



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Held in City Hall Chambers 1600 Nela Avenue Belle Isle, FL 32809

Held the 1st and 3rd Tuesday of Every Month

Tuesday, August 02, 2022 * 6:30 PM

AGENDA

City Council Commissioners

Nicholas Fouraker, Mayor

Vice-Mayor – Jim Partin, District 7

District 1 Commissioner – Ed Gold | District 2 Commissioner – Anthony Carugno | District 3 Commissioner – Karl Shuck | District 4 Commissioner – Randy Holihan | District 5 Commissioner – Beth Lowell | District 6 Commissioner – Stan Smith

Welcome to the City of Belle Isle City Council meeting. Agendas and all backup material supporting each agenda item are available in the City Clerk's office or website at www.belleislefl.gov. If you are not on the agenda, please complete the yellow "Request to Speak" form to be handed to the City Clerk. The Council is pleased to hear relevant comments and has set a three-minute limit. Rosenberg's Rules of Order guide the conduct of the meeting. Order and decorum will be preserved at all meetings. Personal, impertinent, or slanderous remarks are not permitted. Please silence all technology during the session. Thank you for participating in your City Government.

1. **Call to Order and Confirmation of Quorum**
2. **Invocation and Pledge to Flag** - Comm Ed Gold, District 1
3. **Presentations**
 - a. Scott Howat - OCPS (One-Mill Referendum)
 - b. Presentation by McDirmit Davis Tammy Campbel - Annual Comprehensive Financial Report (ACFR) YE September 30, 2021
 - c. FY2022-2023 Budget and Budget Message
4. **Consent Items** - These items are considered routine and previously discussed by the Council. One motion will adopt them unless a Council member requests before the vote on the motion to have an item removed from the consent agenda and considered separately.
 - a. City Council meetings: July 5, 2022, and July 19, 2022 - meetings canceled
 - b. Approval of the June 7, 2022 meeting minutes
 - c. Approval of the July 13, 2022 meeting minutes
5. **Citizen's Comments** - Persons desiring to address the Council must complete and provide the City Clerk a yellow "Request to Speak" form. When the Mayor recognizes you, state your name and address and direct all remarks to the Council as a body, not individual council members, staff, or audience. Citizen comments and each section of the agenda where public comment is allowed are limited to three (3) minutes. Questions will be referred to staff and should be answered by staff within a reasonable period following the meeting date.
6. **Unfinished Business**
 - a. Approval of Resolution 22-18 - Solid Waste Non-Ad Valorem Rate Increase
 - b. Approval of Resolution 22-19 - Storm Water Non-Ad Valorem Rate Increase
 - c. **Ordinance 22-07 - Second Reading and Adoption** - AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 26, ARTICLE I TO CREATE NEW SECTIONS RELATED SIDEWALK INSTALLATION AND MAINTENANCE AND REQUIRING CERTAIN SIDEWALKS WITHIN THE RIGHT-OF-WAY TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS AND CREATING ENFORCEMENT MECHANISM FOR THE SAME; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.
7. **New Business**
 - a. Proclamation: Elections 2023 District 1 and 7
8. **Attorney's Report**
9. **City Manager's Report**
 - a. CM's Report
 - b. Chief's Report
 - c. Public Works Director's Report

"If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105). "Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-851-7730) at least 48 hours in advance of the meeting." –Page 1 of 2

- 10. Mayor's Report**
- 11. Items from Council**
- 12. Adjournment**



**CITY OF BELLE ISLE, FLORIDA
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: August 2, 2022

To: Honorable Mayor and City Council Members

From: B. Francis, City Manager

Subject: Presentations

Background: The following presentations will be made to the Council:

a. Scott Howat, OCPS Communications Officer, will present information on the one-mill referendum (information attached). One-Mill website is:

<https://www.ocps.net/cms/One.aspx?portalId=54703&pageId=89685>

b. McDirmit Davis, the City's audit firm, will present the Annual Comprehensive Financial Report for the fiscal year ending 9/30/21.

c. The City's annual budget and budget message will be presented at the meeting by the City Manager. In accordance with the Belle Isle Charter, on or before the first council meeting in August of each year, the city manager shall submit to the council a budget for the ensuing fiscal year and an accompanying message.

Staff Recommendation: Review attached materials and website.

Suggested Motion: None

Alternatives: None

Fiscal Impact: None

Attachments: OCPS One-Mill Referendum
Annual Comprehensive Financial Report (FY ending 9/30/21)
FY2022-2023 Budget and Budget (To be distributed at the meeting).

Aug. 23, 2022

OTE

It's Your Decision!

A continuation of a one-mill property tax will be on the ballot to:

- ☒ Fund essential operating expenses
- ☒ Compensate teachers and support staff
- ☒ Preserve academic programs, arts, athletics and student activities

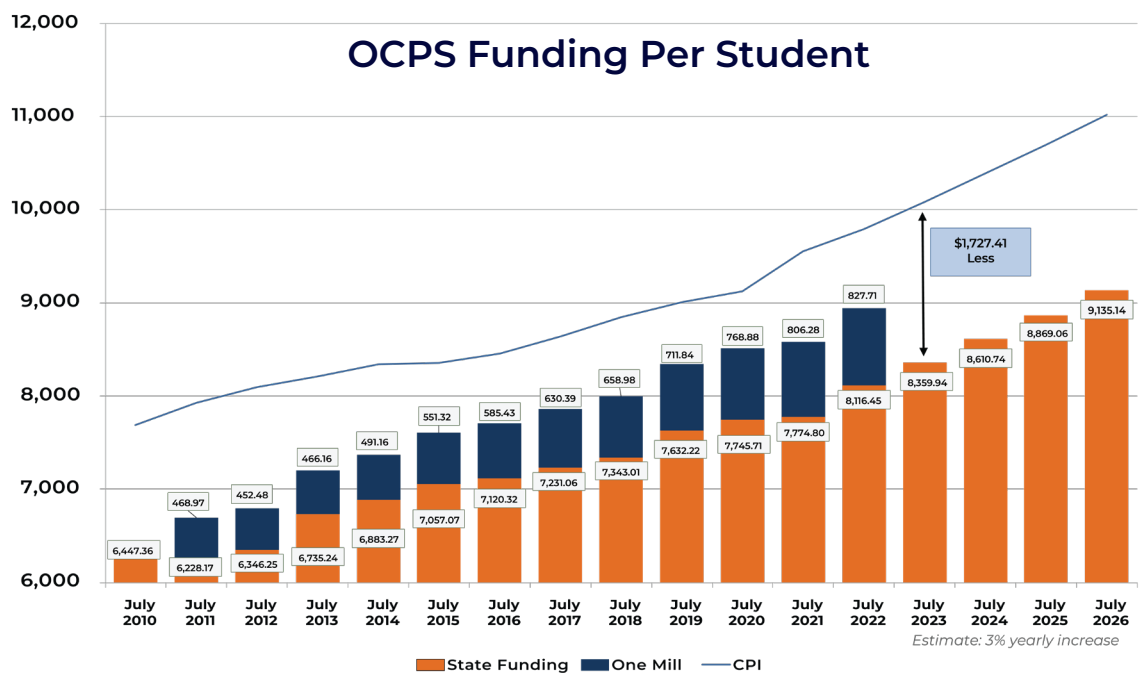
This continuation is of the millage in place since 2010. Without it, OCPS will lose the funding necessary to fully support teachers, staff and students. On Aug. 23, Orange County voters will decide if the one-mill property millage should be continued for an additional four years.

