.7%	2.5%	3.5%
2023	30,378	1,588,496	52,291	42.9	3.0%	2.7%	3.8%

Sources: ¹Florida Bureau of Economic and Business Research (BEBR) as of April 1, 2023.

²The actual per capita personal income for the City is not known. The County's per capita figures are multiplied by the City's population to determine the total personal income for the City.

³U.S. Department of Commerce, Bureau of Economic Analysis (<http://bea.gov>)

⁴U. S. Census Bureau 2019 American Community Survey 5-Year Estimates (<http://census.gov>)

⁵State of Florida, Department of Labor and Employment Security, Bureau of Labor Market Information (<http://freida.labormarketinfo.com>) as of September 2022.

**CITY OF LEESBURG, FLORIDA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO**

Employer¹	2023			2014		
	Employees¹	City Rank	Percentage of Total County Employment	Employees³	City Rank	Percentage of Total County Employment
UF Health Leesburg (fka CFHA)	1,735	1	1.01%	1,770	1	1.31%
Lake County School District (fka LCSB)	750	2	0.44%	505	3	0.38%
City of Leesburg	523	3	0.31%	475	4	0.35%
Publix	505	4	0.30%	380	6	0.28%
Lifestream Behavioral Center	433	5	0.25%	550	2	0.41%
Wal-Mart Stores, Inc.	350	6	0.20%	-	-	-
Lake Port Properties	285	7	0.17%	400	5	0.30%
Lake Sumter State College	252	8	0.15%	255	8	0.19%
First Baptist Church of Leesburg	237	9	0.14%	215	10	0.16%
Cutrale Citrus Juice USA, Inc	200	10	0.12%	330	7	0.25%
Leware Construction Company	185	11	0.11%	-	-	-
Southeast Modular	160	12	0.09%	250	11	0.19%
Lake-Sumter EMS	-	-	-	227	9	0.17%
Total	<u>5,615</u>		<u>3.28%</u>	<u>5,357</u>		<u>3.98%</u>
Lake County Labor Force²	<u>171,050</u>			<u>134,612</u>		

Sources: ¹City of Leesburg 2024 Annual Budget

²Labor Force data for Lake County, Florida Labor Market Statistics, September 2023 <http://freida.labormarketinfo.com>

³City of Leesburg 2014 Annual Comprehensive Financial Report

CITY OF LEESBURG, FLORIDA
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Government:										
Legislative	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Executive	6.00	5.90	4.90	5.90	6.90	5.90	5.65	4.90	4.90	4.90
Finance	46.00	40.00	42.00	41.00	41.00	41.35	42.35	41.35	42.35	46.35
Human Resources	4.85	4.95	4.95	3.95	3.95	4.20	4.20	4.20	4.20	5.20
Information Technology (MIS)	12.50	10.00	11.00	11.00	11.00	11.50	11.50	11.50	10.50	10.50
Police:										
Officers	72.00	72.00	65.00	65.00	71.00	71.00	71.00	73.00	73.00	73.00
Civilians	23.00	23.00	25.00	26.00	27.00	29.00	30.00	30.00	31.00	31.00
Fire:										
Firefighters and Officers	57.00	52.00	46.00	46.00	46.00	46.00	49.00	49.00	49.00	49.00
Civilians	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00
GIS / Engineering	5.50	5.00	5.00	5.00	5.00	4.50	4.50	4.50	4.50	4.50
Public Works	33.10	24.10	23.60	24.60	25.60	25.60	25.85	27.85	27.85	27.45
Planning & Zoning	2.95	2.95	4.25	5.25	5.25	6.25	6.25	6.00	6.00	7.00
Housing & Economic Development	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Library	21.79	22.64	22.30	22.97	20.15	21.75	21.00	32.00	32.00	32.00
Recreation	8.10	15.00	15.00	15.00	16.00	16.00	19.00	19.00	19.00	19.00
Airport ¹	2.00	-	-	-	-	-	-	-	-	-
Subtotal for Governmental Activities	301.79	284.54	276.00	278.67	285.85	291.05	298.30	311.30	312.30	317.90
Business-Type:										
Electric	52.00	47.00	46.00	45.00	45.00	45.00	45.00	45.00	48.00	48.00
Gas	23.00	22.00	20.00	20.00	20.00	23.00	23.00	23.00	23.00	28.00
Water	26.50	26.00	24.75	26.75	26.75	27.70	27.75	27.75	27.75	27.75
Wastewater	45.84	43.34	43.09	42.09	42.09	41.04	41.29	41.29	41.29	40.29
Stormwater	5.66	5.66	5.66	5.66	5.66	5.66	6.01	6.01	6.01	6.41
Communications	7.00	6.00	6.00	6.00	6.00	-	-	-	-	-
Solid Waste	16.90	16.90	16.90	16.90	16.90	17.00	16.10	16.10	18.10	18.10
Airport ¹	-	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	1.10
Carver Heights CRA	-	-	-	-	-	-	-	-	-	1.00
Health Insurance	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Workers Compensation	0.25	0.25	0.25	0.25	0.25	0.65	0.65	0.65	0.65	0.65
Fleet Services	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Affordable Housing	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Building Permits	4.05	5.05	4.75	7.75	8.75	8.75	10.00	10.00	13.00	13.00
Subtotal for Business-Type Activities	190.00	184.10	179.30	182.30	183.30	180.70	181.70	181.70	189.70	194.10
Total	491.79	468.64	455.30	460.97	469.15	471.75	480.00	493.00	502.00	512.00

Note: ¹ Airport became its own Business-Type fund in 2015 and no longer has governmental employees.

Source: City Annual Budget. Library FTEs per City payroll records due to large number of part-time employees.

CITY OF LEESBURG, FLORIDA
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police										
Responses to calls for service	49,936	53,838	52,740	57,820	62,261	67,832	67,832	66,906	57,719	67,315
Part I crimes	1,191	1,300	1,303	1,543	1,402	1,372	1,372	1,053	1,067	1,506
Traffic crashes & citations	4,704	4,440	4,225	5,793	4,997	5,103	3,708	4,049	5,689	4,629
Fire										
Emergency responses	6,471	8,610	10,112	10,833	10,642	10,565	9,988	11,046	11,238	10,315
Inspections	202	210	768	376	102	69	111	94	76	230
Pre-fire plans	5	35	600	20	1	5	16	16	34	-
Solid Waste										
Residential tons taken to incinerator	8,633	8,293	8,814	9,972	9,089	9,317	9,817	10,123	10,276	11,585
Residential tons of recyclables	427	421	497	577	628	642	717	770	915	283
Hand commercial collected	483	446	434	476	523	532	455	409	407	431
Commercial dumpster collected	12,533	12,041	12,959	14,190	13,292	13,546	12,877	14,022	14,507	14,469
Fleet Maintenance										
Vehicles owned by the City	559	543	580	562	550	580	575	557	549	518
Percent maintained by Fleet	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Preventive maintenance complete	635	853	853	865	568	883	1,053	771	509	774
Community Development										
Building permits issued within the City	1,568	1,820	1,539	2,212	3,506	3,680	4,413	6,187	3,270	2,263
Construction value of permits (thousands)	\$ 28,799	\$ 34,907	\$ 67,028	\$ 197,362	\$ 479,356	\$ 643,048	\$ 629,095	\$ 874,714	\$ 296,581	\$ 140,934
Culture and Recreation										
Youth programs	36	37	37	37	38	38	38	38	38	38
Number of bookings at rental facilities	1,348	1,554	1,973	1,443	1,321	1,274	1,045	1,736	1,479	2,040
Total service hours	3,901	3,957	5,992	6,907	6,762	6,540	5,406	7,852	16,534	17,645
Participants using the pools ¹	6,995	9,125	11,092	25,519	20,394	17,147	8,310	14,837	39,739	44,866
Library service hours	2,642	2,607	2,623	2,590	2,575	2,676	2,246	2,662	2,757	2,912
Circulation - Adults	257,037	243,360	240,672	222,354	214,130	220,078	191,086	152,884	161,293	156,641
Circulation - Juvenile	80,931	83,263	72,223	76,021	67,441	75,789	95,543	76,448	80,647	78,321
Internet use	106,848	104,318	98,238	81,805	50,373	31,325	17,055	12,683	13,400	14,796
Electric										
Number of residential customers	17,944	18,321	23,233	23,886	22,942	24,128	24,954	22,643	23,306	23,664
Average daily consumption (KWh)	30.56	31.66	31.76	29.99	30.90	32.84	32.74	32.27	32.93	31.89
Gas										
Number of residential customers ²	11,205	11,169	11,199	11,239	11,285	14,009	12,052	12,164	13,908	15,737
Average daily consumption (therms) ³	0.52	0.50	0.43	0.39	0.48	0.36	0.41	0.46	0.42	0.36
Water										
Number of residential customers	19,077	18,899	19,764	20,031	20,031	21,421	21,955	23,125	22,999	23,976
Average daily consumption (gallons)	387.38	368.80	404.78	399.38	381.31	466.85	335.43	364.84	371.53	336.59
Wastewater										
Number of residential customers	13,529	13,743	15,714	15,732	16,146	17,630	15,249	15,449	15,603	20,789
Average daily sewage treatment (gallons)	229.14	203.74	178.19	203.41	198.19	181.51	209.85	207.13	205.09	371.61

Note: ¹Increase in participants using the pools in FY17 is the result of the addition of the Splash Pad in the summer of 2017.

²Increase in gas number of residential customers in FY19 is the result of installing new services in The Villages.

³Decrease in gas average daily consumption (therms) in FY19 is due to new customers in The Villages did not use gas for the entire year and are not using gas furnaces.

Source: Various City departments

**CITY OF LEESBURG, FLORIDA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Function										
Public Safety										
Police stations	1	1	1	1	1	1	1	1	1	1
Fire stations	4	4	4	4	4	4	4	4	4	4
Solid Waste										
Collection Trucks	15	18	18	20	20	19	19	19	19	19
Annexation Acres	19.68	34.46	474.00	712	359	-	-	-	1,485	1,240
Corporate Limits										
Acres	25,157	25,191	26,986	27,698	28,057	28,057	27,280	27,521	29,004	30,276
Square Miles	39.31	39.36	42.17	43.27	43.84	43.84	42.62	43.00	45.32	47.80
Streets										
Paved (miles)	83.1	83.1	83.1	83.1	83.1	83.1	83.2	115.0	141.0	145.0
Unpaved (miles)	1.9	1.9	1.9	1.9	1.9	1.9	1.8	1.8	1.8	1.8
Culture and Recreation										
Rental facilities	25	25	25	25	25	25	25	25	25	25
Museum	1	1	1	1	1	1	1	1	1	1
Parks facilities managed	45	45	45	45	46	46	46	46	46	48
Parks acreage	360	360	363	363	367	367	367	367	367	375
Library facilities	1	1	1	1	1	1	1	1	1	1
Volumes in collection	132,656	132,960	138,570	141,159	136,997	129,492	123,323	117,879	114,109	111,910
Electric										
Primary electric lines within the city (miles)	482	486	489	490	493	500	523	564	538	544
Overhead conductor replaced (feet)	6,000	1,100	5,000	9,580	4,800	5,090	13,772	26,124	3,283	7,165
Underground primary conductor replaced (feet)	5,000	9,000	12,530	7,000	1,000	6,907	73,866	257,753	112,283	49,596
Gas										
Gas mains (miles)	240	243	243	245	246	250	252	257	261	382
Gate stations	2	2	2	2	2	2	3	3	2	2
Water										
Water mains (miles)	332	332	335	335	337	333	333	400	352	371
Maximum capacity (millions of gallons)	28	28	28	29	29	29	29	29	29	29
Deep wells	19	19	19	18	18	18	18	17	17	17
Wastewater										
Sewers force mains (miles)	88	88	89	85	86	86	86	94	96	107
Sewers gravity lines (miles)	179	182	182	175	176	180	180	182	190	211
Lift stations	174	174	174	174	174	175	175	177	179	182
Disposal plants	2	2	2	2	2	2	2	2	2	2
Maximum capacity (millions of gallons per day)	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	8.00	8.00

Source: Various City departments



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COMPLIANCE SECTION

CITY OF LEESBURG, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

Federal Grantor/Pass-Through Grantor/ Program Title/Project Title	Federal AL Number	Contract/ Grant Number	Total Federal Expenditures
FEDERAL AWARDS			
U.S. Department of Justice, Office of Justice Programs			
Direct Awards			
Bulletproof Vest Partnership Program BVPs	16.607		\$ 4,879
			<u>4,879</u>
Passed through the Florida Department of Law Enforcement			
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-22-GG-02809-JAGX	14,108
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-21-GG-00241-MUMU	9,382
Program Total 16.738			<u>23,490</u>
Edward Byrne Memorial Justice Assistance Grant Program	16.835	15PBJA-21-GG-04473-BWCX	140,000
Program Total 16.835			<u>140,000</u>
Total U.S. Department of Justice			168,369
U.S. Department of Transportation, Federal Aviation Administration			
Direct Awards			
Airport Wildlife Hazard Assessment	20.106	3-12-0042-030-2022	72,126
Airport Infrastructure Grant-Taxiway	20.106	3-12-0042-031-2023	59,400
			<u>131,526</u>
Total U.S. Department of Transportation			131,526
U.S. Department of the Treasury			
Passed through the Department of State			
COVID-19 American Rescue Plan Act	21.027	Y5187	929,755
			<u>929,755</u>
Total U.S. Department of the Treasury			929,755
Federal Emergency Management Agency			
Passed Through the State of Florida, Division of Emergency Management			
Public Utilities Damage (Hurricane Irma)	97.036		113,348
Public Utilities Damage (Hurricane Ian)	97.036		566,712
			<u>680,060</u>
Total Federal Emergency Management Agency			680,060
TOTAL EXPENDITURES OF FEDERAL AWARDS			<u><u>\$ 1,909,710</u></u>

See notes to the Schedule of Expenditures of Federal Awards on the next page.

CITY OF LEESBURG, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS:

NOTE 1 -REPORTING ENTITY

For reporting entity purposes, the Schedule of Expenditures of Federal Awards includes the federal grant activities of the primary government of the City of Leesburg, Florida (the "City").

NOTE 2 -SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Schedule of Expenditures of Federal Awards is prepared on the modified accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America as applicable to governmental organizations.

NOTE 3 -CONTINGENCIES

Grant monies received by the City are for specific purposes and are subject to review by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Based upon prior experience, the City does not believe such disallowances, if any, would have a material effect on the financial position of the City. As of September 30, 2023, there were no material questioned or disallowed costs as a result of grant audits in process or completed of which management was aware. Any adjustments as a result of grant findings are recorded in the year the adjustment occurs.

NOTE 4 -INDIRECT COST RATE

The City has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.



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

The Honorable Mayor and
Members of the City Commission
City of Leesburg, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Leesburg, Florida, (the "City") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 20, 2024. Our report includes a reference to other auditors who audited the financial statements of the City of Leesburg Municipal Firemen's Retirement Plan, as described in our report on the City's financial statements. This report includes our consideration of the results of the other auditor's testing of internal control over financial reporting and compliance and other matters that are reported on separately by those other auditors. However, this report, insofar as it relates to the results of the other auditors, is based solely on the reports of the other auditors.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

We reported certain other matters to management of the City in a separate letter dated March 20, 2024.

Purpose of this Report

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

MSL, P.A.

Certified Public Accountants

Orlando, Florida

March 20, 2024



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

The Honorable Mayor and
Members of the City Commission
City of Leesburg, Florida

Report on Compliance for Each Major Federal Program

Opinion

We have audited the compliance of the City of Leesburg, Florida (the City) with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2023. The City's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2023.

Basis for Opinion on Each Major Federal Program

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

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

Responsibility of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control over Compliance

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

Report on Internal Control over Compliance (Continued)

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

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

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

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 20, 2024, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for the purposes of additional analysis, as required by the Uniform Guidance, and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
March 20, 2024

CITY OF LEESBURG, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended September 30, 2023

Section I - Summary of Independent Auditor's Results

Financial Statements

Type of Auditor's Report Issued:

Unmodified Opinion

Internal control over financial reporting:

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

Noncompliance material to financial statements noted?

☐ Yes ☒ No

State Financial Assistance

Internal control over major projects:

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

Type of report issued on compliance for major federal programs:

Unmodified Opinion

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

☐ Yes ☒ No

Identification of Major Federal Programs:

AL Number

Name of Federal Program

21.027

Coronavirus State and Local Fiscal Recovery Funds

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

Federal

\$750,000

Auditee qualified as low-risk auditee?

☒ Yes ☐ No

CITY OF LEESBURG, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS *(Continued)*

For the Year Ended September 30, 2023

Section II - Findings Related to the Financial Statement Audit, as required to be reported in accordance with *Government Auditing Standards*

No matters are reported.

Section III - Federal Award Findings and Questioned Costs Section reported in accordance with the Uniform Guidance

No matters are reported.

CITY OF LEESBURG, FLORIDA
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the Year Ended September 30, 2023

Prior Year Audit Findings

No matters were reported over federal awards in the prior year.



INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor and
Members of the City Commission
City of Leesburg, Florida

We have examined the compliance of the City of Leesburg, Florida (the "City") with the requirements of Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2023. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

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

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

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
March 20, 2024



INDEPENDENT AUDITOR'S MANAGEMENT LETTER

The Honorable Mayor and
Members of the City Commission
City of Leesburg, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Leesburg, Florida (the City) as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated March 20, 2024. Our report also includes a reference to other auditors, who audited the financial statements of the City of Leesburg Municipal Firemen's Retirement Plan, as described in our report on the City's financial statements.

Auditor's Responsibility

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

Other Reporting Requirements

We have also issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and Major State Project and on Internal Control over Compliance and Report on Schedule of Expenditures of Federal Awards and State Financial Assistance in Accordance with the Uniform Guidance and Chapter 10.550, *Rules of the Auditor General*; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated March 20, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based, in part, on representations made by management and the review of financial information provided by same.

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

Special District Component Units

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

Specific information for Carver Heights/Montclair Community Redevelopment Agency, Greater Leesburg Community Redevelopment Agency, and the U.S. Highway 441/27 Community Redevelopment Agency (collectively, the CRAs), that is required by Section 218.39(3)(c), Florida Statutes, and Section 10.544(1)(i)6, *Rules of the Auditor General*, is reported in the respective CRAs' management letter for the fiscal year ended September 30, 2023.

Additional Matters

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

Purpose of this Letter

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

MSL, P.A.

Certified Public Accountants

Orlando, Florida
March 20, 2024



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**DEBT DISCLOSURE SECTION
(UNAUDITED)**



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**CITY OF LEESBURG, FLORIDA
DEBT DISCLOSURE SECTION**

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HISTORICAL OPERATING RESULTS - CAPITAL IMPROVEMENT (AMOUNTS EXPRESSED IN THOUSANDS)

The historical operating results of the Capital Improvement Debt have been prepared pursuant to certain provisions of the Bond Resolution and therefore reflect certain differences from the City's audited financial statements.

Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Half-Cent Sales Tax	\$ 1,069	\$ 1,163	\$ 1,232	\$ 1,290	\$ 1,366	\$ 1,366	\$ 1,402	\$ 1,644	\$ 1,866	\$ 2,105
Guar. Entitlement	309	309	309	309	309	309	309	309	309	309
Misc. Revenues	-	-	-	-	-	-	-	-	-	-
Subtotal Revenues	<u>1,378</u>	<u>1,472</u>	<u>1,541</u>	<u>1,599</u>	<u>1,675</u>	<u>1,675</u>	<u>1,711</u>	<u>1,953</u>	<u>2,175</u>	<u>2,414</u>
Debt Service on 2009 Note ¹	<u>473</u>	<u>351</u>	<u>477</u>	<u>480</u>	<u>478</u>	<u>480</u>	<u>481</u>	<u>477</u>	<u>477</u>	<u>477</u>
Revenues less Debt Service	905	1121	1064	1119	1,197	1,195	1,230	1,476	1,698	1,937
Public Service Tax	<u>3,255</u>	<u>3,404</u>	<u>3,640</u>	<u>3,606</u>	<u>3,656</u>	<u>3,817</u>	<u>3,808</u>	<u>3,807</u>	<u>4,009</u>	<u>4,330</u>
Total	<u>4,160</u>	<u>4,525</u>	<u>4,704</u>	<u>4,725</u>	<u>4,853</u>	<u>5,012</u>	<u>5,038</u>	<u>5,283</u>	<u>5,707</u>	<u>6,267</u>
Debt Service on 2013 Bonds ^{2 4}	1,047	753	1,017	1,014	1,013	1,012	1,015	1,010	1,009	1,003
Debt Serv Coverage	3.98 X	6.01 X	4.63 X	4.66 X	4.79 X	4.95 X	4.96 X	5.23 X	5.66 X	6.25 X
Required Coverage ³	1.30 X	1.30 X	1.30 X	1.30 X	1.30 X	1.30 X	1.30 X	1.30 X	1.30 X	1.30 X

Notes:

Small variances may exist in this schedule due to rounding.

¹On November 30, 2009, the Series 1999 Bonds were refunded by the Capital Improvement Refunding Promissory Note, Series 2009 with the same pledged revenues and coverage requirements.

²On May 2, 2013, the Series 2013 Bonds were issued to refund the Series 2004 Bonds with the same parity, pledged revenues and coverage requirements.

³On July 21, 2004, the required coverage changed based on the new Capital Improvement Revenue Bonds, Series 2004.

⁴In fiscal year 2015 the accounting method was changed from accruing interest for governmental debt to recording the payment when made. This resulted in only one interest payment recorded in fiscal year 2015.

HISTORICAL OPERATING RESULTS - ELECTRIC UTILITY (AMOUNTS EXPRESSED IN THOUSANDS)

The historical operating results of the Electric System have been prepared pursuant to certain provisions of the Bond Resolution and therefore reflect certain differences from the City's audited financial statements.

Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Operating Revenues	\$ 60,439	\$ 59,075	\$ 60,057	\$ 63,072	\$ 61,345	\$ 62,183	\$ 58,098	\$ 60,588	\$ 81,953	\$ 75,395
Less: Operating Expenses ¹	50,744	46,454	46,840	50,150	48,254	49,535	46,588	48,456	69,583	64,795
Net Operating Revenues	9,695	12,621	13,217	12,922	13,091	12,648	11,510	12,132	12,369	10,599
Other Income ²	485	512	1,012	251	420	1,133	728	288	1	399
Total Available for Debt Service	10,180	13,133	14,229	13,173	13,511	13,781	12,238	12,420	12,370	10,999
Debt Service										
Series 2004 Bonds ³	347	-	-	-	-	-	-	-	-	-
Series 2007A and 2007B Bonds ⁴	1,512	1,516	1,573	935	935	933	935	930	933	929
Series 2013 Note ⁵	631	631	636	-	-	-	-	-	-	-
Series 2014 Note ⁶	365	1,052	1,042	-	-	-	-	-	-	-
Series 2016 Bonds ⁷	-	-	205	754	1,122	1,124	1,117	1,120	1,118	1,120
Series 2020 Note ⁸	-	-	57	573	592	590	590	589	589	589
Series 2020 Note ¹⁰	-	-	-	-	-	-	-	213	780	770
Total Debt Service	2,855	3,199	3,513	2,262	2,649	2,647	2,642	2,852	3,420	3,408
Capital Contribution/Impact Fees	727	202	429	420	577	824	914	558	236	652
Amount Available for Working Capital, Transfer to General Fund & Capital Improvements	8,052	10,136	11,145	11,331	11,439	11,958	10,510	10,126	9,187	8,243
Total Transfers In/(Out)	(6,538)	(6,478)	(5,980)	(5,636)	(5,346)	(5,402)	(5,392)	(5,171)	(4,835)	(4,684)
Net Available from Operations	\$ 1,514	\$ 3,658	\$ 5,165	\$ 5,695	\$ 6,093	\$ 6,556	\$ 5,118	\$ 4,955	\$ 4,352	\$ 3,559
Debt Service Coverage: ⁹										
Debt Service Coverage on Bonds	3.57 X	4.11 X	4.05 X	5.82 X	5.10 X	5.21 X	4.63 X	4.35 X	3.62 X	3.23 X
Required Coverage Test	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X

HISTORICAL OPERATING RESULTS - ELECTRIC UTILITY (*continued*)

Definitions:

Gross Revenues are defined pursuant to Resolution 7143 adopted June 14, 2004, as all income and earnings derived by the City from the ownership, operation, leasing, or use of the system, and investment income, excluding capital expansion and system improvement grants.

Operation and Maintenance Expenses are defined as the cost of operation and maintenance as current expenses, paid or accrued, less depreciation and amortization expenses.

Net Revenues and Pledged Revenues are defined as gross revenues less operation and maintenance expenses plus capacity charges.

Notes:

¹ Amounts shown exclude depreciation and amortization expenses.

² The amounts shown are as defined in the Bond Resolution and exclude interest earnings on Construction Fund balances.

³ **Series 2004** - First three years of payments for these bonds are interest only. Payments began on October 1, 2004, and are due semiannually April 1 and October 1 thereafter. The annualized interest payments for fiscal years 2004, 2005 and 2006 were \$166,793, \$779,813 and \$779,813 respectively, and were paid 100% from the Capitalized Interest fund of \$1,726,418.

⁴ **Series 2007A & 2007B** - Resolution 7064, adopted July 23, 2007, the City amended Resolution 7141 for the purpose of authorizing the issuance of the Electric System Revenue Bonds, Series 2007A and Taxable Electric System Revenue Bonds, Series 2007B ("Series 2007 Bonds") on a parity with the City's outstanding Electric System Revenue Bonds, Series 2004. First two years of payments for these bonds were interest only and were paid 100% from the Capitalized Interest fund of \$1,341,602.

⁵ **Series 2013**- Resolution 8692, adopted August 4, 2010, the City authorized the issuance of an "up to \$20,000,000" Note with a 3 year interest only drawdown facility.

⁶ **Series 2014** - Resolution 9366, adopted March 10, 2014, the City authorized the Series 2014 Electric System Refunding Revenue Note to refund the Electric System Revenue Bonds, Series 2004 on a parity with the existing Electric System Bonds & Note.

⁷ **Series 2016** - Resolution 9792 and 9793, adopted May 9, 2016, the City authorized the issuance of the Series 2016 Electric System Refunding Revenue Bonds, for the purpose of advance refunding the Outstanding Electric System Revenue Bonds, Series 2007A, current refunding of the Outstanding Electric System Refunding Revenue Note, Series 2014, and paying the cost of issuance of the Series 2016 Bonds.

⁸ **2016 Note** - Resolution 9816, adopted June 13, 2016, the City authorized the issue the 2016 Note, for the purpose of refunding all of the City's Outstanding Electric System Refunding Revenue Note, Series 2013.

⁹ Excludes revenues from capacity charges per Bond Resolution.

¹⁰ **Series 2020** - Resolution 10,683, adopted July 16, 2020, the City authorized the Series 2020 Electric System Note to use for the construction and installation of a feeder backbone line, underground residential distribution facilities and individual services and meters, reconductoring lines, and purchase of three substation transformers and other improvements to the City's Electric System. This note is on parity with Taxable Electric System Revenue Bonds, 2007B, Electric System Refunding Revenue Note, Series 2016, and the Electric Systems Refunding Revenue Bonds, Series 2016.

HISTORICAL OPERATING RESULTS - GAS UTILITY
(AMOUNTS EXPRESSED IN THOUSANDS)

Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Operating Revenues	\$ 7,691	\$ 6,886	\$ 6,173	\$ 6,483	\$ 6,800	\$ 6,717	\$ 6,731	\$ 6,934	\$ 9,929	\$ 9,834
Less: Operating Expenses	5,198	4,391	4,004	4,256	4,627	5,254	4,378	4,489	6,760	6,854
Net Operating Revenues	2,493	2,495	2,169	2,227	2,173	1,463	2,353	2,445	3,169	2,980
Other Income	8	61	136	45	71	134	568	6	(25)	149
Total Available for Debt Service	2,501	2,556	2,305	2,272	2,244	1,597	2,921	2,451	3,144	3,129
Debt Service										
Series 2007A and 2007B Bonds ¹	153	153	159	59	50	-	-	-	-	-
Series 2010 Note ²	113	113	113	113	116	117	116	115	114	113
Series 2013 Bonds ³	234	234	232	231	229	231	229	227	228	228
Series 2016 Bonds ⁴	-	-	-	62	80	130	130	129	129	129
Series 2020 Note ⁹	-	-	-	-	-	-	16	35	156	156
Total Debt Service	\$ 500	\$ 500	\$ 504	\$ 465	\$ 475	\$ 478	\$ 491	\$ 506	\$ 627	\$ 626
Debt Service Coverage:⁷										
Debt Service Coverage on Bonds	5.00 X	5.11 X	4.57 X	4.89 X	4.72 X	3.34 X	5.95 X	4.84 X	5.01 X	5.00 X
Required Coverage Test	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X
Capital Contribution/Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount Available for Working Capital, Transfer to General Fund & Capital Improvements	2,001	2,056	1,801	1,807	1,769	1,119	2,430	1,945	2,517	2,503
Total Transfers In/(Out)	(1,970)	(1,830)	(1,827)	(1,990)	(818)	(722)	(749)	(745)	(860)	(956)
Net Available from Operations	\$ 31	\$ 225	\$ (25)	\$ (183)	\$ 951	\$ 397	\$ 1,681	\$ 1,200	\$ 1,657	\$ 1,547
Debt Service Coverage:⁸										
Debt Service Coverage on Bonds	5.00 X	5.11 X	4.57 X	4.89 X	4.72 X	3.34 X	5.95 X	4.84 X	5.01 X	5.00 X
Required Coverage Test	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X

Notes:

See notes on Combined Totals Sheet, pg. 2

HISTORICAL OPERATING RESULTS - WATER UTILITY
(AMOUNTS EXPRESSED IN THOUSANDS)

Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Operating Revenues	\$ 6,851	\$ 7,132	\$ 8,036	\$ 8,240	\$ 7,865	\$ 8,731	\$ 8,947	\$ 8,725	\$ 9,511	\$ 10,919
Less: Operating Expenses	3,836	3,734	3,790	4,400	4,444	4,880	4,317	4,534	4,762	5,803
Net Operating Revenues	3,015	3,398	4,246	3,840	3,421	3,851	4,630	4,191	4,749	5,116
Other Income	23	59	156	80	128	288	156	15	(55)	296
Total Available for Debt Service	3,038	3,457	4,402	3,920	3,549	4,139	4,786	4,206	4,694	5,413
Debt Service										
Series 2007A and 2007B Bonds ¹	876	876	908	340	285	-	-	-	-	-
Series 2010 Note ²	389	389	370	388	401	402	400	397	394	390
Series 2013 Bonds ³	487	486	483	481	477	481	476	472	473	475
Series 2016 Bonds ⁴	-	-	-	355	458	744	745	742	742	742
Series 2020 Note ⁷	-	-	-	-	-	-	56	122	537	536
Total Debt Service	\$ 1,752	\$ 1,751	\$ 1,761	\$ 1,564	\$ 1,621	\$ 1,627	\$ 1,677	\$ 1,733	\$ 2,146	\$ 2,143
Debt Service Coverage: ⁵										
Debt Service Coverage on Bonds	1.73 X	1.97 X	2.50 X	2.51 X	2.19 X	2.54 X	2.85 X	2.43 X	2.19 X	2.53 X
Required Coverage Test	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X
Capital Contribution/Impact Fees	\$ 53	\$ 82	\$ 115	\$ 247	\$ 410	\$ 332	\$ 587	\$ 896	\$ 933	\$ 563
Amount Available for Working Capital, Transfer to General Fund & Capital Improvements	1,339	1,788	2,756	2,603	2,338	2,844	3,696	3,369	3,481	3,833
Total Transfers In/(Out)	(930)	(905)	(916)	(960)	(988)	(1,022)	(1,011)	(1,071)	(1,105)	(1,129)
Net Available from Operations	\$ 409	\$ 883	\$ 1,840	\$ 1,643	\$ 1,350	\$ 1,822	\$ 2,685	\$ 2,298	\$ 2,376	\$ 2,704
Debt Service Coverage: ⁶										
Debt Service Coverage on Bonds	1.76 X	2.02 X	2.57 X	2.66 X	2.44 X	2.75 X	3.20 X	2.94 X	2.62 X	2.79 X
Required Coverage Test	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X

Notes:

See notes on Combined Totals Sheet, pg. 2

HISTORICAL OPERATING RESULTS - WASTEWATER UTILITY
(AMOUNTS EXPRESSED IN THOUSANDS)

Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Operating Revenues	\$ 9,927	\$ 10,155	\$ 11,119	\$ 11,015	\$ 11,124	\$ 11,806	\$ 12,176	\$ 12,724	\$ 13,660	\$ 14,450
Less: Operating Expenses	5,801	5,476	5,605	5,756	6,068	6,118	6,740	6,770	7,581	8,906
Net Operating Revenues	4,126	4,679	5,514	5,259	5,056	5,688	5,436	5,954	6,079	5,544
Other Income	39	101	235	124	185	4,382	1,337	(10)	88	1,360
Total Available for Debt Service	4,165	4,780	5,749	5,383	5,241	10,070	6,773	5,944	6,167	6,904
Debt Service										
Series 2007A and 2007B Bonds ¹	404	407	418	125	186	83	86	84	82	79
Series 2010 Note ²	314	314	314	313	323	325	323	321	318	315
Series 2013 Bonds ³	675	674	669	667	661	667	658	655	656	658
Series 2016 Bonds ⁴	-	-	-	130	168	273	273	272	272	272
Series 2020 Note ⁷	-	-	-	-	-	-	45	98	433	433
Series 2022 Bond ⁸	-	-	-	-	-	-	-	-	174	2,086
Total Debt Service	\$ 1,393	\$ 1,395	\$ 1,401	\$ 1,235	\$ 1,338	\$ 1,348	\$ 1,385	\$ 1,430	\$ 1,935	\$ 3,843
Debt Service Coverage: ⁵										
Debt Service Coverage on Bonds	2.99 X	3.43 X	4.10 X	4.36 X	3.92 X	7.47 X	4.89 X	4.16 X	3.19 X	1.80 X
Required Coverage Test	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X
Capital Contribution/Impact Fees	\$ 126	\$ 197	\$ 197	\$ 614	\$ 646	\$ 1,038	\$ 1,018	\$ 3,290	\$ 7,132	\$ 849
Amount Available for Working Capital, Transfer to General Fund & Capital Improvements	2,898	3,583	4,545	4,762	4,549	9,760	6,406	7,804	11,364	3,910
Total Transfers In/(Out)	(860)	(813)	(843)	(874)	(879)	(892)	(971)	(966)	(1,399)	(1,099)
Net Available from Operations	\$ 2,038	\$ 2,770	\$ 3,702	\$ 3,888	\$ 3,670	\$ 8,868	\$ 5,435	\$ 6,838	\$ 9,965	\$ 2,811
Debt Service Coverage: ⁶										
Debt Service Coverage on Bonds	3.08 X	3.57 X	4.24 X	4.86 X	4.40 X	8.24 X	5.63 X	6.46 X	6.87 X	2.02 X
Required Coverage Test	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X

Notes:

See notes on Combined Totals Sheet, pg. 2

HISTORICAL OPERATING RESULTS - COMBINED GAS, WATER & WASTEWATER UTILITY (AMOUNTS EXPRESSED IN THOUSANDS)

The historical operating results of the Utilities System have been prepared by individual utility pursuant to certain provisions of the Bond Resolution and therefore reflect certain differences from the City's audited financial statements.

Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Operating Revenues	\$ 24,469	\$ 24,173	\$ 25,328	\$ 25,738	\$ 25,789	\$ 27,254	\$ 27,854	\$ 28,383	\$ 33,100	\$ 35,203
Less: Operating Expenses	14,835	13,601	13,399	14,412	15,139	16,252	15,435	15,793	19,103	21,563
Net Operating Revenues	9,634	10,572	11,929	11,326	10,650	11,002	12,419	12,590	13,997	13,640
Other Income	70	221	527	249	384	4,804	2,061	11	8	1,806
Total Available for Debt Service	9,704	10,793	12,456	11,575	11,034	15,806	14,480	12,601	14,005	15,446
Debt Service										
Series 2007A and 2007B Bonds ¹	1,433	1,436	1,485	524	521	83	86	84	82	79
Series 2010 Note ²	816	816	797	814	840	844	839	833	826	818
Series 2013 Bonds ³	1,396	1,394	1,384	1,379	1,367	1,379	1,363	1,354	1,357	1,361
Series 2016 Bonds ⁴	-	-	-	547	706	1,147	1,148	1,143	1,143	1,143
Series 2020 Note ⁷	-	-	-	-	-	-	117	255	1,126	1,125
Series 2022 Bond ⁸	-	-	-	-	-	-	-	-	174	2,086
Total Debt Service	\$ 3,645	\$ 3,646	\$ 3,666	\$ 3,264	\$ 3,434	\$ 3,453	\$ 3,553	\$ 3,669	\$ 4,708	\$ 6,612
Debt Service Coverage: ⁵										
Debt Service Coverage on Bonds	2.66 X	2.96 X	3.40 X	3.55 X	3.21 X	4.58 X	4.08 X	3.43 X	2.97 X	2.34 X
Required Coverage Test	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X	1.15 X
Capital Contribution/Impact Fees	\$ 179	\$ 279	\$ 312	\$ 861	\$ 1,056	\$ 1,370	\$ 1,605	\$ 4,185	\$ 8,065	\$ 1,412
Amount Available for Working Capital, Transfer to General Fund & Capital Improvements	6,238	7,426	9,102	9,172	8,656	13,723	12,532	13,117	17,362	10,246
Total Transfers In/(Out)	(3,760)	(3,548)	(3,586)	(3,824)	(2,685)	(2,636)	(2,731)	(2,781)	(3,364)	(3,184)
Net Available from Operations	\$ 2,478	\$ 3,878	\$ 5,516	\$ 5,348	\$ 5,971	\$ 11,087	\$ 9,801	\$ 10,336	\$ 13,998	\$ 7,062
Debt Service Coverage: ⁶										
Debt Service Coverage on Bonds	2.71 X	3.04 X	3.48 X	3.81 X	3.52 X	4.97 X	4.53 X	4.58 X	4.69 X	2.55 X
Required Coverage Test	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X	1.25 X

Notes:

Gross Revenues are defined pursuant to Resolution 7143 adopted June 14, 2004, as all income and earnings derived by the City from the ownership, operation, leasing, or use of the system, and investment income, excluding capital expansion and system improvement grants.