The Big Picture

◆ Without a continuation of the one mill, OCPS will have \$1,727 less in per-student funding than what pre-recession funding would provide today, adjusted for inflation.

◆ Without a continuation of the one mill, OCPS anticipates a 2023 budget reduction of \$177 million which will impact many hundreds of teachers, academic programs, arts and athletics.

Assumes three-percent annual increases in equivalent purchasing power and regular funding 2023-2027.



How much will the one mill cost?

For a home with a median-assessed value of \$229,000, it's \$17 per month.

(Source: Orange County Property Appraiser)



Can't you fund these things through more belt tightening?

Orange County Public Schools is consistently recognized for its fiscal responsibility. OCPS has the lowest administrative cost per student among the state's large urban school districts.



79 cents is spent on teaching, transporting, supervising and counseling students.

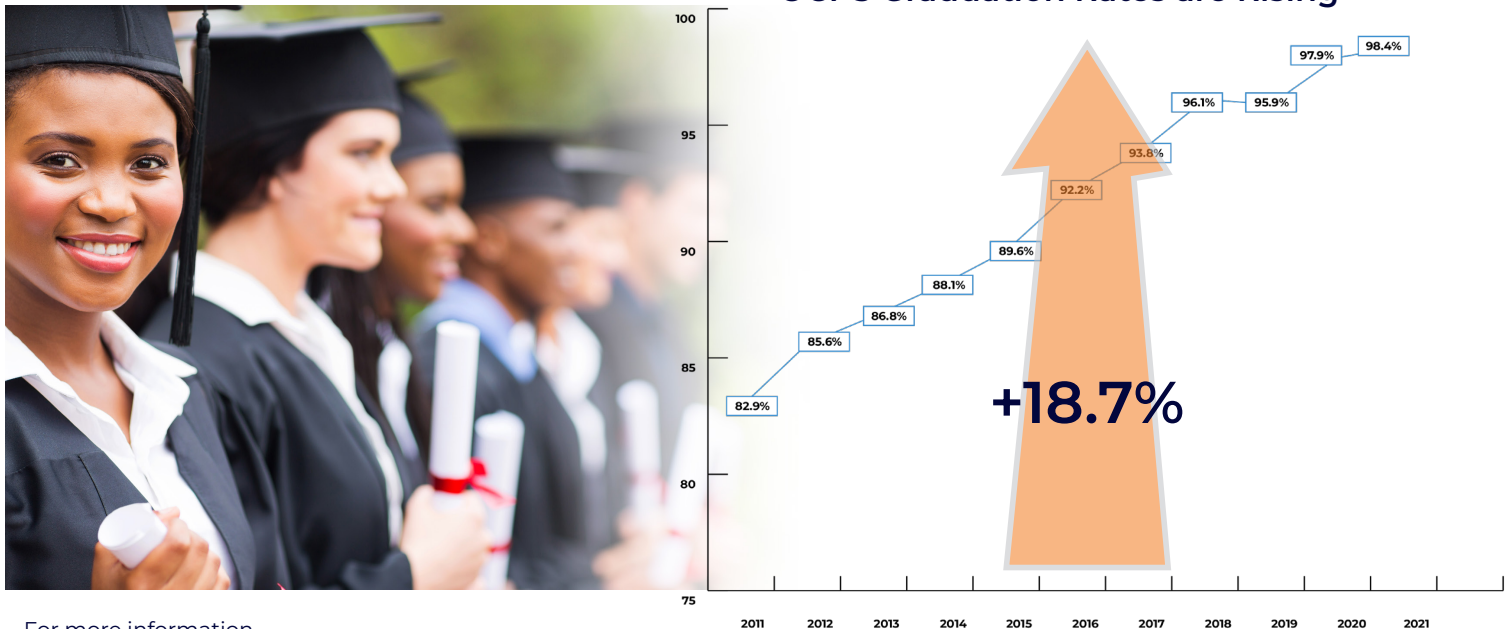
7 cents is used for library materials, staff training and curriculum development.

11 cents goes toward acquiring, operating and maintaining school facilities.

3 cents goes toward central and fiscal services, general administration and district technology.



OCPS Graduation Rates are Rising*



For more information,
call OCPS Communications
at 407.317.3494 or visit www.ocps.net.



City of Belle Isle, Florida

ANNUAL COMPREHENSIVE FINANCIAL REPORT

Fiscal Year Ended September 30, 2021

CITY OF BELLE ISLE, FLORIDA

Annual Comprehensive Financial Report

FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021



PREPARED BY:
CITY OF BELLE ISLE, FLORIDA
FINANCE DEPARTMENT

INTRODUCTORY SECTION

This section contains the following subsections:

- Table of Contents
- Letter of Transmittal
- List of Principal Officials
- Organizational Chart
- Certificate of Achievement

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CITY OF BELLE ISLE, FLORIDA

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Belle Isle, Florida 32809
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www.cityofbelleislefl.org

b.

April 28, 2022

To the Honorable Mayor, Commissioners and Citizens of the City of Belle Isle, Florida:

We are pleased to submit the Annual Comprehensive Financial Report of the City of Belle Isle, Florida for the fiscal year ended September 30, 2021. State law requires that all general-purpose local governments publish, within nine months of the close of each fiscal year, a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with auditing standards generally accepted in the United States, by a firm of licensed certified public accountants. This report is issued pursuant to that requirement, as well as to provide transparency and accountability.

This report consists of management's representations concerning the finances of the City of Belle Isle, Florida. 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 of Belle Isle has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Belle Isle's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Belle Isle's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be 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.

The City of Belle Isle's financial statements have been audited by McDirmit Davis, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Belle Isle for the fiscal year ended September 30, 2021 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 a reasonable basis for rendering an unmodified opinion that the City of Belle Isle's financial statements for the fiscal year ended September 30, 2021 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.

GAAP require 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 of Belle Isle's MD&A can be found immediately following the report of the independent auditors.

Profile of the City

The City of Belle Isle, Florida, a municipality incorporated in 1924, is located in Central Florida in Orange County and is considered part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The City of Belle Isle is a primarily residential community and was founded by area residents to protect Lake Conway and the surrounding chain of lakes and the beautiful natural environment of the area. The City currently occupies a total area of approximately 5.1

square miles, of which approximately 2.8 square miles is water, and is home to 7,032 residents according to the 2020 US Census.

The City's vision is "A safe, serene Florida community where families desire to reside, raise a family, enjoy our natural surroundings, excellent schools and quiet way of life." This statement reflects what the City believes is, can and should be the "ideal state" for the City. The City's mission statement defines the City's purpose and the reason why it exists which is "The City of Belle Isle continuously preserves our natural resources and enhances our quality of life through intelligent, inclusive leadership and outstanding municipal services."

The City Council adopted a Strategic Plan in April 2020 under Resolution 20-05 which identified three (3) priority strategic goals to enhance the community which are: To Improve Communication and Relationships with All Stakeholders, Internally and Externally; To Maintain and Enhance City Infrastructure; and To Maximize All of the City's Resources to Accomplish the Mission, Vision and Goals Efficiently and Effectively.

The City of Belle Isle 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 City Council. Planned growth for the City includes those areas contiguous to the current city boundaries in the northwest and southwest areas of the City.

Being on Lake Conway, one of Greater Orlando's largest lakes, being in close proximity to the Orlando International Airport and other Orlando amenities, and having low property taxes makes the City of Belle Isle one of Orange County's most desirable communities.

The City of Belle Isle operates under a council-manager form of government. The legislative powers of the City are vested in the City Council consisting of a non-voting mayor and seven commissioners, each representing one of the seven districts in the City. Although the City is divided up by districts, the City Council is elected at large on a non-partisan basis. Commissioners serve three-year staggered terms and the Mayor serves a three-year term. City Council is responsible, among other things, for passing ordinances and resolutions, adopting the budget, appointing committees, and hiring the City Manager, City Clerk, and City Attorney.

The City Manager is the chief administrative officer of the City and is responsible for carrying out the policies and ordinances of the governing commission, for overseeing the day-to-day operations of the government, and for the hiring of City employees and appointing the heads of various departments.

The City of Belle Isle provides a range of services, including general administration and support services; police and fire protection; solid waste and recycling collection; construction and maintenance of streets, sidewalks and other infrastructure; planning and zoning; building permitting and inspections; code enforcement; and recreational activities and special events. Fire protection, building permitting, and solid waste and recycling collection are contracted. Water and limited sanitary sewer services are provided by Orange County Utilities and Orlando Utilities Commission. Electric service is provided by Duke Energy.

The annual budget serves as the foundation for the City of Belle Isle's financial planning and control. To begin the budget process, City departments submit their departmental budgets to the Finance Director to use as a starting point for developing the proposed budget. The City Manager and Finance Director prepare the proposed budget and submit it to the City's Budget Advisory Committee. The City created the Budget Advisory Committee to provide increased public accountability and elected official monitoring of the fiscal position of the City. The committee is made up of seven citizens in the City representing each of the seven districts and approved by the City Council. The Budget Advisory Committee holds a series of meetings to review and discuss the budget and capital expenditures and provides recommendations to the City Manager. Then, on or before the first council meeting in August, the City Manager submits the proposed budget to the City Council as required by the City Charter. As required by the Truth in Millage Act (TRIM), the City Council holds two public hearings on the proposed budget and millage rate in September and adopts a final budget and millage rate by no later than September 30th, the close of the City of Belle Isle's fiscal year.

The appropriated budget is prepared by fund and department. At any time during the fiscal year, the City Manager may make transfers of appropriations within a department. A resolution approved by the City Council is required to make transfers between funds or departments and for budget revisions that alter the total revenues, expenses, or reserves of any fund. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted.

Factors Affecting Financial Condition

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

Local Economy

Despite the COVID-19 pandemic, residential property values in Orange County, Florida proved to be a resilient economic force. The property and resale values have stabilized or increased compared to property and resale values in the surrounding areas. The pandemic hit the county's commercial market values the hardest which spared Belle Isle due to the City being primarily residential and having an extremely small number of commercial businesses. While there were some families that had a difficult time with the uncertainty of the pandemic, the overall community in Belle Isle did not show many signs of an economic downturn during this time.

The City did feel the economic impact of the pandemic with the loss of revenue in the City; however, the effects are beginning to diminish. The amount of half cent sales tax revenue that the City received increased almost 13% over the prior year, almost returning to pre-pandemic amounts. This is a welcoming sign after suffering a 19% revenue loss the year prior. The amount of state shared revenue has almost completely recovered with a 14.6% increase this year, bringing the revenue almost back to where the City projected to be had there not been a pandemic. For the most part, the City has still been able to conduct business as usual despite the diminished revenues, mostly in part to relief provided with the Coronavirus Aid, Relief, and Economic Security Act (CARES) and the American Rescue Plan Act (ARPA) provided through the US Treasury Coronavirus State and Local Fiscal Recovery Funds (SLFRF).

The ARPA funding allotted to the City will not only alleviate the strain from lost revenues but will also allow the City to complete vital stormwater, street, and park projects that have been on the capital projects list for a number of years. With this added funding and the economy starting to recover from the pandemic, the City continues to keep services at a high level. In this next fiscal year, the City should continue to see the local economy recover with all revenues back to normal or possibly higher levels. Even if this does not occur, the City is still in a good financial position and will continue to provide the quality of services that Belle Isle residents are accustomed to receiving.

The relief provided by ARPA, CARES, and the COVID-19 vaccine is suppressing the fears of the pandemic, prompting consumers to begin spending and employers to resume hiring. Vital support is getting to communities that were in crisis and the economic effects are slowly being reversed, creating a foundation for a strong and equitable recovery.