Operation and Maintenance Expenses are defined as the cost of operation and maintenance as current expenses, paid or accrued, less depreciation and amortization expense.

Net Revenues and Pledged Revenues are defined as gross revenues less operation and maintenance expenses plus capacity charges.

¹ **Series 2007A & 2007B** - Resolution 7965, adopted July 23, 2007, the City amended Resolution 7143 for the purpose of authorizing the issuance of the Utility System Revenue Bonds, Series 2007A and Taxable Utility System Revenue Bonds, Series 2007B ("Series 2007 Bonds") on a parity with the City's outstanding Utility System Revenue Bonds, Series 2004. First two years payments for these bonds were interest only and were paid 100% from the Capitalized Interest fund of \$1,341,602.

² **Series 2010** - Resolution 8673, adopted June 28, 2010, the City authorized the issuance of an \$8,000,000 note that fully paid off a prior \$8,000,000 Plantation System seller's note. This prior note was part of the purchase price for this \$15,000,000 utility and the 2010 note is on parity with the 2004 and 2007A&B bonds.

³ **Series 2013** - Resolutions 9183 and 9184, adopted April 22, 2013, the City authorized the issuance of the Utility System Refunding Revenue Bonds, Series 2013 to refund the Series 2004 Utility Bonds with the same parity and pledged revenues as the Series 2004.

⁴ **Series 2016** - Resolutions 9794 and 9795, adopted May 9, 2016, the City authorized the issuance of the Utility System Refunding Revenue Bonds, Series 2016 to refund all or a portion of the City's outstanding Utility System Revenue Bonds, Series 2007A, on parity with the outstanding Taxable Utility System Revenue, Series 2007B, Utility System Revenue Refunding Note 2010 and Utility System Refunding Revenue Bonds, Series 2013.

⁵ Excludes revenues from capacity charges per Bond Resolution.

⁶ Includes revenues from capacity charges per Bond Resolution.

⁷ **Series 2020** - Resolution 10,625, adopted on April 16, 2020, the City authorized the issuance of a \$15,000,000 note. This note is payable from and secured solely by net revenues of the City's utility system on parity with the City's outstanding Taxable Utility System Revenue Bonds 2007B, Utility System Revenue Refunding Note 2010, and Utility System Refunding Revenue Bonds Series 2016. Proceeds from the note were used for the expansion of the Turnpike Wastewater Plant and other improvements to the City's Water and Wastewater System.

⁸ **Series 2022** - Resolution 11,333, adopted on July 29, 2022, the City authorized the issuance of a \$15,000,000 bond. This bond is payable from and secured solely by net revenues of the City's utility system on parity with the City's outstanding Taxable Utility System Revenue Bonds, Series 2007B, Utility System Revenue Refunding Note – 2010, Utility System Refunding Revenue Bonds, Series 2013, Utility System Revenue Refunding Bonds, Series 2016, and Utility System Revenue Note - 2020. Proceeds from the bond were used for the acquisition, construction and equipping of a wastewater treatment facility and other improvements to the City's Wastewater System.



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Electric System

For the Fiscal Year Ending September 30, 2023

Schedule of Rates

	Customer Charge (\$/Cust/mo)	Energy Charge (\$/kWh)	Demand Charge (\$/kW)
Residential (RS) (First 1,000 kWh)	\$ 15.00	\$ 0.092940	
Residential (RS) (Over 1,000 kWh)	15.00	0.115492	
General Service Non-Demand (GSND)	15.00	0.101981	
Municipal Service (MS)	15.00	0.101981	
Municipal Service (MS - greater than 20 kW)	32.00	0.048161	\$ 13.98
General Service Demand (GSD)	32.00	0.048161	13.98

Ten Largest Customers

(Revenue Based)

	Revenues	% of Total Revenues	Volume (MWh)	% of Total Volume
UF Health (fka Central Florida Health Alliance)	\$ 2,090,311	2.81%	30,925	6.19%
Cutrale Citrus Juices USA, Inc.	1,821,491	2.45%	15,512	3.11%
CCRC-Lake Port Square, LLC	873,817	1.17%	11,496	2.30%
City of Leesburg	768,168	1.03%	13,157	2.63%
Lake-Sumter State College	675,266	0.91%	9,695	1.94%
Lake County School District	581,007	0.78%	7,027	1.41%
Century Link	577,178	0.78%	8,025	1.61%
Walmart Stores Inc.	541,425	0.73%	7,954	1.59%
Central Florida Freezer, Inc.	507,164	0.68%	7,082	1.42%
Coca-Cola North America	463,849	0.62%	6,740	1.35%
Total 10 Largest Electric Customers	\$ 8,899,676	11.95%	117,613	23.55%

Total Electric System Revenues

\$ 74,466,829 100.00% 499,366 100.00%

Rate Comparison

The tables on this and following pages provide a comparison of the rates of the City Electric System with those of neighboring utilities.

Electric Residential Services		Monthly Usage (kWh)		
Comparable Utility	Fuel Adj. (\$/1000kWh)	1000	1200	2500
City of Leesburg - Existing Rates	\$ 30.00 *	\$ 137.94	\$ 167.04	\$ 356.18
Surveyed Florida Utilities:				
Florida Municipalities or Cooperatives:				
City of Jacksonville Beach	\$ 49.81	\$ 142.03	\$ 169.53	\$ 348.33
City of Lakeland	45.00	112.50	133.79	278.55
City of Mount Dora	54.70	119.65	141.22	281.43
City of Ocala	56.00	162.64	191.77	381.10
City of Winter Park	27.14	115.92	142.33	313.94
Gainesville Regional Utilities	50.00	155.74	188.16	398.89
Florida Investor-Owned Utilities:				
Florida Power and Light	\$ 28.39	\$ 132.50	\$ 161.07	\$ 346.92
Duke Energy	53.02	167.72	202.65	429.70
Tampa Electric Company	49.08	139.03	166.83	347.51
Surveyed Florida Utilities:				
Average	\$ 45.90	\$ 138.64	\$ 166.37	\$ 347.37
Minimum	27.14	112.50	133.79	278.55
Maximum	56.00	167.72	202.65	429.70

*The City's fuel adjustment is \$30.00 at the time of this report; however, it is adjusted periodically.

Note: Amounts shown are based on the rates for single phase service and reflect, when applicable, inside City service. Amounts shown include the energy conservation, capacity and environmental cost recovery charges where appropriate, as filed with the PSC.

Rate Comparison (cont.)

Electric General Service (Non-Demand)			
Comparable Utility	Fuel Adj. (\$/1000kWh)	Monthly Usage (kWh)	
		750	1,500
City of Leesburg - Existing Rates	\$ 30.00 *	\$ 139.48	\$ 212.97
Surveyed Florida Utilities:			
Florida Municipalities or Cooperatives:			
City of Jacksonville Beach	\$ 49.81	\$ 109.15	\$ 212.30
City of Lakeland	45.00	89.42	163.35
City of Mount Dora	54.70	92.69	173.58
City of Ocala	56.00	130.08	240.16
City of Winter Park	27.14	100.65	182.69
Gainesville Regional Utilities	50.00	156.36	277.70
Florida Investor-Owned Utilities:			
Florida Power and Light	\$ 28.39	\$ 107.43	\$ 202.19
Duke Energy	53.02	136.44	257.32
Tampa Electric Company	49.08	122.11	221.72
Surveyed Florida Utilities:			
Average	\$ 45.90	\$ 116.04	\$ 214.56
Minimum	27.14	89.42	163.35
Maximum	56.00	156.36	277.70

*The City's fuel adjustment is \$30.00 at the time of this report; however, it is adjusted periodically.

Note: Amounts shown are based on the rates for single phase service and reflect, when applicable, inside City service. Amounts shown include the energy conservation, capacity and environmental cost recovery charges where appropriate, as filed with the PSC.

Rate Comparison (cont.)

Electric General Service (Demand)						
Comparable Utility	Fuel Adj. (\$/1000kWh)	Monthly Usage				
		75 KW 15,000 kWh	75 KW 30,000 kWh	150 KW 30,000 kWh	150 KW 60,000 kWh	
City of Leesburg - Existing Rates	\$ 70.00 *	\$ 2,852.92	\$ 4,625.33	\$ 5,673.83	\$ 9,218.66	
Surveyed Florida Utilities:						
Florida Municipalities or Cooperatives:						
City of Jacksonville Beach	\$ 21.84	\$ 2,311.55	\$ 3,969.35	\$ 4,606.85	\$ 7,922.45	
City of Lakeland	40.00	2,122.34	3,574.19	4,202.69	7,106.38	
City of Mount Dora	47.13	2,282.15	4,106.30	4,540.55	8,188.85	
City of Ocala	14.00	2,295.95	4,024.40	4,612.10	8,037.20	
City of Winter Park	42.01	2,120.38	3,843.73	4,222.48	7,669.18	
Gainesville Regional Utilities	30.00	3,228.00	5,508.00	6,348.00	10,908.00	
Florida Investor-Owned Utilities:						
Florida Power and Light	\$ 25.10	\$ 1,888.17	\$ 2,853.42	\$ 3,748.17	\$ 5,678.67	
Duke Energy	32.28	2,050.09	3,246.49	4,084.24	6,477.04	
Tampa Electric Company	39.38	2,020.95	2,765.75	4,009.50	5,507.10	
Surveyed Florida Utilities:						
Average	\$ 32.42	\$ 2,257.73	\$ 3,765.74	\$ 4,486.06	\$ 7,499.43	
Minimum	14.00	1,888.17	2,765.75	3,748.17	5,507.10	
Maximum	47.13	3,228.00	5,508.00	6,348.00	10,908.00	

*The City's fuel adjustment is \$30.00 at the time of this report; however, it is adjusted periodically.

Note: Amounts shown are based on the rates for single phase service and reflect, when applicable, inside City service. Amounts shown include the energy conservation, capacity and environmental cost recovery charges where appropriate, as filed with the PSC.

The Utility Debt is supported by revenues from three funds:

Natural Gas Utility Fund

Water Utility Fund

Wastewater Utility Fund

Information is listed by individual fund on the following pages.

Natural Gas System

For the Fiscal Year Ending September 30, 2023

Schedule of Rates

Monthly Available Charge (per account)

Residential Standard (Year-Round) Service	\$ 18.82
Residential Heat-Only Service	23.34
Public Building, Commercial and Small Industrial Service	23.34

Delivery Charge (per Therm)

All Services	\$ 0.64838

Purchased Gas Adjustment Charge (per Therm)

Adjusted monthly to pass through the actual costs	
All Services	\$ 0.32232

Ten Largest Customers (Revenue Based)

	Revenues	% of Total Revenues	Volume (Therms)	% of Total Volume
Natural Gas				
UF Health (fka Central Florida Health Alliance)	\$ 725,881	7.59%	582,517	11.79%
Federal Correctional Complex	471,062	4.92%	412,247	8.35%
Covanta Energy Corp II	204,857	2.14%	186,955	3.79%
Universal Aggregate Solutions	143,099	1.50%	131,007	2.65%
CCRC-Lake Port Square, LLC	88,776	0.93%	76,155	1.54%
The Villages Land Company LLC	84,625	0.88%	54,448	1.10%
Coreslab	84,459	0.88%	75,016	1.52%
Lifestream Behavioral Center	61,406	0.64%	52,309	1.06%
Roger A Beyers	55,794	0.58%	45,844	0.93%
NCRNC Inc.	52,366	0.55%	44,716	0.91%
Total 10 Largest Wastewater Customers	\$ 1,972,325	20.62%	1,661,214	33.63%
Total Natural Gas System Revenues	\$ 9,567,408	100.00%	4,938,960	100.00%

Rate Comparison

The tables on this and following pages provide a comparison of the rates of the City Utility System with those of neighboring utilities.

Natural Gas Residential Services									
Comparable Utility	Monthly Usage (therms)								
	10	30	50	70	90	100			
City of Leesburg - Existing Rates	\$ 28.53	\$ 47.94	\$ 67.35	\$ 86.77	\$ 106.18	\$ 115.89			
<u>Surveyed Florida Utilities:</u>									
Florida Municipalities or Cooperatives:									
City of Clearwater	\$ 30.60	\$ 65.80	\$ 99.00	\$ 132.20	\$ 165.40	\$ 182.00			
City of Jacksonville Beach	20.53	37.59	54.65	71.70	88.76	97.29			
City of Tallahassee	37.67	89.40	141.13	192.86	244.59	270.46			
Energy Services of Pensacola	41.77	105.43	169.09	232.75	296.41	328.24			
Gainesville Regional Utilities	21.45	44.84	68.23	91.62	115.01	126.71			
<u>Regulated Natural Gas Companies:</u>									
Peoples Gas System	\$ 25.70	\$ 38.97	\$ 52.24	\$ 65.51	\$ 78.78	\$ 85.42			
Florida Public Utilities	31.99	62.97	93.95	124.93	155.92	171.41			
St. Joe Natural Gas Co.	40.53	95.60	150.67	205.74	260.81	288.34			
<u>Surveyed Florida Utilities:</u>									
Average	\$ 31.28	\$ 67.58	\$ 103.62	\$ 139.67	\$ 175.71	\$ 193.73			
Minimum	20.53	37.59	52.24	65.51	78.78	85.42			
Maximum	41.77	105.43	169.09	232.75	296.41	328.24			

Rate Comparison (cont.)

Natural Gas Commerical Services						
Comparable Utility	Monthly Usage (therms)					
	100	300	500	700	1,000	2,000
City of Leesburg - Existing Rates	\$ 120.41	\$ 314.55	\$ 508.69	\$ 702.82	\$ 994.03	\$ 1,964.72
<u>Surveyed Florida Utilities:</u>						
Florida Municipalities or Cooperatives:						
City of Clearwater	\$ 185.00	\$ 505.00	\$ 825.00	\$ 1,145.00	\$ 1,625.00	\$ 3,225.00
City of Jacksonville Beach	97.29	267.87	438.45	609.03	864.90	1,717.80
City of Tallahassee	156.21	426.38	696.55	966.72	1,371.97	2,722.81
Energy Services of Pensacola	341.49	989.31	1,637.13	2,284.95	3,256.68	6,495.78
Gainesville Regional Utilities	142.82	338.46	534.10	729.74	1,023.20	2,001.40
<u>Regulated Natural Gas Companies:</u>						
Peoples Gas System	\$ 201.95	\$ 519.88	\$ 837.82	\$ 1,155.75	\$ 1,632.65	\$ 3,222.32
Florida Public Utilities	207.43	542.30	877.17	1,212.04	1,714.34	3,388.68
St. Joe Natural Gas Co.	181.89	505.66	829.44	1,153.21	1,638.87	3,257.74
<u>Surveyed Florida Utilities:</u>						
Average	\$ 189.26	\$ 511.86	\$ 834.46	\$ 1,157.05	\$ 1,640.95	\$ 3,253.94
Minimum	97.29	267.87	438.45	609.03	864.90	1,717.80
Maximum	341.49	989.31	1,637.13	2,284.95	3,256.68	6,495.78

Water System

For the Fiscal Year Ending September 30, 2023

Schedule of Rates

Effective November 1, 2023

Capacity Impact Charge		
Residential Single Family Home (1.000 ERU)		\$ 1,175.00
Monthly Customer Charge (per account)		
Residential, Master-Meter and Commercial		\$ 11.01
Consumption Charge (per 1,000 gallons)		
Residential Service:		
0-4,000		\$ 1.233534
5,000-8,000		1.527901
9,000-15,000		2.144668
16,000-33,000		2.901610
Over 33,000		5.326625
Commercial		
All gallons		\$ 2.06056

Ten Largest Customers (Revenue Based)

	Revenues	% of Total Revenues	Volume (gallons)	% of Total Volume
Florida Rock Industries, Inc.	\$ 111,337	1.04%	56,919	1.60%
UF Health (fka Central Florida Health Alliance)	110,862	1.04%	118,652	3.34%
CRCC-Lake Port Square, LLC	89,568	0.84%	26,649	0.75%
City of Leesburg	80,208	0.75%	41,581	1.17%
COB MHC Venture One, LLC	53,230	0.50%	49,880	1.40%
Beacon College	47,767	0.45%	17,388	0.49%
Sleepy Hollow Phase II	40,721	0.38%	31,381	0.88%
FL Crossings at Leesburg LTD	32,419	0.30%	20,467	0.58%
Chesterbrook Assoc.	30,651	0.29%	31,004	0.87%
Cypress Oaks Community LTD	25,662	0.24%	14,630	0.41%
Total 10 Largest Water Customers	\$ 622,425	5.81%	408,551	11.49%
Total Water System Revenues	\$ 10,710,055	100.00%	3,555,051	100.00%

Rate Comparison

The tables on this and following pages provide a comparison of the rates of the City Utility System with those of neighboring utilities.

Water Residential Services												
Comparable Utility	3,000	5,000	7,500	Monthly Usage				15,000	20,000			
				5/8" Meter (gallons)								
City of Leesburg - Existing Rates	\$	14.71	\$	18.65	\$	22.47	\$	32.46	\$	43.18	\$	69.04
<u>Surveyed Florida Utilities:</u>												
City of Clearwater	\$	26.58	\$	48.14	\$	75.09	\$	104.84	\$	172.74	\$	240.64
City of Clermont		13.34		16.68		20.86		25.03		48.98		62.53
City of DeLand		16.22		21.24		27.52		50.19		106.94		164.69
City of Eustis		20.09		25.25		31.70		44.55		60.65		76.75
City of Jacksonville Beach		27.86		42.89		56.77		70.64		98.39		354.74
City of Mount Dora		19.45		23.91		29.47		57.31		79.58		146.40
City of Ocala		17.69		20.50		24.01		27.52		67.02		84.87
City of Sanford		16.62		22.04		35.12		43.99		77.34		100.29
City of Sunrise		34.32		48.32		60.80		80.97		138.42		215.37
City of Tallahassee		17.41		22.21		28.21		43.31		59.86		93.41
City of Tavares		21.41		27.14		40.94		48.79		80.84		101.99
City of Wildwood		16.84		20.68		32.91		40.18		54.73		69.28
Gainesville Regional Utilites		16.86		28.80		38.48		48.15		67.50		130.25
<u>Surveyed Florida Utilites:</u>												
Average	\$	20.36	\$	28.29	\$	38.60	\$	52.73	\$	85.62	\$	141.63
Minimum		13.34		16.68		20.86		25.03		48.98		62.53
Maximum		34.32		48.32		75.09		104.84		172.74		354.74

Rate Comparison (cont.)

	Water Commercial Services				
	Comparable Utility	Monthly Usage 2" Meter (gallons)			
		50,000	150,000	200,000	500,000
City of Leesburg - Existing Rates		\$ 114.04	\$ 320.09	\$ 423.12	\$ 1,041.29
<u>Surveyed Florida Utilities:</u>					
City of Clearwater	\$ 2,064.38	\$ 2,064.38	\$ 2,064.38	\$ 2,064.38	\$ 5,382.24
City of Clermont	236.33	692.33	920.33	920.33	2,288.33
City of DeLand	277.09	1,239.59	1,629.59	1,629.59	3,969.59
City of Eustis	185.23	506.23	666.73	666.73	1,629.73
City of Jacksonville Beach	373.80	928.80	1,206.30	1,206.30	2,871.30
City of Mount Dora	458.20	1,349.06	1,794.49	1,794.49	4,467.07
City of Ocala	528.11	2,300.84	3,010.73	3,010.73	7,270.09
City of Sanford	406.50	1,083.50	1,422.00	1,422.00	3,453.00
City of Sunrise	518.77	1,032.77	1,289.77	1,289.77	2,831.77
City of Tallahassee	130.75	417.75	561.25	561.25	1,422.25
City of Tavares	350.62	773.62	985.12	985.12	2,254.12
City of Wildwood	172.34	429.34	557.84	557.84	1,328.84
Gainesville Regional Utilities	213.50	600.50	794.00	794.00	1,955.00
<u>Surveyed Florida Utilities:</u>					
Average	\$ 455.05	\$ 1,032.21	\$ 1,300.19	\$ 1,300.19	\$ 3,163.33
Minimum	130.75	417.75	557.84	557.84	1,328.84
Maximum	2,064.38	2,300.84	3,010.73	3,010.73	7,270.09

Wastewater System

For the Fiscal Year Ending September 30, 2023

Schedule of Rates

Effective November 1, 2023

Capacity Impact Charge

Residential Single Family Home (1.000 ERU)

\$ 2,778.00

Monthly Customer Charge (per account)

Residential Service

\$ 27.43

Commercial Service

119.28

Consumption Charge (per 1,000 gallons)

Residential Service:

0-15,000

\$ 1.901834

capped at 15,000

1.901834 (maximum charge)

Commercial Service

All gallons

\$ 4.85 Per 1,000 gallons

Ten Largest Customers

(Revenue Based)

Wastewater	Revenues	% of Total	Volume	% of Total
CCRC LAKE PORT SQUARE, LLC	\$ 188,152	1.32%	26,649	1.40%
CENTRAL FLORIDA HEALTH ALLIANCE (fka LRMIC)	148,652	1.05%	118,652	6.24%
BEACON COLLEGE	65,590	0.46%	17,388	0.91%
COB MHC VENTURE ONE LLC	50,714	0.36%	49,880	2.62%
SOUTH CAMPUS CARE CENTER	48,777	0.34%	20,105	1.06%
SLEEPY HOLLOW PAGES I & II	35,442	0.25%	31,381	1.65%
FL CROSSINGS AT LEESBURG LTD	33,696	0.24%	20,467	1.08%
NCRNC Inc.	31,102	0.22%	16,073	0.85%
CHESTERBROOK ASSOC.	28,581	0.20%	31,004	1.63%
CYPRESS OAKS COMMUNITY LTD	26,998	0.19%	14,630	0.008
Total 10 Largest Wastewater Customers	\$ 657,704	4.63%	346,229	18.21%
Total Wastewater System Revenues	\$ 14,205,283	100.00%	1,902,032	100.00%

Rate Comparison

The tables on this and following page provide a comparison of the rates of the City Utility System with those of neighboring utilities.

Comparable Utility	Wastewater Residential Services					
	Monthly Usage					
	5/8" Meter (gallons)					
	3,000	5,000	7,500	10,000	15,000	20,000
City of Leesburg - Existing Rates	\$ 33.14	\$ 36.94	\$ 41.69	\$ 46.45	\$ 55.96	\$ 55.96
<u>Surveyed Florida Utilities:</u>						
City of Clearwater	\$ 36.60	\$ 61.00	\$ 91.50	\$ 122.00	\$ 183.00	\$ 183.00
City of Clermont	29.02	34.50	41.35	48.20	61.90	64.64
City of DeLand	40.06	50.00	62.43	74.85	74.85	74.85
City of Eustis	39.90	47.27	56.37	65.47	65.47	65.47
City of Jacksonville Beach	38.78	64.08	87.91	111.73	159.38	159.38
City of Mount Dora	63.03	79.01	98.98	118.95	158.89	198.83
City of Ocala	45.45	53.96	64.59	74.04	74.04	74.04
City of Sanford	34.62	48.58	66.03	83.48	111.40	111.40
City of Sunrise	39.83	50.48	60.88	71.28	95.15	99.76
City of Tallahassee	46.70	61.94	80.99	100.04	138.14	176.24
City of Tavares	36.94	45.30	55.75	66.20	99.64	99.64
City of Wildwood	38.69	49.49	62.99	76.49	103.49	130.49
Gainesville Regional Utilities	32.55	47.25	65.63	84.00	120.75	157.50
<u>Surveyed Florida Utilities:</u>						
Average	\$ 40.17	\$ 53.30	\$ 68.88	\$ 84.36	\$ 111.24	\$ 122.71
Minimum	29.02	34.50	41.35	48.20	61.90	64.64
Maximum	63.03	79.01	98.98	122.00	183.00	198.83

Rate Comparison (cont.)

Wastewater Commercial Services		Monthly Usage 2" Meter (gallons)			
	Comparable Utility				500,000
		50,000	150,000	200,000	
City of Leesburg - Existing Rates		\$ 361.58	\$ 846.18	\$ 1,088.48	\$ 2,542.28
<u>Surveyed Florida Utilities:</u>					
City of Clearwater		\$ 2,842.60	\$ 2,842.60	\$ 2,842.60	\$ 6,100.00
City of Clermont		303.53	577.53	714.53	1,536.53
City of Deland		449.68	946.68	1,195.18	2,686.18
City of Eustis		259.20	696.20	914.70	2,225.70
City of Jacksonville Beach		692.48	1,863.48	2,448.98	5,961.98
City of Mount Dora		438.46	1,237.24	1,636.63	4,032.97
City of Ocala		752.47	1,177.60	1,390.17	2,665.57
City of Sanford		458.58	1,156.58	1,505.58	3,599.58
City of Sunrise		521.75	982.75	1,213.25	2,596.25
City of Tallahassee		571.62	1,333.62	1,714.62	4,000.62
City of Tavares		404.20	822.20	1,031.20	2,285.20
City of Wildwood		351.72	891.72	1,161.72	2,781.72
Gainesville Regional Utilities		387.50	1,122.50	1,490.00	3,695.00
<u>Surveyed Florida Utilities:</u>					
Average		\$ 648.75	\$ 1,203.90	\$ 1,481.47	\$ 3,397.48
Minimum		259.20	577.53	714.53	1,536.53
Maximum		2,842.60	2,842.60	2,842.60	6,100.00

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING §22-246 OF THE CODE OF ORDINANCES PERTAINING TO NATURAL GAS RATES; INCREASING MONTHLY CHARGES FOR ALL CLASSIFICATIONS OF CUSTOMER; PROVIDING FOR ANNUAL INFLATION ADJUSTMENT; CHANGING THE GROSS PROFIT MARGIN OF THE CITY; CHANGING THE CALCULATION METHOD FOR THE FUEL ADJUSTMENT CHARGE; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERANCE CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA:

SECTION I.

§22-246 of the Code of Ordinances for the City of Leesburg, Florida, is hereby amended in its entirety to read as set forth below:

Sec. 22-246. Gas service rate schedule.

The rates for the furnishing of gas service by the city shall be as set forth below. Rates shown shall be subject to periodic adjustment under §22-166 of this Code. The automatic annual adjustment described by 22-166 shall not apply to the Energy Conservation Adjustment. Rates described herein shall be effective for all utility bills rendered on or after the first day of the month following adoption of this Ordinance.

(1) Residential.

- a. Applicable. Service under the rate shall apply only to gas service used in a single private dwelling unit and its appurtenances and used for other than heating only and shall not be resold. Each dwelling unit in an apartment house shall be separately metered. Housing projects in which gas service is furnished by the lessor may be singularly metered and billed.
- b. Deposits. Deposits for each account shall be required as set forth more particularly in § 22-181 of this Code.
- c. Monthly rate.
 - Availability charge exclusive of use . . . \$6.78
 - Delivery Charge per therm, effective 6-1-2007 0.464400

(2) Heating only, residential.

- a. Applicable. Service under this rate shall apply only to gas service used for heating only in a single private dwelling unit and its appurtenances and shall

not be resold. Each dwelling unit in an apartment shall be separately metered. Housing projects in which gas service is furnished by the lessor may be singularly metered and billed.

- b. Deposits. Deposits for each account shall be required as set forth more particularly in § 22-181 of this Code.

- c. Monthly rate.
Availability charge, exclusive of use . . . \$10.17

Delivery Charge per therm, effective 6-1-2007 0.464400

(3) Public building, commercial and small industrial (not contract).

- a. Applicable. To all publicly owned buildings, school buildings, commercial and industrial consumers.

- b. Monthly rate.
Availability charge, exclusive of use . . . \$10.17
Energy Charge per therm, effective 6-1-2007 0.464400

(4) Large industrial--Contract.

- a. Applicable. Gas service under this rate shall apply to large consumers of gas.
- b. Rate. The rate shall be as fixed by contract between the city and the consumer, negotiated by the city manager, with the approval of the city commission.

(5) Reconnection charge. When any service is cut off for nonpayment of bill, and when connection service is requested to be performed after normal business hours, the reconnection charge shall be pursuant to the Utility Service Fee Schedule described in §22-6 of this Code. Service will not be restored after it is cut off for nonpayment until the account is paid current and the reconnection charge is paid.

(6) Fuel adjustment charge. All non-contract natural gas rates shall include a fuel adjustment charge. The fuel adjustment charge is the average cost of natural gas, per delivered therm. The calculation of the fuel adjustment charge shall be based upon past and estimated future costs. The fuel adjustment charge shall be calculated by the Finance Director, or his delegate, and revised as frequently as necessary to assure that the City recovers the total cost of all natural gas purchased.

(7) Turn-off and turn-on fee for gas service interrupted at customer's request. Any gas service interrupted at the request of the customer and restored for the same customer at the same address shall have the fees assessed according to the Utility Service Fee Schedule pursuant to §22-6 of this Code.

(8) Master metering. Where natural gas service charges are measured, in whole or in part, by a master meter, the availability charge on the master meter shall be the number of units served by the master meter times the rate per month availability charge. All consumption on the master meter shall be billed at the monthly rate per therm, as applicable, plus all other charges. The master meter shall be classified to the rate schedule which yields the highest

revenue consistent with the applicability clauses of the rate classes. Each and every user served by the master meter may be billed, at the discretion of the city, for the fixed charge assessed for each user within the particular user's service classification, and the person or entity in whose name the master meter is registered on the city's records shall in such event be billed for the variable charge assessed for the service being provided. As used in this subsection, the following terms shall have the meanings indicated:

- a. Master meter: Shall refer to a meter measuring the service provided to two (2) or more occupancy units being served by a single meter.
- b. Occupancy unit: Shall refer to that portion of any commercial establishment, single- or multi-unit residential building, or trailer, mobile home, manufactured housing, or recreational vehicle park, or marina which is set apart from the rest of such facility by clearly determinable boundaries, as described in the rental, lease or ownership agreement for such unit, or in the absence of such an agreement, where that portion of the facility is clearly set apart from the rest of the facility in a manner which evidences an intent to render the unit suitable for occupancy as a residential, commercial or other space as a discrete unit, separate and apart from the use or occupancy of other units within the same facility.
- c. User: Shall refer to the occupant(s) of any individual occupancy unit served by a master meter.
- d. Fixed charge: Shall refer to the minimum charge imposed by the city during a billing period, in the particular customer's service classification, for the availability of the service, if no service is actually used by the customer in a given billing period.
- e. Variable charge: Shall refer to that portion of the bill for the utility service which is assessed in addition to the fixed charge and which is based on actual usage in a given billing period.

(9) Initial connection fee. An initial connection fee per utility shall be charged according to the Utility Service Fee Schedule described in §22-6 of this Code.

(10) Energy conservation adjustment (Rider ECA). A rider applicable to all firm standard natural gas therm rates to recover the cost of energy conservation programs undertaken by the Leesburg Gas System and approved by the city manager. The ECA will not be applied to interruptible natural gas or contract rates. The currently calculated ECA rate is:

Natural gas rate schedule ECA, per therm . . . \$0.05

The above ECA rate is based on twelve (12) months projected expense levels. This ECA rate will normally be reviewed semi-annually in April and October and may be adjusted upward or downward based on actual and projected energy conservation program costs and projected consumption levels in order to recover the total cost of applicable gas system programs, including energy conservation incentive payments as well as the labor and other costs attributable to such energy conservation programs. The over and under recovery of these ECA costs will be computed and an adjustment in the ECA rate will be made. However, the ECA rate will be adjusted anytime the over or under recovery for a 12-month

period exceeds or is projected to exceed fifty thousand dollars (\$50,000.00) Any adjustment must be approved by the city manager and will be reported to the city commission at the first regularly scheduled commission meeting following the adjustment.

(11) Tax adjustment clause, TAC.

- a. Applicability. Tax adjustment clause shall be applicable to the monthly rate of each filed rate schedule as indicated with reference to billing adjustment.
- b. Calculation of tax adjustment. Calculation shall be minus or plus the applicable proportionate part of any taxes and assessments imposed by any governmental authority below or in excess of those in effect on the effective date hereof including, but not limited to, the City of Leesburg's Utility Service Tax, which are assessed on the basis of revenues from natural gas or service sold or the volume of natural gas purchased for sale or sold. Such taxes and assessments are to be reflected on the bills of only those customers within the jurisdiction of the governmental authority imposing the taxes and assessments.

SECTION II.

If any portion of this ordinance is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION III.

All ordinances or parts of ordinances which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION IV.

This ordinance shall become effective immediately upon its passage.

THE CITY OF LEESBURG, FLORIDA

By: *Sanna Henderson*
Mayor

Attest: *Jelly M. Richardson*
City Clerk

ORDINANCE NO. 08-14

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING SECTION 22-227 OF THE CODE OF ORDINANCES PERTAINING TO POLLUTION ABATEMENT CHARGES; ESTABLISHING NEW RATE SCHEDULES FOR POLLUTION ABATEMENT CHARGES; PROVIDING FOR RATES EFFECTIVE MARCH 1, 2008; PROVIDING NEW PROPOSED BLOCK RATES; PROVIDING FOR RATES INSIDE AND OUTSIDE CITY LIMITS; PROVIDING FOR CONFLICTS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that:

SECTION 1.

Section 22-227, of the Code of Ordinances of the City of Leesburg, Florida, is hereby amended in its entirety to read as:

Each classification of user shall be assessed the following charges for pollution abatement:

(1) Inside the City Wastewater Rates (CCF):

Customer Charge Residential and Master-Meter		Proposed Rates	New Proposed
Line No.	Description	Rates Effective 03/01/2008	Block Rates 03/01/2008
	<u>Meter Size</u>		
1.	ALL METER SIZES	\$ 20.10	
Consumption Charge (Per 1 CCF = Cubic Feet = 748 Gallons)			
Consumption Charge Wastewater Residential			New Proposed
<u>Block Rates (Per CCF)</u>			<u>Block Rates CCF)</u>
2.	Usage Up to 15 CCF	\$ 1.04200	Up to 21 CCF
Customer Charge Commercial and Municipal			
<u>Commercial and Municipal Classes</u>			
3.	COMMERCIAL I	\$ 20.91	
4.	COMMERCIAL II	\$ 35.59	
5.	COMMERCIAL III	\$ 87.43	
6.	COMMERCIAL IV	\$ 20.10	

Consumption Charge (Per 1 CCF = 100 Cubic Feet = 748 Gallons)

Consumption Charge Wastewater Commercial and Municipal
Block Rates (Per CCF)

7.	COMMERCIAL I All CCF (No CAP)	\$ 1.71900
8.	COMMERCIAL II All CCF (No CAP)	\$ 2.13600
9.	COMMERCIAL III All CCF (No CAP)	\$ 2.65700
10.	COMMERCIAL IV All CCF (No CAP)	\$ 1.04200

(2) Inside the City Wastewater rates (1,000 Gallons):

Customer Charge Residential and Master-Meter

<u>Meter Size</u>		
1.	ALL METER SIZES	\$ 20.10

Consumption Charge (Per 1,000 Gallons)
Consumption Charge Wastewater Residential
Block Rates (Per 1,000 Gallons)

			New Proposed <u>Blocks(Th. Gall.)</u>
2.	Usage Up to 11,000 Gallons	\$ 1.39400	Up to 15,000 Gall.

Customer Charge Commercial and Municipal
Commercial and Municipal Classes

3.	COMMERCIAL I	\$ 20.91
4.	COMMERCIAL II	\$ 35.59
5.	COMMERCIAL III	\$ 87.43
6.	COMMERCIAL IV	\$ 20.10

Consumption Charge Wastewater Commercial and Municipal
Block Rates (Per 1,000 Gallons)

7.	COMMERCIAL I All CCF (No CAP)	\$ 2.29800
8.	COMMERCIAL II All CCF (No CAP)	\$ 3.85600

9. COMMERCIAL III
All CCF (No CAP) \$ 3.55200

10. COMMERCIAL IV
All CCF (No CAP) \$ 1.39400

(3) Outside the City Wastewater Rates (CCF):

Customer Charge Residential and Master-Meter

Line No.	Description	Proposed Rates Rates Effective 03/01/2008	New Proposed Block Rates 03/01/2008

Meter Size

1. ALL METER SIZES \$ 25.13

Consumption Charge (Per 1 CCF = 100 Cubic Feet = 748 Gallons)

Consumption Charge Wastewater Residential Block Rates (Per CCF)	New Proposed Block Rates Th. Gall).

2. Usage Up to 15 CCF \$ 1.30300 Up to 21 CCF

**Customer Charge Commercial and Municipal
Commercial and Municipal Classes**

3. COMMERCIAL I	\$ 26.14
4. COMMERCIAL II	\$ 44.49
5. COMMERCIAL III	\$ 109.29
6. COMMERCIAL IV	\$ 25.13

Consumption Charge (Per 1 CCF = 100 Cubic Feet = 748 Gallons)

Consumption Charge Wastewater Commercial and Municipal
Block Rates (Per CCF)

7. COMMERCIAL I
All CCF (No CAP) \$ 2.14900

8. COMMERCIAL II
All CCF (No CAP) \$ 2.67000

9. COMMERCIAL III
All CCF (No CAP) \$ 3.32100

10. COMMERCIAL IV
All CCF (No CAP) \$ 1.30300

(4) Outside the City Wastewater Rates (1,000 Gallons):

Customer Charge Residential and Master-Meter

Line No.	Description	Proposed Rates Rates Effective 03/01/2008	New Proposed Block Rates 03/01/2008
<u>Meter Size</u>			
1.	ALL METER SIZE Consumption Charge (Per 1,000 Gallons) Consumption Charge Wastewater Residential	\$ 25.13	
<u>Block Rates (Per 1,000 Gallons)</u>			New Proposed
Usage Up to 11,000 Gallons			<u>Block Rates (Th. Gall.)</u>
2.	Usage Up to 11,000 Gallons	\$ 1.74200	Up to 15,000 Gall.
Customer Charge Commercial and Municipal			
<u>Commercial and Municipal Classes</u>			
3.	COMMERCIAL I	\$ 26.14	
4.	COMMERCIAL II	\$ 44.49	
5.	COMMERCIAL III	\$ 109.29	
6.	COMMERCIAL IV	\$ 25.13	
Consumption Charge Wastewater Commercial and Municipal			
<u>Block Rates (Per 1,000 Gallons)</u>			
7.	COMMERCIAL I All CCF (No CAP)	\$ 2.87300	
8.	COMMERCIAL II All CCF (No CAP)	\$ 3.57000	
9.	COMMERCIAL III All CCF (No CAP)	\$ 4.44000	
10.	COMMERCIAL IV All CCF (No CAP)	\$ 1.74200	

SECTION 2.