Aside from the pandemic, the City continues to have concerns relative to the actions of the Federal and State Governments. Federal and State unfunded mandates continue to be forced on the smaller local governments which can have a detrimental effect on funding and in some cases require funding to be allocated from reserve funds. This is coupled with the continued challenges from the State that affects our home rule charter. These present dangerous precedents that cities are most concerned about. The City of Belle Isle continues to be vigilant and is committed to slowing this trend while balancing the needs of our infrastructure and service provision.

The City has seen growth in residential and commercial construction and anticipates it will continue in the future. A new hotel in the City is open and thriving and as a result of the desirability of lakefront living and the unique location of Belle Isle, the City continues to experience a significant influx of newer residents with substantial financial resources. Many are making major renovations to existing homes, but also older, smaller homes are being purchased and demolished and replaced with larger homes.

Long-Term Financial Planning

The City of Belle Isle strives to maintain low property tax rates while continuing to provide the same level of services and maintaining a healthy level of financial resources to guard its citizens against service disruption in the event of unexpected revenue shortfalls or unanticipated and extraordinary events such as hurricanes. At the end of this fiscal year, the City has an unassigned fund balance in the general fund of 44% of total general fund revenues. However, even with this surplus, identifying additional sources of sustainable revenue for the general fund is still an important consideration.

Since 2010, the City has effectively operated without a millage rate increase; however, the surge in inflation is beginning to put a strain on providing the services that the residents of Belle Isle have gotten used to over the past decade. As other governments begin showing signs of raising taxes, the City Council will have a decision to make if the City is to continue the trend of not raising the millage rate.

Long-term planning is becoming even more critical with the recent period of economic uncertainty. The five-year capital improvement plan remains an important component of the City's long-term planning process. By annually reviewing, updating, and adopting the capital improvement plan, the City is able to identify capital improvement projects, identify and forecast funding sources, prioritize improvements based on funding available, and estimate a timeline for completion of individual improvements. Among the City's highest priorities, and to which a substantial portion of the five-year capital improvement plan is designated, are stormwater, drainage, and paving projects. However, with the receipt of ARPA funds, these one-time projects should be completed.

Relevant Financial Policies

The City has established a comprehensive set of financial policies to protect the overall financial well-being of the City and provide the framework for sound financial oversight of the City's operations.

The City has policies in place to govern the City budget and the transfer of appropriations and supplemental appropriations. The City maintains the goal of producing a balanced budget to achieve long-term financial stability for the community. Additionally, the City created the Budget Advisory Committee to enhance transparency of the budget, address long-term fiscal sustainability, and assist the City with its financial and budgetary goals.

The City Manager and Finance Director work throughout the year to monitor the City's financial activity and each month provides to the City Council a statement of revenues and expenditures and a complete check register. The same information is uploaded to the City's transparency center on the website, Cleargov, as the City believes that the City's financial information needs to be easy to access and understand and readily available to everyone.

It is the policy of the City and the will of the City Council to maintain a healthy general fund reserve. The City's Budget Advisory Committee recommended maintaining a general fund balance reserve of 25% of revenues. Additionally, the City adopted an investment policy with the objective to invest funds in a manner that will provide the highest investment return with the maximum security while meeting the City's daily cash flow demands and complying with all statutes governing the investment of City funds.

Major Initiatives

The City recently purchased the former Bank of America property with the intent to construct a new police station and emergency operations center (EOC) on the property; however with the project expansion of Cornerstone Charter Academy (CCA), the City and CCA entered into a new lease agreement to include the property in the CCA expansion. As part of the new lease agreement, CCA will refinance the \$9 million from the 2012 bond issue which will remove this debt from the City. This will allow the City to borrow funds to complete a new police station/EOC in the future. The City will partner with CCA as they continue to expand their campus, which the City owns. A master plan for the expansion is complete and both the City and CCA continue to work at the best way to achieve this expansion both physically and fiscally.

The City continues to renovate its parks and recently added Cross Lake Beach to its inventory of parks. The City added two pedestrian crosswalks to its streets for better pedestrian safety and is considering two additional crosswalks. The City also annexed four Orange County roads and will be placing safety and enforcement measures on these roads to reduce speeding and accidents. These changes are necessary on the east side of Belle Isle due to the large warehouse and apartment developments that Orlando recently approved which will add a significant amount of non-residential traffic to the City street system.

The City plans to continue sidewalk repairs and resurfacing in 2022. Sol Avenue will be reconstructed with grant funding received through the Florida Resiliency Program.

The City continues to look to expand its boundaries' through annexation to increase the tax base as well as acquire available real estate for future expansion of municipal facilities. The City will continue to look at acquisition of properties when it is advantageous to the City and its mission and vision.

The City made, and continues to make, needed improvements to its stormwater system, not only to control the street flooding that commonly occurs from downpours, but also to keep the water quality of Lake Conway at the highest level. To do this, the City plans to install a "baffle box" system on Barby Lane to filter out debris and excessive nutrients that could harm the lake.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Financial Reporting to the City of Belle Isle for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2020. This was the twenty-first consecutive year that the City has received this prestigious award.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. To be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized Annual Comprehensive Financial Report, the contents of which conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

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

The preparation of this report was made possible through the efficient, dedicated and professional efforts of the Finance Department. The significant amount of year-end closing procedures required prior to the audit could not have been accomplished without much hard work and personal sacrifice. We would also like to express our appreciation to all other City departments who, although not extensively involved in year-end audit activities, contributed significantly by ensuring the accuracy and integrity of accounting information compiled throughout the year.

We would like to especially thank the Mayor and each City Commissioner for their continued support and commitment to maintaining the financial integrity of the City. With their continued leadership, the City can look forward to a secure financial future.