All ordinances or part of ordinances which are in conflict with this Ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION 3.

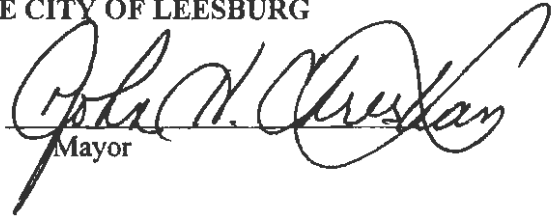
If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION 4.

This Ordinance shall become effective upon its passage and adoption according to law.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 11th day of February, 2008.

THE CITY OF LEESBURG

By: 
Mayor

ATTEST:


City Clerk

ORDINANCE NO. 09- 89

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING SECTION 22-211 OF THE CODE OF ORDINANCES PERTAINING TO WATER SERVICE RATES, AS AMENDED PREVIOUSLY BY ORDINANCE 09 – 64; ESTABLISHING A NEW RATE SCHEDULE FOR WATER; PROVIDING FOR RATES EFFECTIVE AS OF NOVEMBER 1, 2009; PROVIDING FOR RATES EFFECTIVE AS OF NOVEMBER 1, 2010; PROVIDING FOR RATES INSIDE AND OUTSIDE THE CITY LIMITS; PROVIDING FOR ADOPTION OF RECONNECTION CHARGES BY RESOLUTION; PROVIDING FOR CONTINUOUS SERVICE TO FIRE PROTECTION SYSTEMS FOR SAFETY REASONS IN THE EVENT OF A CUTOFF OF SERVICE; PROVIDING FOR CONFLICTS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that:

SECTION 1.

Section 22-211, of the Code of Ordinances of the City of Leesburg, Florida, is hereby amended in its entirety to read as:

(a) *Water conservation service rate:*

(1) *Inside The City Water Rates (CCF):*

Line No.	Description	Proposed Rates Effective 11/01/2009	Proposed Rates Effective 11/01/2010
	Customer Charge Residential, Master-Meter, Commercial, and Sprinklers		
1.	All Meter Sizes	\$7.70	\$7.85
	Customer Charge Irrigation		
2.	All Meter Sizes	\$4.03	\$4.31
	Consumption Charge (Per 1 CCF = 100 Cubic Feet = 748 Gallons)		
	Consumption Charge Potable Water Residential <u>Block Rates (Per CCF)</u>		
3.	BAS1 (0 – 6)	\$0.64	\$0.65
4.	BAS2 (7 – 12)	\$0.77	\$0.82

5.	BAS3 (13 – 21)	\$1.07	\$1.14
6.	BAS4 (22 – 45)	\$1.45	\$1.55
7.	BAS5 (Over 45)	\$2.66	\$2.84

Consumption Charge Potable Water Commercial
Block Rates (Per CCF)

8.	All CCF (No Cap)	\$1.03	\$1.10

Consumption Charge Irrigation Residential
Block Rates (Per CCF)

9.	BAS1 (0 – 9)	\$1.07	\$1.14
10.	BAS2 (10 – 33)	\$1.45	\$1.55
11.	BAS3 (Over 33)	\$2.66	\$2.84

Consumption Charge Irrigation Commercial and Common Area
Block Rates (Per CCF)

12.	BAS1 (0 – 33)	\$1.07	\$1.14
13.	BAS2 (Over 33)	\$1.45	\$1.55

(2) *Inside The City Water Rates (TGAL):*

Line No.	Description	Proposed Rates Effective 11/01/2009	Proposed Rates Effective 11/01/2010

Customer Charge Residential, Master-Meter, Commercial, and Sprinklers

14.	All Meter Sizes	\$7.70	\$7.85

Customer Charge Irrigation

15.	All Meter Sizes	\$4.03	\$4.31

Consumption Charge (Per 1 TGAL = 1000 Gallons)

Consumption Charge Potable Water Residential
Block Rates (Per TGAL)

16.	BAS1 (0 – 4)	\$0.86	\$0.88
17.	BAS2 (5 – 8)	\$1.02	\$1.09
18.	BAS3 (9 – 15)	\$1.43	\$1.53
19.	BAS4 (16 – 33)	\$1.94	\$2.07
20.	BAS5 (Over 33)	\$3.56	\$3.80

Consumption Charge Potable Water Commercial
Block Rates (Per TGAL)

21.	All CCF (No Cap)	\$1.38	\$1.47

Consumption Charge Irrigation Residential
Block Rates (Per TGAL)

22.	BAS1 (0 – 7)	\$1.43	\$1.53
23.	BAS2 (8 – 25)	\$1.94	\$2.07
24.	BAS3 (Over 25)	\$3.56	\$3.80

Consumption Charge Irrigation Commercial and Common Area
Block Rates (Per TGAL)

25.	BAS1 (0 – 25)	\$1.43	\$1.53
26.	BAS2 (Over 25)	\$1.94	\$2.07

(3) *Outside The City Water Rates (CCF):*

Line No.	Description	Proposed Rates Effective 11/01/2009	Proposed Rates Effective 11/01/2010

Customer Charge Residential, Master-Meter, Commercial, and Sprinklers

27.	All Meter Sizes	\$9.63	\$9.81

Customer Charge Irrigation

28.	All Meter Sizes	\$5.04	\$5.39

Consumption Charge (Per 1 CCF = 100 Cubic Feet = 748 Gallons)

Consumption Charge Potable Water Residential
Block Rates (Per CCF)

29.	BAS1 (0 – 6)	\$0.80	\$0.81
30.	BAS2 (7 – 12)	\$0.96	\$1.03
31.	BAS3 (13 – 21)	\$1.34	\$1.43
32.	BAS4 (22 – 45)	\$1.81	\$1.94
33.	BAS5 (Over 45)	\$3.33	\$3.55

Consumption Charge Potable Water Commercial
Block Rates (Per CCF)

34.	All CCF (No Cap)	\$1.29	\$1.38

Consumption Charge Irrigation Residential
Block Rates (Per CCF)

35.	BAS1 (0 – 9)	\$1.34	\$1.43
36.	BAS2 (10 – 33)	\$1.81	\$1.94
37.	BAS3 (Over 33)	\$3.33	\$3.55

Consumption Charge Irrigation Commercial and Common Area
Block Rates (Per CCF)

38.	BAS1 (0 – 33)	\$1.34	\$1.43
39.	BAS2 (Over 33)	\$1.81	\$1.94

(4) *Outside The City Water Rates (TGAL):*

Line No.	Description	Proposed Rates Effective 11/01/2009	Proposed Rates Effective 11/01/2010

Customer Charge Residential, Master-Meter, Commercial, and Sprinklers

40.	All Meter Sizes	\$9.63	\$9.81

Customer Charge Irrigation

41.	All Meter Sizes	\$5.04	\$5.39

Consumption Charge (Per 1 TGAL = 1000 Gallons)

Consumption Charge Potable Water Residential
Block Rates (Per TGAL)

42.	BAS1 (0 – 4)	\$1.08	\$1.10
43.	BAS2 (5 – 8)	\$1.28	\$1.36
44.	BAS3 (9 – 15)	\$1.79	\$1.91
45.	BAS4 (16 – 33)	\$2.43	\$2.59
46.	BAS5 (Over 33)	\$4.45	\$4.75

Consumption Charge Potable Water Commercial
Block Rates (Per TGAL)

47.	All CCF (No Cap)	\$1.73	\$1.84

Consumption Charge Irrigation Residential
Block Rates (Per TGAL)

48.	BAS1 (0 – 7)	\$1.79	\$1.91
49.	BAS2 (8 – 25)	\$2.43	\$2.59
50.	BAS3 (Over 25)	\$4.45	\$4.75

Consumption Charge Irrigation Commercial and Common Area
Block Rates (Per TGAL)

51.	BAS1 (0 – 25)	\$1.79	\$1.91

In all categories, for installations which have fire protection systems utilizing city water, whether or not metered, there shall be imposed a monthly availability charge, regardless of actual usage, in the amount of \$2.00 per inch diameter of service pipe serving the fire protection system.

(b) Deposits for each account shall be required as set forth more particularly in section 22-181 of this Code.

(c) A reconnection charge, when service is cut off for nonpayment of bill, and when connection service is requested to be performed after normal business hours, will be imposed as provided in the utility service fee schedule adopted or amended from time to time by Resolution of the City Commission.

(d) Service will not be turned on after it is cut off for nonpayment until the account is paid current and cut-on charge is paid. In those installations which have fire protection systems which are operated by city water, service shall remain turned on to the fire protection system as a matter of public safety, however there shall be charged, in addition to the normal reconnection charge, a reconnection surcharge of two dollars (\$2.00) per month per inch diameter of service pipe serving the installation.

(e) Where water service charges are measured, in whole or in part, by a master meter, the availability charge on the master meter shall be the number of units served by the master meter times the rate per month availability charge. All consumption on the master meter shall be billed at the charge per one hundred (100) cubic feet, as applicable, plus all other charges. The master meter shall be classified to the rate schedule which yields the highest revenue consistent with the applicability clauses of the rate classes. Each and every user served by the master meter may be billed, at the discretion of the city, for the fixed charge assessed for each user within the particular user's service classification, and the person or entity in whose name the master meter is registered on the city's records shall in such event be billed for the variable charge assessed for the service being provided. As used in this subsection, the following terms shall have the meanings indicated:

(1) *Master meter*: Shall refer to a meter measuring the service provided to two (2) or more occupancy units being served by a single meter.

(2) *Occupancy unit*: Shall refer to that portion of any commercial establishment, single- or multi-unit residential building, or trailer, mobile home, manufacture housing, or recreational vehicle park, or marina which is set apart from the rest of such facility by clearly determinable boundaries, as described in the rental, lease or ownership agreement for such unit, or in the absence of such an agreement, where that portion of the facility is clearly set apart from the rest of the facility in a manner which evidences an intent to render the unit suitable for occupancy as a residential, commercial or other space as a discrete unit, separate and apart from the use or occupancy of other units within the same facility.

(3) *User*: Shall refer to the occupant(s) of any individual occupancy unit served by a master meter.

(4) *Fixed charge*: Shall refer to the minimum charge imposed by the city during a billing period, in the particular customer's service classification, for the availability of the service, whether or not service is actually used by the customer in a given billing period.

(5) *Variable charge*: Shall refer to that portion of the bill for the utility service which is assessed in addition to the fixed charge and which is based on actual usage in a given billing period.

SECTION 2.

All ordinances or parts of ordinances which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so effected shall be hereby repealed in their entirety. Except as specifically modified by this Ordinance, the provisions of Ordinance 09 – 64 are hereby ratified and confirmed as originally enacted and shall be and remain in full force *nunc pro tunc* to its original adoption date of October 26, 2009.

SECTION 3.

If any portion of this ordinance is declared invalid or unenforceable, and to the extent it is possible to do so without destroying the overall intent and effect of this ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION 4.

This ordinance shall become effective upon passage.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 21 day of December, 2009.

THE CITY OF LEESBURG

By: _____

Mayor

ATTEST:

Betty Richardson
City Clerk

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING §22 – 211 OF THE CODE OF ORDINANCES PERTAINING TO WATER RATES, PROVIDING NEW RATE TABLES FOR CUSTOMERS CONNECTED TO THE ROYAL HIGHLANDS WATER TREATMENT PLANT; AMENDING SUBSECTIONS (a)(3) AND (a)(4) OF §22 – 211 TO EXCLUDE FROM THE RATE TABLES IN THOSE SUBSECTIONS ANY CUSTOMERS CONNECTED TO THE ROYAL HIGHLANDS WATER TREATMENT PLANT; CREATING SUBSECTIONS (a)(5) AND (a)(6) OF §22 – 211 TO SPECIFY THE RATES FOR CUSTOMERS CONNECTED TO THE ROYAL HIGHLANDS WATER TREATMENT PLANT; LIMITING CONNECTIONS TO THE ROYAL HIGHLANDS WATER TREATMENT PLANT TO CONFORM TO THE WITHDRAWAL LIMITATIONS FOR THAT FACILITY IN THE CITY'S CONSUMPTIVE USE PERMIT; SETTING FOR LEGISLATIVE FINDINGS; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA:

SECTION I.

The City Commission of the City of Leesburg, Florida, makes the following legislative findings with respect to the rates charged for water supplied by the City's Royal Highlands Water Treatment Plant:

- The City of Leesburg provides potable water to its customers under the provisions of Consumptive Use Permit (CUP) # 94, issued by St. Johns River Water Management District (SJRWMD).
- CUP # 94 was issued by SJRWMD on November 16, 2010.
- SJRWMD has previously established Minimum Flows and Levels (MFL's) for Lake Apshawa (North and South).
- The MFL's for Lake Apshawa have been violated in the historic period since establishment of the MFL's for that body of water.
- CUP permitting rules prohibit issuance of a permit which will impact an MFL which has been violated.
- Hydrogeologic modeling of ground water withdrawals from the Royal Highlands Wellfield demonstrated that the MFL's for Lake Apshawa would be impacted by then-current withdrawals, necessitating a reduction of ground water withdrawals from the Royal Highlands Wellfield.
- CUP # 94 contains Condition # 24, which allocates maximum annual groundwater withdrawals from the Royal Highlands Wellfield as follows:
 - 354.05 million gallons (0.97 million gallons per day (mgd) average) in 2010,
 - 321.20 million gallons (0.88 mgd average) in 2011,
 - 292.00 million gallons (0.80 mgd average) in 2012,
 - 277.40 million gallons (0.76 mgd average) in 2013,
 - 266.45 million gallons (0.73 mgd average) in 2014,

- 259.15 million gallons (0.71 mgd average) in 2015 and,
- 251.85 million gallons (0.69 mgd average) in 2016 through 2030.
- 2010 groundwater withdrawals from the Royal Highlands Wellfield were 0.94 mgd, which is acceptable under condition # 24 but exceeds the allocation for 2011.
- Implementation of an enhanced conservation rate structure is necessary to discourage high water consumption that would cause overwithdrawal from the Royal Highlands Wellfield and therefore violate Condition 24 of CUP # 94 in 2011 and succeeding years.
- The enhanced conservation rate structure should be applied to all residential customers attached to the Royal Highlands Water Treatment Plant.

SECTION II.

§22 – 211(a) of the Code of Ordinances of the City of Leesburg, Florida, is hereby amended to read as follows:

(a) *Water conservation service rate:*

(1) *Inside the city water rates (CCF):*

TABLE INSET:

Line No.	Description	Rates Effective 11/01/2009	Rates Effective 11/01/2010
	Customer Charge Residential, Master-Meter, Commercial, and Sprinklers		
	Meter Size		
1.	ALL METER SIZES	\$7.70	\$7.85
	Customer Charge Irrigation		
	Meter Size		
2.	ALL METER SIZES	\$4.03	4.31
	Consumption Charge (Per 1 CCF = 100 Cubic Feet = 748 Gallons)		
	Consumption Charge Potable Water Residential		
	Block Rates (Per CCF)		
3.	BAS1 (0--6)	\$0.64	\$0.65
4.	BAS2 (7--12)	\$0.77	\$0.82
5.	BAS3 (13--21)	\$1.07	\$1.14
6.	BAS4 (22--45)	\$1.45	\$1.55
7.	BAS5 (Over 45)	\$2.66	\$2.84
	Consumption Charge Potable Water Commercial		
	Block Rates (Per CCF)		
8.	All CCF (No Cap)	\$1.03	\$1.10
	Consumption Charge Residential Irrigation		
	Block Rates (Per		

	CCF)		
9.	BAS1 (0--9)	\$1.07	\$1.14
10.	BAS2 (10--33)	\$1.45	\$1.55
11.	BAS3 (Over 33)	\$2.66	\$2.84
	Consumption Charge Commercial and Common Area Irrigation		
	Block Rates (Per CCF)		
12.	BAS1 (0--33)	\$1.07	\$1.14
13.	BAS2 (Over 33)	\$1.45	\$1.55

(2) *Inside the city water rates (TGAL):*

TABLE INSET:

Line No.	Description	Rates Effective 11/01/2009	Rates Effective 11/01/2010
	Customer Charge Residential, Master-Meter, Commercial, and Sprinklers		
	Meter Size		
14.	ALL METER SIZES	\$7.70	\$7.85
	Customer Charge Irrigation		
15.	ALL METER SIZES	\$4.03	\$4.31
	Consumption Charge (Per 1,000 Gallons)		
	Consumption Charge Potable Water Residential		
	Block Rates (Per TGAL)		
16.	BAS1 (0--4)	\$0.86	\$0.88
17.	BAS2 (5--8)	\$1.02	\$1.09
18.	BAS3 (9--15)	\$1.43	\$1.53
19.	BAS4 (16--33)	\$1.94	\$2.07
20.	BAS5 (Over 33)	\$3.56	\$3.80
	Consumption Charge Potable Water Commercial		
	Block Rates (Per TGAL)		
21.	All CCF (No Cap)	\$1.38	\$1.47
	Consumption Charge Irrigation Residential		
	Block Rates (Per TGAL)		
22.	BAS1 (0--7)	\$1.43	\$1.53
23.	BAS2 (8--25)	\$1.94	\$2.07
24.	BAS3 (Over 25)	\$3.56	\$3.80

Consumption Charge Irrigation Commercial and Common Area			
Block Rates (Per TGAL)			
25.	BAS1 (0--25)	\$1.43	\$1.53
26.	BAS2 (Over 25)	\$1.94	\$2.07

(3) Outside the city water rates excluding customers connected to the Royal Highlands Water Treatment Plant (CCF):

TABLE INSET:

Line No.	Description	Rates Effective 11/01/2009	Rates Effective 11/01/2010
	Customer Charge Residential, Master-Meter, Commercial, Irrigation and Sprinklers		
	Meter Size		
27.	ALL METER SIZES	\$9.63	\$9.81
	Customer Charge Irrigation		
28.	ALL METER SIZES	\$5.04	\$5.39
	Consumption Charge (Per 1 CCF = 100 Cubic Feet = 748 Gallons)		
	Consumption Charge Potable Water Residential		
	Block Rates (Per CCF)		
29.	BAS1 (0--6)	\$0.80	\$0.81
30.	BAS2 (7--12)	\$0.96	\$1.03
31.	BAS3 (13--21)	\$1.34	\$1.43
32.	BAS4 (22--45)	\$1.81	\$1.94
33.	BAS5 (Over 45)	\$3.33	\$3.55
	Consumption Charge Potable Water Commercial		
	Block Rates (Per CCF)		
34.	All CCF (No Cap)	\$1.29	\$1.38
	Consumption Charge Irrigation Residential		
	Block Rates (Per CCF)		
35.	BAS1 (0--9)	\$1.34	\$1.43
36.	BAS2 (10--33)	\$1.81	\$1.94
37.	BAS3 (Over 33)	\$3.33	\$3.55
	Consumption Charge Irrigation Commercial and Common Area		
	Block Rates (Per CCF)		
38.	BAS1 (0--33)	\$1.34	\$1.43
39.	BAS2 (Over 33)	\$1.81	\$1.94

(4) Outside the city water rates excluding customers connected to the Royal Highlands Water Treatment Plant (TGAL):

TABLE INSET:

Line No.	Description	Rates Effective 11/01/2009	Rates Effective 11/01/2010
	Customer Charge Residential, Master-Meter, Commercial, and Sprinklers		
	Meter Size		
40.	ALL METER SIZES	\$9.63	\$9.81
	Customer Charge Irrigation		
	Meter Size		
41.	ALL METER SIZES	\$5.04	\$5.39
	Consumption Charge (Per 1 TGAL = 1000 Gallons)		
	Consumption Charge (Per 1,000 Gallons)		
	Consumption Charge Potable Water Residential		
	Block Rates (Per TGAL)		
42.	BAS1 (0--4)	\$1.08	\$1.10
43.	BAS2 (5--8)	\$1.28	\$1.36
44.	BAS3 (9--15)	\$1.79	\$1.91
45.	BAS4 (16--33)	\$2.43	\$2.59
46.	BAS5 (Over 33)	\$4.45	\$4.75
	Consumption Charge Potable Water Commercial		
	Block Rates (Per TGAL)		
47.	All CCF (No Cap)	\$1.73	\$1.84
	Consumption Charge Irrigation Residential		
	Block Rates (Per TGAL)		
48.	BAS1 (0--7)	\$1.79	\$1.91
49.	BAS2 (8--25)	\$2.43	\$2.59
50.	BAS3 (Over 25)	\$4.45	\$4.75
	Consumption Charge Commercial and Common Area Irrigation		
	Block Rates (Per TGAL)		
51.	BAS1 (0--25)	\$1.79	\$1.91
52.	BAS2 (Over 25)	\$2.43	\$2.59

(3) Outside the city water rates only for customers connected to the Royal Highlands Water Treatment Plant (CCF):

TABLE INSET:

Line No.	Description		Rates Effective 08/01/2011
	Customer Charge Residential, Master-Meter, Commercial, Irrigation and Sprinklers		
	Meter Size		
27.	ALL METER SIZES		\$9.81
	Customer Charge Irrigation		
28.	ALL METER SIZES		\$5.39
	Consumption Charge (Per 1 CCF = 100 Cubic Feet = 748 Gallons)		
	Consumption Charge Potable Water Residential		
	Block Rates (Per CCF)		
29.	BAS1 (0--6)		\$0.81
30.	BAS2 (7--12)		\$1.03
31.	BAS3 (13--21)		\$1.43
32.	BAS4 (22--45)		\$3.88
33.	BAS5 (Over 45)		\$10.65
	Consumption Charge Potable Water Commercial		
	Block Rates (Per CCF)		
34.	All CCF (No Cap)		\$1.38
	Consumption Charge Irrigation Residential		
	Block Rates (Per CCF)		
35.	BAS1 (0--9)		\$1.43
36.	BAS2 (10--33)		\$3.88
37.	BAS3 (Over 33)		\$10.65
	Consumption Charge Irrigation Commercial and Common Area		
	Block Rates (Per CCF)		
38.	BAS1 (0--33)		\$1.43
39.	BAS2 (Over 33)		\$1.94

(4) Outside the city water rates only for customers connected to the Royal Highlands Water Treatment Plant (TGAL):

TABLE INSET:

Line No.	Description		Rates Effective 11/01/2010
	Customer Charge Residential, Master-Meter, Commercial, and Sprinklers		
	Meter Size		
40.	ALL METER SIZES		\$9.81
	Customer Charge Irrigation		
	Meter Size		
41.	ALL METER SIZES		\$5.39
	Consumption Charge (Per 1 TGAL = 1000 Gallons)		
	Consumption Charge (Per 1,000 Gallons)		
	Consumption Charge Potable Water Residential		
	Block Rates (Per TGAL)		
42.	BAS1 (0--4)		\$1.10
43.	BAS2 (5--8)		\$1.36
44.	BAS3 (9--15)		\$1.91
45.	BAS4 (16--33)		\$5.18
46.	BAS5 (Over 33)		\$14.25
	Consumption Charge Potable Water Commercial		
	Block Rates (Per TGAL)		
47.	All CCF (No Cap)		\$1.84
	Consumption Charge Irrigation Residential		
	Block Rates (Per TGAL)		
48.	BAS1 (0--7)		\$1.91
49.	BAS2 (8--25)		\$5.18
50.	BAS3 (Over 25)		\$14.25
	Consumption Charge Commercial and Common Area Irrigation		
	Block Rates (Per TGAL)		
51.	BAS1 (0--25)		\$1.91
52.	BAS2 (Over 25)		\$2.59

If the withdrawals from the Royal Highlands Wellfield have been within limits established in Condition 24 of Consumptive Use Permit 94 for two consecutive full calendar years after the effective date of this Ordinance, the BAS4 rates shown in subsections (3) and (4) above, for customers connected to the Royal Highlands Water Treatment Plant only, as those rates may have been adjusted under §22 – 166 of this Code, shall decrease by 25%, and BAS5 rates shown in those same subsections (as adjusted under §22 – 166) shall decrease by 33%. However, if in any calendar year withdrawals exceed the limits of Condition 24, the BAS4 and BAS5 rates in those subsections

shall revert to the higher rate for BAS4 and BAS5, computed based on the rates shown in those subsections as adjusted under §22 – 166 up to the time of the increase.

No additional connections shall be made to the Royal Highlands Water Treatment Plant following the effective date of this Ordinance, except for the following:

- (i) Lots within the following plats comprising the development Royal Highlands, which have never been connected to the Royal Highlands Water Treatment Plant before the effective date of this Ordinance: Plat Book 37, Page 3; Plat Book 43, Page 66; Plat Book 39, Page 32; Plat Book 40, Page 34; Plat Book 41, Page 49; Plat Book 44, Page 31; Plat Book 44, Page 91; Plat Book 46, Page 59; Plat Book 50, Page 30; and Plat Book 38, Page 16; all in the Public Records of Lake County, Florida.
- (ii) Lots within the plat of Whitemarsh, according to the plat thereof recorded in Plat Book 61, Page 22, Public Records of Lake County, Florida, which have never been connected to the Royal Highlands Water Treatment Plant before the effective date of this Ordinance.
- (iii) Such other connections as are approved by Resolution adopted by the Leesburg City Commission.

In all categories, for installations which have fire protection systems utilizing City water, whether or not metered, there shall be imposed a monthly availability charge, regardless of actual usage, in the amount of two dollars (\$2.00) per inch diameter of service pipe serving the fire protection system.

SECTION III.

All ordinances or part of ordinances which are in conflict with this Ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION IV.

If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION V.

This Ordinance shall become effective upon its passage and adoption according to law.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 25 day of July, 2011.

THE CITY OF LEESBURG, FLORIDA

BY: Bill Polk
MAYOR

Attest: Betty Richardson
CITY CLERK

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING CERTAIN SUBSECTIONS OF §22 – 196 OF THE CODE OF ORDINANCES, PERTAINING TO ELECTRIC RATES, INCREASING THE RATES IN SCHEDULES RS (RESIDENTIAL SERVICE), GS (GENERAL SERVICE NON _ DEMAND), GSD (GENERAL SERVICE DEMAND), AND TOU (TIME OF USE); PROVIDING FOR AUTOMATIC ANNUAL INCREASES OF 5% PER YEAR FOR 2014 AND 2015; SPECIFYING HOW THE ANNUAL 5% RATE INCREASES IN 2013, 2014 AND 2015 ARE TO BE APPLIED IN CONJUNCTION WITH THE AUTOMATIC INCREASES SPECIFIED IN §22 – 166 OF THE CODE OF ORDINANCES; PRESERVING §22 – 196 EXCEPT AS AMENDED HEREBY; REPEALING ANY CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA:

SECTION I.

§22 – 196 of the Code of Ordinances of the City of Leesburg, Florida, is hereby amended so that the subsections thereof listed below shall, following the effective date of this Ordinance, read as follows (NOTE: provisions in ~~strikeout~~ are being deleted from the existing ordinance, provisions in double underline are being added or amended by this Ordinance, and text not marked remains the same as in the existing ordinance):

(1) *Rate schedule RS, residential service.*

- a. *Availability:* This rate is available to all applicable customers in the service area.
- b. *Applicability:* The residential electric rate applies to an electrical service supplying electricity to a single-family residence. Service provided under this section shall not be shared with or resold to others.
- c. *Character of service:* Service shall be single-phase, sixty (60) cycles and approximately 120/240 volts. If three (3) phases are desired, additional charges must be paid by the customer.
- d. *Limitations:* Service is subject to all of the rules and regulations of this tariff and general rules and regulations of the utility. Standby or resale service is not permitted.
- e. Rate per month.

Customer charge~~\$10.62~~ 11.77

All kwh, per kwh~~0.08129~~ 0.090108

The rates per month shall become effective with all bills rendered on or after the first day of the month subsequent to adoption November 1, 2013. Such rates per month are subject to the

annual inflation adjustment component pursuant to section 22-166, beginning as of October 1, 2016.

f. *Minimum charge:* The minimum monthly bill shall be the customer charge plus other applicable charges, covered by ordinance, state statutes or federal law.

g. *Terms of payment:* All bills and charges for electric current are due and payable twenty (20) days following date of billing. If not paid within twenty (20) days a carrying charge equal to five (5) percent of the total bill is added. Service is discontinued if bill and carrying charge are not paid on or before thirty (30) days succeeding that in which electricity shall have been furnished by the city as stated in all bills rendered.

h. *Billing adjustments:* See "Bulk Power Cost Adjustment," "Energy Conservation Cost Recovery," and "Tax Adjustment Clause".

i. *Deposits.* Deposits for each account shall be required as set forth more particularly in section 22-181 of this Code.

j. *Reconnection charge:* When service is cut off for nonpayment of bill, and when connection service is requested to be performed after normal business hours, the reconnection fee shall be as prescribed by the utility service fee schedule pursuant to section 22-6 of this Code. When service is cut off for meter-tampering, the charge to reconnect shall be as prescribed by the utility service fee schedule pursuant to section 22-6 of this Code plus damages and penalties allowed by state statutes.

(2) Rate schedule GS, general service, nondemand.

a. *Availability.* This rate is available to all applicable customers in the service area.

b. *Applicability.* This rate shall be applicable to all electrical services not covered by any of the other rate categories, residential electrical rate, general service demand rate and flat service rate.

c. *Limitation.* Service is subject to all of the rules and regulations of this tariff and general rules and regulations of the utility. Standby or resale is not permitted.

d. *Rate per month.*

Customer charge~~\$10.62~~ 11.77
All kwh~~0.08847~~ 0.098067

The rates per month shall become effective with all bills rendered on or after the first day of ~~the month subsequent to adoption~~ November 1, 2013. Such rates per month are subject to the annual inflation adjustment component pursuant to section 22-166, beginning as of October 2, 2016.

c. *Minimum charge:* The minimum monthly bill shall be the customer charge plus other applicable charges, covered by ordinance, state statutes or federal law.

f. *Terms of payment:* All bills and charges for electric current are due and payable twenty (20) days following date of billing. If not paid within twenty (20) days a carrying charge equal to five (5) percent of the total bill is added. Service is discontinued if bill and carrying charge are not paid on or before thirty (30) days succeeding that in which electricity shall have been furnished by the city as stated in all bills rendered.

g. *Billing adjustments:* See "Bulk Power Cost Adjustment," "Energy Conservation Cost Recovery," and "Tax Adjustment Clause".

h. *Deposits.* Deposits for each account shall be required as set forth more particularly in section 22-181 of this Code.

i. *Reconnection charge:* When service is cut off for nonpayment of bill, and when connection service is requested to be performed after normal business hours, the reconnection fee shall be as prescribed by the utility service fee schedule pursuant to section 22-6 of this Code. When service is cut off for meter tampering, such reconnection charge shall be as prescribed by the utility service fee schedule pursuant to section 22-6 of this Code plus damages and penalties allowed by state statutes.

(3) *Rate schedule GSD, general service, demand.*

a. *Availability.* This rate is available to all applicable customers in the service area.

b. *Application.*

1. *GSD-1:* For electric service for commercial or industrial lighting, power and any other purpose to any customer with a measured demand in excess of 20 kW and less than 500 kW. Customers with a demand of 20 kW or less may enter into an agreement for service under this schedule based on a demand charge for a minimum of 21 kW.
2. *GSD-2:* For electric service for commercial or industrial lighting, power and any other purpose to any customer with a measured demand of 500 kW and less than 2,000 kW. Customers with a demand of less than 500 kW may enter into an agreement for service under this schedule based on a demand charge for a minimum of 500 kW.
3. *GSD-3:* For electric service for commercial or industrial lighting, power and any other purpose to any customer with a measured demand of 2,000 kW or more. Customers with a demand of less than 2,000 kW may enter into an agreement for service under this schedule based on a demand charge for a minimum of 2,000 kW.

c. *Special provisions.* Any customer whose demand is greater than twenty (20) kw, but less than fifty (50) kw, may at the option of the customer elect to be billed at the general service rate schedule, GS Code 444.2. If the customer modifies electrical usage to the extent the general service demand rate, GSD Code 444.3, produces lower billing, customer may at its option rescind the election to be billed at the general service rate schedule, GS Code 444.2, provided however, that the option of being billed at the general service rate schedule, GS Code 444.2 shall then no longer be available to such customer.

d. *Character of service.* The service shall be three-phase, sixty (60) cycles and approximately one hundred twenty (120) volts or higher, at utility option.

e. *Limitations.* Standby or resale is not permitted.

f. *Rate per month.*

1. *GSD-1.* Billing demand of 21kW—499kW:

Customer charge~~\$22.66~~ 25.02

Demand charge~~10.55~~ 11.38

Energy rate~~0.04165~~ 0.045991

2. *GDS-2.* Billing demand of 500—1,999 kW:

Customer charge~~\$40.16~~ 44.34

Demand charge~~12.05~~ 12.99

Energy rate~~0.03806~~ 0.042024

3. *GSD-3.* Billing demand of 2,000 kW or more:

Customer charge~~\$80.32~~ 88.68

Demand charge~~14.96~~ 16.13

Energy rate~~0.03304~~ 0.036481

The rates per month shall become effective with all bills rendered on or after the first day of the ~~month subsequent to adoption~~ November, 2013. Such rates per month are subject to the annual inflation adjustment component pursuant to section 22-166, beginning as of October 2, 2016.

g. *Minimum charge.* The minimum monthly charge shall be not less than the sum of customer charge and the demand charge for the currently effective billing demand, plus other applicable charges covered by ordinances, state statutes or federal law.

h. *Billing demand.* The maximum fifteen-minute integrated demand established during the current billing period.

i. *Power factor.* When the power factor is less than ninety (90) percent, the billing demand may be determined upon the basis of ninety (90) percent of the calculated kVa, demand.

j. *Deposits.* Deposits for each account shall be required as set forth more particularly in section 22-181 of this Code.

k. *Reconnection charge.* When service is cut off for nonpayment of bill, and when connection service is requested to be performed after normal business hours, the reconnection charge shall be as prescribed by the utility service fee schedule pursuant to section 22-6 of this Code. When service is cut off for meter tampering, there shall be a reconnection charge as prescribed by the utility service fee schedule pursuant to section 22-6 of this Code, plus damages and penalties allowed by state statute.

l. *Terms of payment.* All bills and charges for electric current are due and payable twenty (20) days following date of billing. If not paid within twenty (20) days a carrying charge equal to five (5) percent of the total bill is added. Service is discontinued if bill and carrying charge are not paid on or before thirty (30) days succeeding that in which electricity shall have been furnished by the city as stated in all bills rendered.

m. *Term of service.* Service under this rate shall be for a minimum initial term of twelve (12) months from commencement of service and shall continue thereafter until receipt of notice by the city from the customer to disconnect, or upon disconnect by the city as provided by ordinance, or until the customer's demand is below twenty (20) kw for a consecutive twelve-month period. Customers taking service under another rate schedule who elect to transfer to this rate must remain on this rate for a minimum of twelve (12) months. Where special equipment to serve the customer is required, the city may require a specified term of service contract.

n. *Special provisions.*

1. Any customer other than residential whose monthly demand is greater than twenty (20) kw but does not exceed forty-nine (49) kw for more than two (2) months out of the preceding twelve (12) consecutive months ending with the current billing period may, at the option of the customer, elect to be billed at the General Service Rate Schedule, GS Code 4442. Provided, that once a customer has exceeded forty-nine (49) for more than two (2) months out of the preceding twelve (12) consecutive months, no rate change option is available. If the customer modifies electrical usage to the extent the General Service Demand Rate (GSD Code 4443) produces lower billing, customer may, at its option, rescind the election to be billed at the General Service Rate Schedule, GS Code 4442; provided, that the option of being billed at the General Service Rate Schedule, GS Code 4442, shall then no longer be available to such customer.
2. The city may, under the provisions of this rate, require a contract with the customer. Whenever the customer increases his electrical load, which increase requires the city to increase facilities installed for the specific use of the customer, a new term of service may be required.
3. Any church or religious institution may, at their option, regardless of their demand, elect to be billed at the General Service Non Demand Rate and may not rescind such election thereafter for a period of twelve (12) months. This election may be for the sanctuary and related Sunday School or religious educational buildings.

o. *Billing adjustments.* See "Bulk Power Cost Adjustment," "Energy Conservation Cost Recovery," and "Tax Adjustment Clause".

(13) *Rate Schedules TOU – 1 and TOU – 2, Time of Use Rates.*

- a. *Availability.* Available throughout the entire territory served by the City subject to equipment availability. This is an optional service available at the customer's request. Customer may choose either rate schedule TOU-R1 or TOU-R2.

- b. *Applicability.* The residential electric rate applies to an electrical service supplying electricity to a single-family residence. Service provided under this section shall not be shared with or resold to others.
- c. *Character of Service.* Service shall be single-phase, sixty (60) cycles and approximately 120/240 volts. If three (3) phases are desired, additional charges must be paid by the customer.
- d. *Limitations.* Service is subject to all of the rules and regulations of this ordinance and the general rules and regulations of the City's electric utility. Standby or resale service is not permitted. No customer who elects to obtain service under this TOU rate schedule shall be eligible for any other load management credits offered by the City to residential customers.
- e. *Rates per month.* The following rate schedules shall apply to this TOU rate:

Customer Charge \$~~41.40~~ 11.77

Rate per kWh:

	<u>TOU-R1</u>	<u>TOU-R2</u>
Winter – On-peak	~~\$0.404134~~ <u>\$0.424341</u>	~~\$0.265005~~ <u>\$0.278255</u>
Winter – Off-peak	~~0.060165~~ <u>0.063173</u>	~~0.070985~~ <u>0.074534</u>
Summer – On-peak	~~0.352527~~ <u>0.370153</u>	~~0.230715~~ <u>0.242251</u>
Summer – Off-peak	~~0.062573~~ <u>0.065702</u>	~~0.072777~~ <u>0.076416</u>

Winter – On-peak is defined as the hours from 7 a.m. to 9 a.m. on Monday through Friday during the months of December, January and February, excluding any federal holiday occurring on those days. Winter – Off-peak is defined as all other hours during the months of December, January and February.

Summer – On-peak is defined as the hours from 3 p.m. to 5 p.m. on Monday through Friday during the months of March through October, excluding any federal holiday occurring on those days. Summer – Off-peak is defined as all other hours during the months of March through October.