Respectfully submitted,



Bob Francis
City Manager



Tracey Richardson
Finance Director

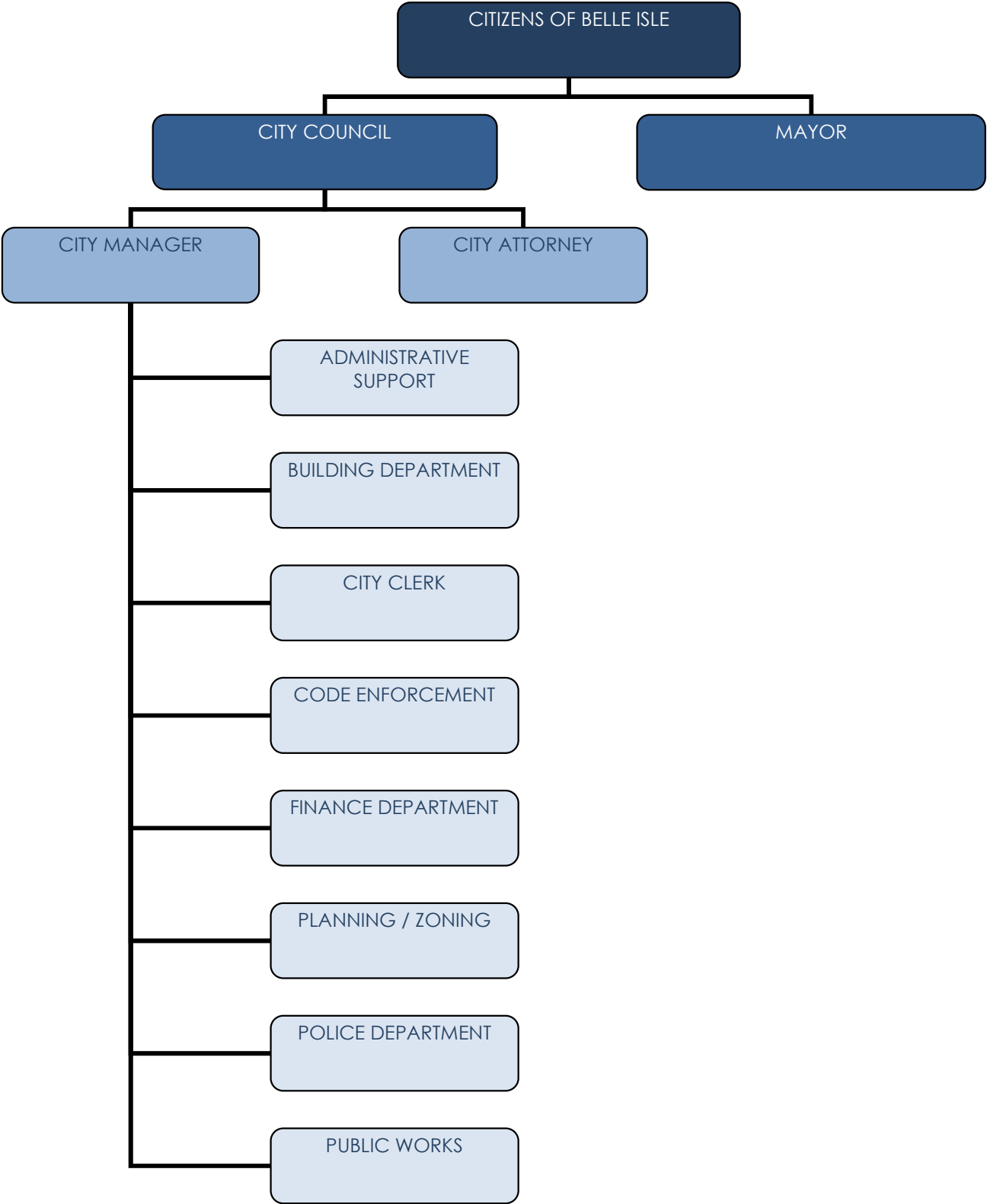
Elected Officials

Mayor	Honorable Nicholas Fouraker
District #1 City Commissioner	Ed Gold Jr.
District #2 City Commissioner	Anthony Carugno
District #3 City Commissioner	Karl Shuck
District #4 City Commissioner	Randy Holihan
District #5 City Commissioner	Beth Lowell
District #6 City Commissioner	Jim Partin
District #7 City Commissioner	Sue Nielsen

City Officials

City Manager	Bob Francis
City Clerk	Yolanda Quiceno
Finance Director	Tracey Richardson

ORGANIZATIONAL CHART





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Belle Isle
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2020

Christopher P. Morill

Executive Director/CEO

FINANCIAL SECTION

This section contains the following subsections:

- Independent Auditor's Report
- Management's Discussion and Analysis
- Basic Financial Statements
- Notes to Financial Statements
- Required Supplementary Information
- Combining and Individual Fund Statements and Schedules

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Commissioners
City of Belle Isle, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the *City of Belle Isle, Florida* (the "City"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund and the aggregate remaining fund information of the City, as of September 30, 2021, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the financial statements.

The combining and individual nonmajor fund financial statements, and budgetary comparison schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such 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, based on our audit, and the procedures performed as described above, the combining and individual nonmajor fund financial statements and budgetary comparison schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 28, 2022 on our consideration of the *City of Belle Isle, Florida's* internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
April 28, 2022

As management of the *City of Belle Isle, Florida* we offer readers of the *City of Belle Isle's* financial statements this narrative overview and analysis of the financial activities of the *City of Belle Isle* for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal.

Financial Highlights

- The assets of the *City of Belle Isle* exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$12,047,200 (net position). Of this amount, \$3,089,376 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The government's total net position increased by \$572,699.
- As of the close of the current fiscal year, the *City of Belle Isle's* governmental funds reported combined ending fund balances of \$5,407,146, a decrease of \$1,156,610 in comparison with the prior year. The general fund had an ending unassigned fund balance of \$3,192,006, which is 48% of total general fund expenditures.
- The *City of Belle Isle's* total debt is \$11,347,944 at September 30, 2021. This includes Charter School Lease Revenue Bonds, Series 2012, which are payable solely from the pledged lease revenue and neither the property, nor the full faith and credit nor the taxing power of the City, is pledged as security for the payment of the Bonds.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the *City of Belle Isle's* (the "City") basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

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

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

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

The governmental activities of the City of Belle Isle include general government, public safety and physical environment.

The government-wide financial statements include only the *City of Belle Isle* itself (known as the primary government).

The government-wide financial statements can be found on pages 8 - 9 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The *City of Belle Isle*, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The *City of Belle Isle* has seven governmental funds - the General Fund, the Debt Service Fund, three special revenue funds, and two capital projects fund.

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

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

The *City of Belle Isle* adopts an annual appropriated budget for all governmental funds. A budgetary comparison statement has been provided for the general fund, debt service fund, special revenue funds, and capital projects funds to demonstrate compliance with this budget and are presented as required supplementary information for the General Fund, Debt Service Fund, Capital Projects Fund, and combining schedules for the nonmajor governmental funds.

The basic governmental fund financial statements can be found on pages 10-12 of this report.

Government-Wide Financial Analysis

Statement of Net Position - As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the *City of Belle Isle*, assets exceeded liabilities and deferred inflows of resources by \$12,047,200 at the close of the most recent fiscal year.

Statement of Net Position

	Governmental Activities	
	2021	2020
Current and other assets	\$ 8,744,032	7,282,600
Capital assets	18,128,684	16,797,956
Total assets	26,872,716	24,080,556
Long-term liabilities outstanding	11,486,357	11,884,454
Other liabilities	3,336,886	718,844
Total liabilities	14,823,243	12,603,298
Total deferred inflows of resources	2,273	2,727
Net Position:		
Net investment in capital assets	8,172,436	8,518,272
Restricted	785,388	578,578
Unrestricted	3,089,376	2,377,681
Total net position	\$ 12,047,200	\$ 11,474,531

This Section Intentionally Left Blank

Sixty-eight percent (68%) of the City's net position is net investment in capital assets (e.g., land, buildings, improvements, infrastructure and equipment) less any related debt used to acquire those assets that is still outstanding. The City uses these 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 themselves cannot be used to liquidate these liabilities. An additional portion of the City's net position, \$785,388 (7%) represents resources that are subject to external restrictions on how they may be used.

The remaining balance of unrestricted net position, \$3,089,376 may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the *City of Belle Isle* is able to report positive balances in all categories of net position.

Statement of Activities

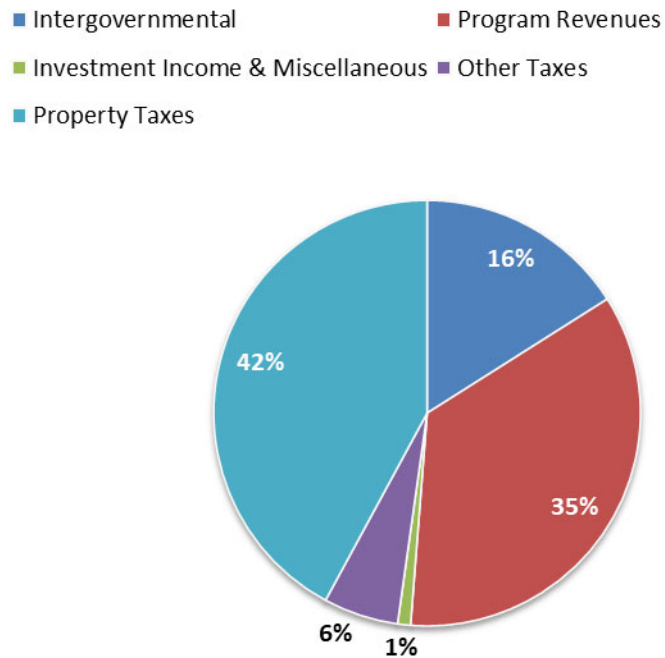
Governmental activities increased the *City of Belle Isle's* net position by \$572,669. Key elements of this increase are as follows:

Changes in Net Position

	Governmental Activities	
	2021	2020
Revenues:		
Program Revenues:		
Charges for services	\$ 2,728,384	\$ 2,425,579
Operating grants and contributions	596,427	334,030
Capital grants and contributions	11,786	61,366
	<u>3,336,597</u>	<u>2,820,975</u>
General Revenues:		
Property taxes	3,535,115	3,370,685
Franchise and utility taxes	560,621	454,588
Intergovernmental	1,447,019	1,280,834
Investment income and miscellaneous	72,235	78,611
	<u>5,614,990</u>	<u>5,184,718</u>
Total revenues	<u>8,951,587</u>	<u>8,005,693</u>
Expenses:		
General government	1,238,951	1,333,531
Public safety	4,108,254	3,669,342
Physical environment	2,451,847	2,245,131
Interest on long-term debt	579,866	592,145
Total expenses	<u>8,378,918</u>	<u>7,840,149</u>
Increase in Net Position	<u>572,669</u>	<u>165,544</u>
Net position, beginning	<u>11,474,531</u>	<u>11,308,987</u>
Net position, ending	<u>\$ 12,047,200</u>	<u>\$ 11,474,531</u>

Program revenues increased by \$515,622 primarily due to red light camera revenue and FEMA reimbursements received in 2021. On the expense side, expenses increased \$538,769 primarily due to red light camera expenses, depreciation on capital assets placed in service in 2021, and benefits costs for employees.

Revenues by Source - Governmental Activities



Financial Analysis of the Government's Funds

As noted earlier, the *City of Belle Isle* used fund accounting to ensure and demonstrate compliance with finance-related requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the *City of Belle Isle'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.

The general fund is the largest fund of the *City of Belle Isle, Florida*. The general fund balance increased by \$661,352 primarily due to the increased FEMA reimbursements, red light camera revenue, and the increase in state shared revenues due to the economy recovering from COVID.

The debt service fund balance increased by \$26,805 primarily due to rent revenue exceeding the amount spent on capital outlay and debt service.

The stormwater fund balance increased by \$256,143 primarily due to FEMA reimbursements, reimbursements from Orange County for a cost-sharing project, and an increase in stormwater service charges as a result of increasing the stormwater non-ad valorem rate.

The capital improvements fund balance decreased by \$2,057,899 primary due to the purchase of property.

General Fund Budgetary Highlights

Difference between original General Fund budget and the final amended General Fund budget resulted in a \$4,423 decrease in expenditures from the fund balance during the current year due to decreased road and street expenditures due to COVID.

During the fiscal 2021 year, actual revenues were more than budgeted revenues in the General Fund by approximately \$66,000. Also, expenditures less than budgeted by approximately \$40,000 primarily due to reduced operating costs in public safety and physical environment.

Capital Asset and Debt Administration

Capital Assets - The *City of Belle Isle*'s investment in capital assets for its governmental activities as of September 30, 2021, amounts to \$18,128,684 (net of accumulated depreciation), as detailed below. The total increase in City's total capital assets for the current fiscal year was \$1,330,728 (an 8% increase in total capital assets).

Capital Assets (Net of Depreciation)

	Governmental Activities	
	2021	2020
Land	\$ 3,499,595	\$ 2,632,190
Buildings	6,897,896	5,927,831
Improvements	1,583,020	1,462,969
Machinery and equipment	851,699	1,036,280
Intangibles	15,154	20,536
Infrastructure	5,251,538	5,718,150
Construction in progress	29,782	-
Total	\$ 18,128,684	\$ 16,797,956

Additional information on the *City of Belle Isle*'s capital assets can be found in Note 6 of this report.