The rate per month is subject to the annual inflation adjustment component pursuant to §22 - 166. Promptly after each annual inflation adjustment, the City will for informational purposes notify the Florida Public Services Commission in writing of its then current rates including any annual inflation adjustment.

- f. *Minimum Charge.* The minimum monthly bill shall be the customer charge plus other applicable charges, covered by ordinance, state statutes or federal law.

- g. *Maximum Charge.* After the customer's first three billing months under this rate schedule, at the customer's request, the City will calculate the total billings the customer would have been charged under the basic residential rate, Rate RS, and refund to the customer any excess of the actual billings under this rate over such calculated amount.
- h. *Term of Service.* Service under this TOU rate schedule shall be for a minimum initial term of twelve (12) months from commencement of service and shall continue thereafter until receipt of notice by the City from the customer to disconnect, or upon disconnect by the City as provided by City ordinance. Customers taking service under another rate schedule who elect to transfer to this rate must remain on this rate for a minimum of twelve (12) months. A customer taking service under this rate schedule who elects to transfer to another rate will be prohibited from taking service on this rate schedule again for a minimum of twelve (12) months.

SECTION II.

The rates set by this Ordinance shall take effect November 1, 2013, and remain in effect until October 31, 2014. On November 1, 2014, those rates each shall increase by 5%, and the increased rate shall remain in effect until October 31, 2015. Beginning November 1, 2015, the rates in effect from November 1, 2014 through October 31, 2015, each shall increase by 5%, and those increased rates shall remain in effect until September 30, 2016. On October 1, 2016, and each year thereafter, the automatic increases specified by §22 – 166 of the Code of Ordinances shall be applied to each rate schedule listed above. Between the effective date of this Ordinance and October 1, 2016, the annual increases specified in this Ordinance shall take the place of the automatic increases provided by §22 – 166.

SECTION III.

Except as specifically amended by this Ordinance, the provisions of §22 – 196 of the Code of Ordinances shall continue in full force and effect in the form existing prior to this Ordinance, and the rate increases specified in §22 – 166 shall continue to apply annually to any rates not specifically increased by this Ordinance.

SECTION IV.

All ordinances or part of ordinances which are in conflict with this Ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION V.

If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

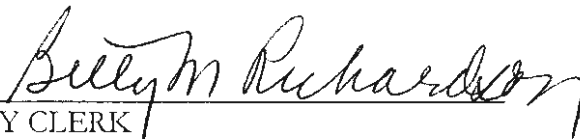
SECTION VI.

This Ordinance shall become effective upon its passage and adoption according to law, provided that the rate increases hereby imposed shall not take effect until November 1, 2013.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 22 day of July, 2013.

THE CITY OF LEESBURG, FLORIDA

BY: 
MAYOR

Attest: 
CITY CLERK

ORDINANCE NO. 16-32

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA,
AMENDING §22-166 OF THE CODE OF ORDINANCES
PERTAINING TO ANNUAL UTILITY RATE INCREASES BASED
ON AN INDEX; CHANGING THE INCREASES BASED ON THE
INDEX SO THEY ARE NOT IMPOSED AUTOMATICALLY ON
AN ANNUAL BASIS BUT ARE INSTEAD IMPOSED AT THE
DISCRETION OF THE CITY MANAGER; REPEALING
CONFLICTING ORDINANCES; PROVIDING A SAVINGS
CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG:

SECTION I.

§22-166 of the Code of Ordinances of the City of Leesburg, Florida, is hereby amended to read as set forth below:

Sec. 22-166. - Annual rate adjustments based on index.

All utility rates and charges established in or through procedures set forth in divisions 3, 4, 5, 6, 7 and 9 of this article V, except for the effects of automatic pass-through rate components such as the bulk power cost adjustment and purchased gas adjustment mechanisms, may at the discretion of the City Manager be adjusted annually on October 1 according to the percentage increase or decrease in the gross domestic product implicit price deflator index (the "Index"). This increase or decrease shall be measured by comparing the final revision of the Index for the second quarter of the current calendar year to the Index at the same time during the previous year. Rates so adjusted shall go into effect as of the next billing cycle following October 1 of the year in which the increase is imposed. This adjustment shall be implemented by written action of the City Manager issued no later than September 1 of any year in which an adjustment is to be made under this Section. The City Manager may apply such an adjustment to any one or more of the utility rates and is not required to increase all rates simultaneously. For any year a rate is not adjusted according to the Index, the amount by which the rate could have been increased may be applied cumulatively with future increases at a later date if the City Manager so determines.

SECTION II.

All ordinances or part of ordinances which are in conflict with this Ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION III.

If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION IV.

This Ordinance shall become effective upon its passage and adoption according to law.

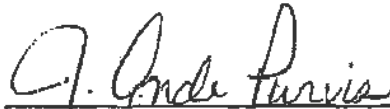
PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 12th day of September, 2016.

THE CITY OF LEESBURG, FLORIDA

BY: _____


JAY HURLEY, Mayor

Attest: _____


J. ANDI PURVIS, City Clerk

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CREATING SECTION 22-250 OF THE CODE OF ORDINANCES, SETTING FORTH RATE PARAMETERS FOR PROVIDING NATURAL GAS SERVICE WITHIN THE VILLAGES SERVICE AREA, PROVIDING FOR THE APPLICABILITY OF THIS ORDINANCE, DEFINING THE VILLAGES SERVICE AREA, REPEALING ORDINANCES IN DIRECT CONFLICT, PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA:

SECTION I.

Section 22-250 of the Code of Ordinances of the City of Leesburg, Florida, is created to read as set forth below:

Sec. 22-250 Villages Natural Gas Rate Structure and Method of Setting Rates

- A. Villages Monthly Customer Charge.** The amount charged to natural gas customers within the Villages Service Area ("Villages Monthly Customer Charge") shall, except as provided below, be equal to the total monthly customer charge as issued by the company currently doing business as TECO People's Gas, (hereafter "Peoples") and its successors, from time to time; *provided however*, the City shall not be required to reduce the Villages Monthly Customer Charge for residential or commercial customers below the monthly customer charges imposed against similarly situated customers served by Peoples on January 1, 2018, even if Peoples subsequently reduces its monthly customer charges.
- B. Villages Aggregate Charge.** There shall be a total aggregate charge per therm, which shall generally consist of a distribution charge, other surcharges, and a fuel charge. Subject to the proviso in subsection (A) that the Villages Monthly Customer Charge is not to be reduced below the amount charged by Peoples on January 1, 2018, the Villages Aggregate Charge ("Villages Aggregate Charge") shall be equal to the total aggregate charges per therm for distribution, other surcharges and fuel as issued by Peoples, and its successors, as amended from time to time, with any changes in the monthly fuel charge by either Peoples or the City to be reflected in the distribution charge component of the Villages Aggregate Charge. Notwithstanding the foregoing, the City may request that SSGC consent to a temporary increase in the Villages Aggregate Charge so that the difference between the Villages Aggregate Charge, and the "Native Rate" (as defined in the Agreement), is maintained at the minimum levels described in Paragraph 7(C) of the Agreement.
- C. Service Charges.** The City shall not offer transportation service to any customer, residential, commercial, industrial or other, located in the Service Area. Fees for service turn-on and turnoff shall not exceed those charged by Peoples, unless the fee

charged by Peoples is less than the fee charged to City's natural gas customers outside the Villages Service Area, in which case the charge within the Villages Service Area shall equal the charge imposed on City's natural gas customers outside the Villages Service Area. The City may also charge customers for other miscellaneous non-recurring charges and fees, such as Collection Charges and Late Fees, at the same level and method as the City charges for its customers outside the Villages Service Area. The City shall apply its existing natural gas deposit ordinance for its customers outside the Villages Service Area, as modified from time to time by the Leesburg City Commission, to all customers served under this rate structure. Fees and service charges for services required in this section shall be as set forth in the city's adopted utility service fee schedule, then in effect.

- D. This Ordinance shall apply only to natural gas rates within the "Villages Service Area," as that term is defined in the Natural Gas System Construction, Purchase, and Sale Agreement between the City of Leesburg and South Sumter Gas Company, LLC (referred to elsewhere in this Ordinance as "SSGC"), as amended from time to time (referred to elsewhere in this Ordinance as the "Agreement"), and not to rates for natural gas sold by the City of Leesburg outside the Villages Service Area.

SECTION II.

If any portion of this ordinance is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION III.

All ordinances or parts of ordinances which are in direct conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in direct conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

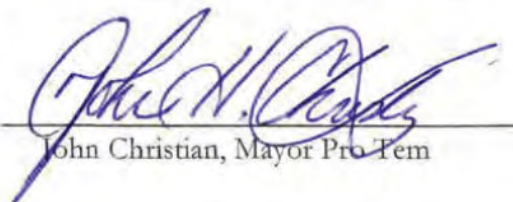
SECTION V.

This ordinance shall become effective upon its passage and adoption according to law.

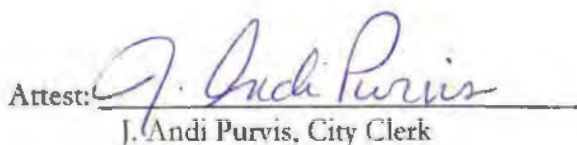
PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 26th day of February 2018.

THE CITY OF LEESBURG, FLORIDA

BY:


John Christian, Mayor Pro Tem

Attest:


J. Andi Purvis, City Clerk

RESOLUTION NO. 11,189

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
LEESBURG, FLORIDA, ADJUSTING CUSTOMER RATES FOR
ELECTRIC, GAS, WATER, IRRIGATION WATER, WASTEWATER, AND
REUSE WATER, FOR UTILITY SERVICE OBTAINED FROM THE CITY,
SETTING FORTH FINDINGS, PROVIDING A SAVINGS CLAUSE, AND
PROVIDING FOR AN EFFECTIVE DATE OF OCTOBER 1, 2022.**

WHEREAS, the City of Leesburg provides electric, gas, water, irrigation water, wastewater, and reuse water utility service to customers within its service area, and sets rates and charges for those services; and

WHEREAS, under §22-166 of the Code of Ordinances, utility rates are generally established and adjusted from time-to-time by resolution of the City Commission except the City Manager is given discretion to annually adjust certain automatic pass-through rate components on October 1 of each year, and

WHEREAS, the City Commission finds that the City has the financial need to increase certain utility rates for its customers, and that increasing the rates is the financially responsible action in light of increasing operational and expansion costs associated with the utilities.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF
LEESBURG, FLORIDA:**

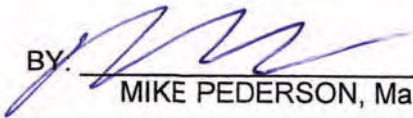
SECTION I. The following rates for utility service, referenced in Attachment A, obtained from the City of Leesburg shall be adjusted on the effective date of this Resolution.

SECTION II. If any portion of this Resolution is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Resolution, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the Resolution shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

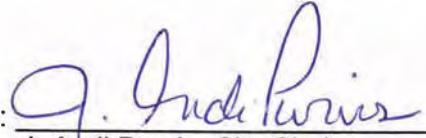
SECTION III. This Resolution, and the rates established by it, shall become effective at 12:01 a.m. on October 1, 2022.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 26th day of September 2022.

THE CITY OF LEESBURG, FLORIDA

BY: 

MIKE PEDERSON, Mayor

Attest: 

J. Andi Purvis, City Clerk

ATTACHMENT A

ATTACHMENT A

**CITY OF LEESBURG
RATE CHANGES
EFFECTIVE OCTOBER & NOVEMBER 1, 2022
ELECTRIC**

		New Leesburg		New Fruitland Park	
		Cust Chg	Base Sales	Cust Chg	Base Sales
CM	RS (First 1,000 kWh)	\$ 15.00	0.092940 /kwh	\$ 15.00	0.092940 /kwh
	RS (Over 1,000 kWh)	\$ 15.00	0.115492 /kwh	\$ 15.00	0.115492 /kwh
	COMM ND	\$ 15.00	0.101981 /kwh	\$ 15.00	0.101981 /kwh
	MUN ND	\$ 15.00	0.101981 /kwh	\$ 15.00	0.101981 /kwh
ID	COMM D	\$ 32.00	0.048161 /kwh	\$ 32.00	0.048161 /kwh
	COMM GSD-2	\$ 56.00	0.043948 /kwh	\$ 56.00	0.043948 /kwh
	COMM GSD-3	\$ 113.00	0.038224 /kwh	\$ 113.00	0.038224 /kwh
DM	MUN	\$ 32.00	0.048161 /kwh	\$ 32.00	0.048161 /kwh
			13.98 /kw		13.98 /kw
			16.08 /kw		16.08 /kw
			19.99 /kw		19.99 /kw
			13.98 /kw		13.98 /kw
Gross Receipts Tax		0.02564	0.02564	0.02564	0.02564
Franchise Fee Fruitland Park				0.08	0.08
Utility Tax (City Tax)		0.1	0.1	0.1	0.1
Local Options Tax		0.01	0.01	0.01	0.01
State Tax		0.07	0.07	0.07	0.07

**GAS
EFFECTIVE NOVEMBER 1, 2022
Inflation Factor = 2.5%**

		New Leesburg		New Fruitland Park/Tavares	
		Cust Chg	Variable	Cust Chg	Base Sales
RS		\$ 18.10		\$ 18.10	
RS/CM HEAT ONLY		\$ 22.44		\$ 22.44	
COMM		\$ 22.44		\$ 22.44	
Franchise Fee Fruitland Park				0.08	0.08
Franchise Fee Tavares				0.05	0.05
Public Service Tax (City Tax-FP,TV)		0.1	0.1	0.1	0.1
Local Options Tax		0.01	0.01	0.01	0.01
State Tax		0.06	0.06	0.06	0.06
Delivery Charge - CON1 (taxable)			0.623440		0.623440

WATER - 100 Cubic Feet

		New Inside		New Outside	
		Cust Chg	Base Sales	Cust Chg	Base Sales
RS		\$ 10.59		\$ 13.24	
BAS1 (0-6)			0.876090 per 100 cu ft		1.095113 per 100 cu ft
BAS2 (7-12)			1.105221		1.381527
BAS3 (13-21)			1.536526		1.920658
BAS4 (22-45)			2.089136		2.611420
BASE5 (over 45)			3.827837		4.784797
BAS4 (22-45) Wht Mrsh & Ryl Hlnds					3.705115
BASE5 (over 45) Wht Mrsh & Ryl Hlnds					9.085173
COMM (All usage)		\$ 10.59	1.482614	\$ 13.24	1.853267
Public Service Tax		0.1	0.1	0.1	0.1

Irrigation Water - 100 Cubic Feet

		Inside		Outside	
		Cust Chg	Base Sales	Cust Chg	Base Sales
RS		\$ 5.81		\$ 7.26	
BAS1 (0-9)			1.536526 per 100 cu ft		1.920658 per 100 cu ft
BAS2 (10-33)			2.089136		2.611420
BAS3 (over 33)			3.827837		4.784797
BAS2 (10-33) Wht Mrsh & Ryl Hlnds					3.705115
BAS3 (over 33) Wht Mrsh & Ryl Hlnds					9.085173
COMM		\$ 5.81		\$ 7.26	
BAS1 (0-33)			1.536526		1.920658
BAS2 (over 33)			2.089136		2.611420
Public Service Tax		0.1	0.1	0.1	0.1

		Inside		Outside	
		Cust Chg		Cust Chg	
Sprinklers					
\$ ____ per inch of diameter of Service		\$ 3.05		\$ 3.81	
Public Service Tax		0.1	0.1	0.1	0.1

WATER - 1000 Gallons**EFFECTIVE NOVEMBER 1, 2022**

Potable Water	Inside			Outside	
	Cust Chg	Base Sales		Cust Chg	Base Sales
RS	\$ 10.59			\$ 13.23	
BAS1 (0-4)		1.186090 per 1000 gal			1.482613 per 1000 gal
BAS2 (5-8)		1.469135			1.836419
BAS3 (9-15)		2.062181			2.577726
BAS4 (16-33)		2.790009			3.487511
BAS5 (over 33)		5.121754			6.402193
BAS4 (16-33) Wht Mrsh & Ryl Hlnds					4.946520
BAS5 (over 33) Wht Mrsh & Ryl Hlnds					12.156219
COMM (All usage)	\$ 10.59	1.981310		\$ 13.23	2.476638
Public Service Tax	0.1	0.1		0.1	0.1

Irrigation Water - 1000 Gallons**EFFECTIVE NOVEMBER 1, 2022**

RS	\$ 5.81			\$ 7.26	
BAS1 (0-7)		2.062181	per 1000 gal		2.577726 per 1000 gal
BAS2 (8-25)		2.790009			3.487511
BAS3 (over 25)		5.121754			6.402193
BAS2 (8-25) Wht Mrsh & Ryl Hlnds					4.946520
BAS3 (over 25) Wht Mrsh & Ryl Hlnds					12.156219
COMM	\$ 5.81			\$ 7.26	
BAS1 (0-25)		2.062181			2.577726
BAS2 (over 25)		2.790009			3.487511

Sprinklers	Inside			Outside	
	Cust Chg			Cust Chg	
\$ ____ per inch of diameter of Service	\$ 3.05			\$ 3.81	
Public Service Tax	0.1	0.1		0.1	0.1

WASTEWATER-100 Cubic Feet**EFFECTIVE NOVEMBER 1, 2022**

	Cust Chg	Base Sales		Cust Chg	Base Sales	
RS**	\$ 26.38	1.366923	per 100 cu ft	\$ 32.97	1.708654	per 100 cu ft
COMM I	\$ 27.43	2.255028		\$ 34.29	2.818785	
COMM II	\$ 46.69	2.802062		\$ 58.36	3.502577	
COMM III	\$ 114.70	3.485525		\$ 143.37	4.356906	
COMM IV 1.	\$ 27.43			\$ 34.29	0.000000	
FOR EACH 3 UNITS	\$ 26.38	1.366923		\$ 32.97	1.708654	
COMM IV 2.	\$ 114.70			\$ 143.37		
FOR EACH 3 UNITS	\$ 26.38	1.366923		\$ 32.97	***	
COMM VI		2.255028			2.818785	
COMM VII		2.802062			3.502577	
COMM VIII		3.485525			4.356906	
COMM IX		1.366923			1.708654	

WASTEWATER-1000 Gallons**EFFECTIVE NOVEMBER 1, 2022**

	New Inside			New Outside		
	Cust Chg	Base Sales		Cust Chg	Base Sales	
RS**	\$ 26.38	1.828686	per 1000 gal	\$ 32.97	2.285858	per 1000 gal
COMM I	\$ 27.43	3.014577		\$ 34.29	3.768221	
COMM II	\$ 46.69	3.746576		\$ 58.36	4.683220	
COMM III	\$ 114.70	4.659608		\$ 143.37	5.824511	
COMM IV 1.	\$ 27.43			\$ 34.29		
FOR EACH 3 UNITS	\$ 26.38	1.827374		\$ 32.97	2.284217	
COMM IV 2.	\$ 114.70			\$ 143.37		
FOR EACH 3 UNITS	\$ 26.38	1.827374		\$ 32.97	2.284217	
COMM VI		3.014577			3.768221	
COMM VII		3.746576			4.683220	
COMM VIII		4.659608			5.824511	
COMM IX		1.827374			2.284217	