Long-Term Debt - At the end of the current fiscal year, the *City of Belle Isle* had total debt outstanding of \$11,347,944. This debt includes Charter School Lease Revenue Bonds, which are nonrecourse, and Capital Improvement Revenue Note. Additional information on long-term debt can be found in Note 9 of this report.

Long-Term Debt

	Governmental Activities	
	2021	2020
Note payable	\$ 2,447,944	\$ 2,551,281
Bonds payable	8,900,000	9,180,000
Total	\$ 11,347,944	\$ 11,731,281

Next Year's Budget and Rates

During the current fiscal year, the fund balance in the general fund increased to \$3,198,256 and none of this balance was appropriated for expenditure in Fiscal Year 2022.

Requests for Information

This financial report is designed to provide a general overview of the *City of Belle Isle*'s finances for all those with an interest in the government's finances. Questions concerning any of the information should be addressed to the office of the Finance Director, *City of Belle Isle*, 1600 Nela Avenue, Belle Isle, FL 32809.

Basic Financial Statements

	<u>Primary Government</u>
	<u>Governmental</u>
	<u>Activities</u>
Assets:	
Cash	\$ 8,574,184
Investments	35,835
Due from other governments	127,763
Prepaid items	6,250
Capital Assets:	
Not being depreciated	3,529,377
Being depreciated, net	14,599,307
Total assets	<u>\$ 26,872,716</u>
Liabilities:	
Accounts payable	991,466
Accrued liabilities	81,030
Matured bonds and interest payable	441,600
Deposits	9,700
Unearned revenue	1,813,090
Noncurrent Liabilities:	
Due within one year	409,161
Due in more than one year	11,077,196
Total liabilities	<u>14,823,243</u>
Deferred Inflows:	
Deferred credit on debt refunding	2,273
Total deferred inflows of resources	<u>2,273</u>
Net Position:	
Net investment in capital assets	8,172,436
Restricted for:	
Debt service	405,413
Capital projects	144,639
Stormwater	219,341
Public safety	15,995
Unrestricted	3,089,376
Total net position	<u>\$ 12,047,200</u>

City of Belle Isle, Florida
Statement of Activities
Year Ended September 30, 2021

Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Program Revenue Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
					Primary Governmental Activities
Primary Government:					
Governmental Activities:					
General government	\$ 1,238,951	\$ -	\$ 19,208	\$ -	\$ (1,219,743)
Public safety	4,108,254	355,192	67,206	11,786	(3,674,070)
Physical environment	2,451,847	1,325,819	510,013	-	(616,015)
Interest on long-term debt	579,866	1,047,373	-	-	467,507
Total governmental activities	8,378,918	2,728,384	596,427	11,786	(5,042,321)
Total primary government	\$ 8,378,918	\$ 2,728,384	\$ 596,427	\$ 11,786	(5,042,321)
General Revenues:					
Taxes:					
Property taxes					3,535,115
Franchise and utility taxes					560,621
Intergovernmental					1,447,019
Unrestricted investment earnings					4,968
Miscellaneous					44,826
Gain on disposal of capital assets					22,441
Total general revenues					5,614,990
Change in net position					572,669
Net position, beginning					11,474,531
Net position, ending					\$ 12,047,200

City of Belle Isle, Florida

Balance Sheet - Governmental Funds

September 30, 2021

	General Fund	Debt Service Fund	Stormwater Fund	Capital Improvements Fund	Total Nonmajor Funds	Total Governmental Funds
Assets:						
Cash and cash equivalents	\$ 4,530,613	\$ 1,874,902	\$ 1,541,669	\$ 442,101	\$ 184,899	\$ 8,574,184
Investments	35,835	-	-	-	-	35,835
Due from other funds	62,190	-	-	-	-	62,190
Due from other governments	127,763	-	-	-	-	127,763
Prepaid items	6,250	-	-	-	-	6,250
Total assets	<u>\$ 4,762,651</u>	<u>\$ 1,874,902</u>	<u>\$ 1,541,669</u>	<u>\$ 442,101</u>	<u>\$ 184,899</u>	<u>\$ 8,806,222</u>
Liabilities:						
Accounts payable	\$ 974,972	\$ 3,313	\$ 7,931	\$ -	\$ 5,250	\$ 991,466
Accrued liabilities	81,030	-	-	-	-	81,030
Due to other funds	-	62,190	-	-	-	62,190
Matured bonds payable	-	185,000	-	-	-	185,000
Matured interest payable	-	256,600	-	-	-	256,600
Unearned revenue	498,693	-	1,314,397	-	-	1,813,090
Deposits	9,700	-	-	-	-	9,700
Total liabilities	<u>1,564,395</u>	<u>507,103</u>	<u>1,322,328</u>	<u>-</u>	<u>5,250</u>	<u>3,399,076</u>
Fund Balances:						
Nonspendable	6,250	-	-	-	-	6,250
Restricted for:						
Debt service	-	1,367,799	-	-	-	1,367,799
Capital projects	-	-	-	442,101	-	442,101
Stormwater	-	-	219,341	-	-	219,341
Transportation impacts	-	-	-	-	144,638	144,638
Law enforcement education	-	-	-	-	15,995	15,995
Assigned for:						
Equipment replacement	-	-	-	-	19,016	19,016
Unassigned	3,192,006	-	-	-	-	3,192,006
Total fund balances	<u>3,198,256</u>	<u>1,367,799</u>	<u>219,341</u>	<u>442,101</u>	<u>179,649</u>	<u>5,407,146</u>
Total Liabilities and Fund Balances	<u>\$ 4,762,651</u>	<u>\$ 1,874,902</u>	<u>\$ 1,541,669</u>	<u>\$ 442,101</u>	<u>\$ 184,899</u>	

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

Capital assets used in governmental activities are not fund resources and, therefore, are not reported in the funds

18,128,684

Some liabilities and deferred inflows, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds

(11,488,630)

Net position of governmental activities\$ 12,047,200

City of Belle Isle, Florida

Statement of Revenue, Expenditures and Changes in Fund Balance**Governmental Funds**