**Residential usage charges capped at 15,000 gallons per month

REUSE WATER - 1000 Gallons**EFFECTIVE NOVEMBER 1, 2022**

	New Inside			New Outside	
	Cust Chg	Base Sales		Cust Chg	Base Sales
RS- Gallons	\$ 4.85			\$ 6.06	

BASE1(0-7)		1.679139 per 1000 gal		2.098924 per 1000 gal
BASE2(8-25)		2.216988		2.771235
BASE3 (over 25)		3.948597		4.935747
COMM-Gallons	\$ 4.85		\$ 6.06	
BAS1(0-25)		1.679139		2.098924
BAS2(Over 25)		2.216988		2.771235
Bulk User-Gallons (0-3,750,000)	\$ 1,375.27		\$ 1,719.09	
BAS1 (3,750,001-15,000,000)		0.327957		0.409946
BAS2 (Over 15,000,000)		1.823441		2.279301
Public Service Tax	0.1	0.1	0.1	0.1

CITY OF LEESBURG, FLORIDA
ANTI-DILUTION TEST - BASE METHOD

First Test	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
2 Year Average Legally Available Non-Ad Valorem Revenues	\$ 19,976,402	\$ 19,694,088	\$ 19,579,055	\$ 19,577,065	\$ 22,331,136	\$ 23,393,938	\$ 21,652,178	\$ 22,463,036	\$ 23,798,676	\$ 25,365,791
Maximum Annual Debt Service on Non-Ad Valorem Revenue Debt	3,670,954	3,751,298	3,762,022	2,749,721	2,479,569	2,479,569	2,479,569	2,479,569	2,479,569	2,479,569
Coverage ¹	5.44	5.25	5.20	7.12	9.01	9.43	8.73	9.06	9.60	10.23
Second Test	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023
Legally Available Non-Ad Valorem Revenues	A \$ 19,926,376	\$ 19,461,799	\$ 19,696,312	\$ 19,457,820	\$ 25,204,453	\$ 21,583,425	\$ 21,720,933	\$ 23,205,139	\$ 24,392,213	\$ 26,339,368
Non-Enterprise Fund Revenues ²	B 24,882,991	24,320,976	24,673,750	24,662,759	30,882,891	27,812,020	28,534,127	30,764,755	32,453,493	36,088,953
Costs of Essential Services	C 16,613,455	15,585,278	16,134,474	16,944,409	17,909,853	18,961,889	18,921,833	20,344,740	21,097,770	21,910,843
MADS Secured by a Lien on Pledgeable Non-Ad Valorem Revenues	D 1,789,085	1,789,086	1,496,694	1,496,694	1,496,694	1,496,694	1,496,694	1,488,329	1,488,329	1,488,329
Maximum Annual Debt Service on Covenant Debt	E 1,881,869	1,977,024	1,977,024	1,255,791	991,424	991,424	991,424	991,424	991,424	991,240
Available Revenues - [A - ((A/B) * C) - D] =	F 4,833,185	5,201,275	5,319,952	4,592,740	9,090,991	5,371,421	5,820,439	6,371,246	7,046,691	8,859,504
Coverage [F / E] ³	2.57	2.63	2.69	3.66	9.17	5.42	5.87	6.43	7.11	8.94

¹ 1.10 times coverage required - Additional Bonds Test

² line A plus Ad Valorem Taxes from the Historical Non-Ad Valorem Revenues Worksheet on the next page

³ 2.00 times coverage required - Additional Bonds Test

CITY OF LEESBURG, FLORIDA

HISTORICAL NON-AD VALOREM REVENUES WORKSHEET

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
CB&A Worksheet -										
CB&A Non-Ad Valorem Revenues										
1. Charges for Services ¹	\$ 895,084	\$ 1,022,235	\$ 551,697	\$ 680,077	\$ 726,039	\$ 840,323	\$ 885,765	\$ 1,229,062	\$ 1,386,788	\$ 1,338,993
2. Intergovernmental ¹	2,144,512	2,280,813	2,383,900	2,521,105	2,600,258	2,797,579	2,982,821	4,825,767	5,134,913	5,211,636
3. Licenses, Permits & Assessments ¹	166,926	258,885	1,480,640	1,527,224	1,540,698	1,605,500	1,634,859	2,042,959	2,111,648	2,185,146
4. Fines and Forfeitures ¹	119,059	115,092	105,829	158,906	356,383	168,245	146,227	219,027	135,617	170,097
5. Investment Income ¹	48,987	118,194	301,546	121,133	177,462	441,577	271,894	42,898	(63,026)	433,000
6. Miscellaneous ¹	1,371,047	552,022	600,826	622,212	936,474	740,158	799,710	1,056,563	1,009,411	913,184
7. Non Advalorem Taxes ¹ (sum of Utility Taxes and Other Taxes less restricted) ¹	6,263,159	6,514,005	6,865,741	6,961,624	7,004,376	6,996,821	6,969,307	7,311,427	7,916,654	8,760,129
8. Utility and Business Unit Transfers ¹	10,051,357	9,891,736	9,516,319	9,022,790	13,973,265	10,280,444	10,593,887	10,880,481	10,900,102	11,030,599
9. Less funds detailed in worksheet: "Diverse General Fund Revenue Sources"	(1,133,755)	(1,291,183)	(2,110,186)	(2,157,251)	(2,110,502)	(2,287,222)	(2,563,537)	(4,403,045)	(4,139,894)	(3,702,816)
Legally Available Non-Ad Valorem Revenues	\$ 19,926,376	\$ 19,461,799	\$ 19,696,312	\$ 19,457,820	\$ 25,204,453	\$ 21,583,425	\$ 21,720,933	\$ 23,205,139	\$ 24,392,213	\$ 26,339,368
Two Year Average	19,976,402	19,694,088	19,579,055	19,577,065	22,331,136	23,393,938	21,652,178	22,463,036	23,798,676	25,365,791
Ad Valorem Taxes²	\$ 4,956,615	\$ 5,022,163	\$ 4,977,437	\$ 5,204,939	\$ 5,678,438	\$ 6,228,595	\$ 6,813,194	\$ 7,559,615	\$ 8,061,283	\$ 9,749,585
Total Revenue	\$ 24,882,991	\$ 24,483,962	\$ 24,673,749	\$ 24,662,759	\$ 30,882,891	\$ 27,812,020	\$ 28,534,127	\$ 30,764,754	\$ 32,453,496	\$ 36,088,953
Cost of Essential Services										
General Government ¹	\$ 3,257,326	\$ 3,242,396	\$ 3,601,492	\$ 3,515,915	\$ 3,664,492	\$ 3,869,799	\$ 3,679,474	\$ 4,089,807	\$ 4,048,014	\$ 4,023,899
Public Safety ¹	13,356,129	12,342,882	12,532,982	13,428,494	14,245,361	15,092,090	15,242,359	16,254,933	17,049,756	17,886,944
Total Cost of Essential Services	\$ 16,613,455	\$ 15,585,278	\$ 16,134,474	\$ 16,944,409	\$ 17,909,853	\$ 18,961,889	\$ 18,921,833	\$ 20,344,740	\$ 21,097,770	\$ 21,910,843
Legally Available Non-Ad Valorem Revenues	\$ 19,926,376	\$ 19,461,799	\$ 19,696,312	\$ 19,457,820	\$ 25,204,453	\$ 21,583,425	\$ 21,720,933	\$ 23,205,139	\$ 24,392,213	\$ 26,339,368
Less MADS on Senior Lien	\$ (1,789,085)	\$ (1,789,086)	\$ (1,799,811)	\$ (1,793,410)	\$ (1,496,694)	\$ (1,496,694)	\$ (1,488,329)	\$ (1,488,329)	\$ (1,488,329)	\$ (1,488,329)
Less Allocable Essential Services ⁴	(13,304,106)	(12,388,418)	(12,879,666)	(13,368,385)	(14,616,768)	(14,715,310)	(14,403,800)	(15,345,565)	(15,857,191)	(15,991,535)
Available Revenues	4,833,185	5,284,295	5,016,835	4,296,025	9,090,991	5,371,421	5,828,804	6,371,245	7,046,693	8,859,504
MADS on Covenant Debt	1,881,869	1,977,024	1,977,024	1,255,791	991,424	991,424	991,424	991,424	991,424	991,240
Coverage	2.57	2.67	2.54	3.42	9.17	5.42	5.88	6.43	7.11	8.94

¹ Source is the Statement of Revenues - the current year Annual Comprehensive Financial Report

² Source is the Statement of Activities - the current year Annual Comprehensive Financial Report

³ This is a calculation: General Fund taxes less ad valorem taxes

⁴ This is a calculation: Total Cost of Essential Services multiplied by (Legally Available Non-Ad Valorem Revenues divided by Total Revenues)

CITY OF LEESBURG, FLORIDA
DIVERSE GENERAL FUND REVENUE SOURCES

	2014 ACTUAL	2015 ACTUAL	2016 ACTUAL	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL
Revenues Available for CB&A	\$ 19,926,376 \$	19,461,799 \$	19,696,312 \$	19,457,820 \$	25,204,453 \$	21,583,425 \$	21,720,933 \$	23,205,139 \$	24,392,213 \$	26,339,368
Revenues not available for CB&A:										
Ad Valorem Revenues	\$ 4,466,447 \$	4,491,933 \$	4,513,817 \$	4,612,604 \$	4,754,422 \$	4,970,770 \$	5,290,494 \$	5,427,500 \$	5,649,333 \$	6,555,564
Non-Ad Valorem Revenues:										
Grant Revenue	566,155	599,120	650,735	104,388	58,334	234,826	423,496	1,900,806	1,694,097	1,323,338
Charges For Services	330,867	467,402	-	287,807	296,094	304,753	316,358	328,200	192,786	183,954
Miscellaneous Revenues	236,734	224,661	262,770	554,040	543,670	523,544	589,465	558,830	632,872	571,138
Fire Assessment Fees	-	-	1,196,681	1,211,016	1,212,405	1,224,099	1,234,217	1,615,188	1,620,138	1,624,385
	1,133,756	1,291,183	2,110,186	2,157,251	2,110,503	2,287,222	2,563,536	4,403,024	4,139,893	3,702,815
Total not available for CB&A	\$ 5,600,203 \$	5,783,116 \$	6,624,003 \$	6,769,855 \$	6,864,925 \$	7,257,992 \$	7,854,030 \$	9,830,524 \$	9,789,226 \$	10,258,379

CITY OF LEESBURG, FLORIDA
SUMMARY OF MAXIMUM ANNUAL NON-AD VALOREM DEBT SERVICE

Fiscal Year	Series 2009 Capital Improvement	Series 2013 Capital Improvement	Series 2015 TIF - GL CRA	Series 2016 TIF - CRA 441/27	Aggregate Debt Service
2023	\$ 476,895	\$ 1,002,662	\$ 100,338	\$ 889,832	\$ 2,469,727
2024	475,695	1,005,287	100,734	889,722	2,471,438
2025	478,667	1,009,662	101,042	890,198	2,479,569
2026	475,811	1,006,162	100,277	890,234	2,472,484
2027	477,128	1,010,337	100,440	889,828	2,477,733
2028	472,617	1,006,903	-	889,984	2,369,504
2029	472,278	1,006,794	-	889,672	2,368,744
2030	473,336	1,009,269	-	889,894	2,372,499
2031	-	1,009,694	-	890,626	1,900,320
2032	-	1,009,069	-	889,838	1,898,907
2033	-	1,001,910	-	890,558	1,892,468
2034	-	1,008,016	-	889,734	1,897,750
2035	-	1,002,853	-	890,392	1,893,245
2036	-	-	-	890,482	890,482
	<u>\$ 3,802,427</u>	<u>\$ 13,088,618</u>	<u>\$ 502,831</u>	<u>\$ 12,460,994</u>	<u>\$ 29,854,870</u>

Maximum: \$ 2,479,569

CITY OF LEESBURG, FLORIDA
AGGREGATE SENIOR LIEN EXISTING DEBT SERVICE
BONDS SECURED BY EXPRESS LIEN ON NON-AD VALOREM REVENUES

Fiscal Year	Series 2009 Cap Improv	Series 2013 Cap Improv	Aggregate Debt Service
2023	\$ 476,895	\$ 1,002,662	\$ 1,479,557
2024	475,695	1,005,287	1,480,982
2025	478,667	1,009,662	1,488,329
2026	475,811	1,006,162	1,481,973
2027	477,128	1,010,337	1,487,465
2028	472,617	1,006,903	1,479,520
2029	472,278	1,006,794	1,479,072
2030	473,336	1,009,269	1,482,605
2031	-	1,009,694	1,009,694
2032	-	1,009,069	1,009,069
2033	-	1,001,910	1,001,910
2034	-	1,008,016	1,008,016
2035	-	1,002,853	1,002,853
	<u>\$ 3,802,427</u>	<u>\$ 13,088,618</u>	<u>\$ 16,891,045</u>
		Maximum: \$	1,488,329

**CITY OF LEESBURG, FLORIDA
AGGREGATE CB&A DEBT SERVICE
MAXIMUM ANNUAL COVENANT DEBT SERVICE**

Fiscal Year	Series 2015 GL CRA	Series 2016 CRA Highway 441/27	Aggregate Debt Service
2023	\$ 100,338	\$ 889,832	\$ 990,170
2024	100,734	889,722	990,456
2025	101,042	890,198	991,240
2026	100,277	890,234	990,511
2027	100,440	889,828	990,268
2028	-	889,984	889,984
2029	-	889,672	889,672
2030	-	889,894	889,894
2031	-	890,626	890,626
2032	-	889,838	889,838
2033	-	890,558	890,558
2034	-	889,734	889,734
2035	-	890,392	890,392
2036	-	890,482	890,482
	<u>\$ 502,831</u>	<u>\$ 12,460,994</u>	<u>\$ 12,963,825</u>
		Maximum: \$	991,240

CITY OF LEESBURG, FLORIDA
CAPITAL IMPROVEMENT REFUNDING PROMISSORY NOTE, SERIES 2009

Date	Principal	Interest	Debt Service	Annual Debt Service
10/01/2022	\$ 335,000	\$ 74,909	\$ 409,909	\$ -
04/01/2023	-	66,986	66,986	476,895
10/01/2023	350,000	66,986	416,986	-
04/01/2024	-	58,709	58,709	475,695
10/01/2024	370,000	58,709	428,709	-
04/01/2025	-	49,958	49,958	478,667
10/01/2025	385,000	49,958	434,958	-
04/01/2026	-	40,853	40,853	475,811
10/01/2026	405,000	40,853	445,853	-
04/01/2027	-	31,275	31,275	477,128
10/01/2027	420,000	31,275	451,275	-
04/01/2028	-	21,342	21,342	472,617
10/01/2028	440,000	21,342	461,342	-
04/01/2029	-	10,936	10,936	472,278
10/01/2029	462,400	10,936	473,336	473,336
	<u>\$ 3,167,400</u>	<u>\$ 635,027</u>	<u>\$ 3,802,427</u>	<u>\$ 3,802,427</u>

CITY OF LEESBURG, FLORIDA
CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2013

Date	Principal	Interest	Debt Service	Annual Debt Service
10/01/2022	\$ 630,000	\$ 194,206	\$ 824,206	-
04/01/2023	-	178,456	178,456	1,002,662
10/01/2023	665,000	178,456	843,456	-
04/01/2024	-	161,831	161,831	1,005,287
10/01/2024	700,000	161,831	861,831	-
04/01/2025	-	147,831	147,831	1,009,662
10/01/2025	725,000	147,831	872,831	-
04/01/2026	-	133,331	133,331	1,006,162
10/01/2026	755,000	133,331	888,331	-
04/01/2027	-	122,006	122,006	1,010,337
10/01/2027	775,000	122,006	897,006	-
04/01/2028	-	109,897	109,897	1,006,903
10/01/2028	800,000	109,897	909,897	-
04/01/2029	-	96,897	96,897	1,006,794
10/01/2029	830,000	96,897	926,897	-
04/01/2030	-	82,372	82,372	1,009,269
10/01/2030	860,000	82,372	942,372	-
04/01/2031	-	67,322	67,322	1,009,694
10/01/2031	890,000	67,322	957,322	-
04/01/2032	-	51,747	51,747	1,009,069
10/01/2032	915,000	51,747	966,747	-
04/01/2033	-	35,163	35,163	1,001,910
10/01/2033	955,000	35,163	990,163	-
04/01/2034	-	17,853	17,853	1,008,016
10/01/2034	985,000	17,853	1,002,853	1,002,853
	<u>\$ 10,485,000</u>	<u>\$ 2,603,618</u>	<u>\$ 13,088,618</u>	<u>\$ 13,088,618</u>

**CITY OF LEESBURG, FLORIDA
CAPITAL IMPROVEMENT REVENUE NOTE, SERIES 2015
(GREATER LEESBURG CRA)**

Date	Principal	Interest	Debt Service	Annual Debt Service
10/01/2022	\$ 88,000	\$ 6,809	\$ 94,809	-
04/01/2023	-	5,529	5,529	100,338
10/01/2023	91,000	5,529	96,529	-
04/01/2024	-	4,205	4,205	100,734
10/01/2024	94,000	4,205	98,205	-
04/01/2025	-	2,837	2,837	101,042
10/01/2025	96,000	2,837	98,837	-
04/01/2026	-	1,440	1,440	100,277
10/01/2026	99,000	1,440	100,440	100,440
	<u>\$ 468,000</u>	<u>\$ 34,831</u>	<u>\$ 502,831</u>	<u>502,831</u>

CITY OF LEESBURG, FLORIDA
TAX INCREMENT REFUNDING REVENUE NOTE, SERIES 2016
(CRA FOR US HIGHWAY 441/27 TIF PROJECT)

Date	Principal	Interest	Debt Service	Annual Debt Service
11/01/2022	\$ -	\$ 133,916	\$ 133,916	-
05/01/2023	622,000	133,916	755,916	889,832
11/01/2023	-	125,861	125,861	-
05/01/2024	638,000	125,861	763,861	889,722
11/01/2024	-	117,599	117,599	-
05/01/2025	655,000	117,599	772,599	890,198
11/01/2025	-	109,117	109,117	-
05/01/2026	672,000	109,117	781,117	890,234
11/01/2026	-	100,414	100,414	-
05/01/2027	689,000	100,414	789,414	889,828
11/01/2027	-	91,492	91,492	-
05/01/2028	707,000	91,492	798,492	889,984
11/01/2028	-	82,336	82,336	-
05/01/2029	725,000	82,336	807,336	889,672
11/01/2029	-	72,947	72,947	-
05/01/2030	744,000	72,947	816,947	889,894
11/01/2030	-	63,313	63,313	-
05/01/2031	764,000	63,313	827,313	890,626
11/01/2031	-	53,419	53,419	-
05/01/2032	783,000	53,419	836,419	889,838
11/01/2032	-	43,279	43,279	-
05/01/2033	804,000	43,279	847,279	890,558
11/01/2033	-	32,867	32,867	-
05/01/2034	824,000	32,867	856,867	889,734
11/01/2034	-	22,196	22,196	-
05/01/2035	846,000	22,196	868,196	890,392
11/01/2035	-	11,241	11,241	-
05/01/2036	868,000	11,241	879,241	890,482
	<u>\$ 10,341,000</u>	<u>\$ 2,119,994</u>	<u>\$ 12,460,994</u>	<u>\$ 12,460,994</u>



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