Year Ended September 30, 2021

	General Fund	Debt Service Fund	Stormwater Fund	Capital Improvements Fund	Total Nonmajor Funds	Total Governmental Funds
Revenues:						
Taxes:						
Property taxes	\$ 3,535,115	\$ -	\$ -	\$ -	\$ -	\$ 3,535,115
Franchise and utility	560,621	-	-	-	-	560,621
Licenses and permits	189,613	-	-	-	-	189,613
Intergovernmental	1,926,576	-	225,358	-	-	2,151,934
Charges for services	752,465	1,047,373	394,832	-	-	2,194,670
Impact fees	-	-	-	-	4,290	4,290
Fines and forfeitures	239,862	-	-	-	3,247	243,109
Investment income	1,038	3	981	-	2,946	4,968
Miscellaneous	44,826	-	-	-	-	44,826
Total revenues	7,250,116	1,047,376	621,171	-	10,483	8,929,146
Expenditures:						
Current:						
General government	1,181,554	-	-	-	-	1,181,554
Public safety	4,014,360	-	-	-	6,094	4,020,454
Physical environment	1,172,289	322,371	365,028	-	47,400	1,907,088
Debt Service:						
Principal	198,337	185,000	-	-	-	383,337
Interest and other charges	69,224	513,200	-	-	-	582,424
Capital outlay	-	-	-	2,057,899	-	2,057,899
Total expenditures	6,635,764	1,020,571	365,028	2,057,899	53,494	10,132,756
Excess (deficiency) of revenues over expenditures	614,352	26,805	256,143	(2,057,899)	(43,011)	(1,203,610)
Other Financing Sources (Uses):						
Sale of general capital assets	47,000	-	-	-	-	47,000
Total other financing sources	47,000	-	-	-	-	47,000
Net change in fund balances	661,352	26,805	256,143	(2,057,899)	(43,011)	(1,156,610)
Fund balances, beginning	2,536,904	1,340,994	(36,802)	2,500,000	222,660	6,563,756
Fund balances, ending	\$ 3,198,256	\$ 1,367,799	\$ 219,341	\$ 442,101	\$ 179,649	\$ 5,407,146

**Reconciliation of the Statement Revenues, Expenditures and Changes in Fund Balances
of Governmental Funds to the Statement of Activities**

Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds \$ (1,156,610)

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

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the Statement of Activities reports only a portion of the outlay as expense. The outlay is allocated over the assets' estimated useful lives as depreciation expense for the period.

Capital outlay	\$ 2,443,748	
Depreciation	<u>(1,088,461)</u>	
		1,355,287

In the statement of activities, only the loss on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the cost of the capital assets sold.

(24,559)

Governmental funds report debt proceeds as current financial resources. In contrast, the Statement of Activities treats such issuance of debt as a liability. Governmental funds report repayment of debt as an expenditure. In contrast, the Statement of Activities treats such repayments as a reduction in long-term liabilities. This is the amount by which repayments exceeded proceeds in the current period.

Principal repayments	\$ <u>383,337</u>	
		383,337

Some expenses reported in the Statement of Activities do not require the use of current financial resources and these are not reported as expenditures in governmental funds.

Compensated absences	\$ 12,656	
Amortization of premium	2,104	
Amortization of deferred credit on refunding	<u>454</u>	
		15,214

Change in Net Position of Governmental Activities

\$ 572,669

Notes to Financial Statements

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

The *City of Belle Isle, Florida* (the "City") was incorporated April 25, 1924 under the Laws of Florida 75-329. The City operates under a council-manager form of government, with an appointed City Manager, seven elected City Commissioners, and a separately elected Mayor. The City provides the following services as authorized by its charter: public safety (fire and law enforcement), highways and streets, sanitation, parks and recreation, public improvements, planning and zoning, and general administrative services. The accompanying financial statements have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to governmental units. The more significant of the City's accounting policies are described below.

In evaluating how to define the City, for financial reporting purposes, management has considered all potential component units. The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it. In applying the above criteria, the City has identified no component units.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the City. Since the City has no business-type activities, only governmental activities are reported on the government-wide financial statements.

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

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

The government reports the following major governmental funds:

General Fund - is the City's primary operating fund, and is always classified as a major fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Debt Service Fund - is used to account for the lease revenue received from the Charter Schools. The lease revenue is used to pay the debt service on the Series 2012 Lease Revenue Bonds issued by the City in October 2012 as well as repairs and maintenance to the Charter Schools as required by the lease agreement.

Stormwater Special Revenue Fund - is used to account for stormwater management operations and related capital improvements.

Capital Improvements Capital Projects Fund - is used to account for the use of the proceeds of the Capital Improvement Revenue Note, Series 2020, for the acquisition of land and the construction of improvements as allowed by the Note.

The government reports the following nonmajor governmental funds:

Transportation impact fee special revenue fund - is used to account for collected impact fees on new development which are restricted for transportation related improvements.

Law enforcement education special revenue fund - is used to account for revenues received pursuant to Florida Statutes, which imposes a \$2.00 court cost against persons convicted for violations of criminal statutes. Funds must be used to educate and train law enforcement personnel.

Capital equipment replacement capital projects fund - is used to set aside funds for future equipment replacement.

Assets, Liabilities, Deferred Outflows/Inflows, and Net Position/Fund Balance

Deposits and Investments

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short term investments with original maturities of three months or less from the date of acquisition.

Investments for the City are reported at fair value within the fair value hierarchy established in accordance with GASB Statement No 72, *Fair Value Measurement and Application*, except for the position in the Florida State Board of Administration's Local Government Surplus Investment Pool (LGIP). In accordance with state law, the LGIP operate in conformity with all of the requirements of the Securities and Exchange Commission's (SEC) Rule 2a7 as promulgated under the Investment Company Act of 1940, as amended. Accordingly, the LGIP's qualify as a 2a7-like pools and are reported at the net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method. The Florida State Board of Administration is subject to regulatory oversight by the State of Florida, although it is not registered with the SEC. The City's investments consist of investments authorized per their investment policy adopted in accordance with section 218.415, Florida Statutes.

Prepaid Items

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

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" or "advances to/from other funds." All other outstanding balances between funds are reported as "due to/from other funds." All receivables are shown net of an allowance for uncollectibles.

Capital Assets

Capital assets, which include property, plant equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

<u>Assets</u>	<u>Years</u>
Buildings	40
Improvements	5 - 15
Machinery & equipment	5 - 15
Intangibles	3 - 5
Infrastructure	25 - 40

Compensated Absences

The City's personnel policies permit full time employees to accrue personal leave time based upon length of service with the City. This paid time off (PTO) may be used for vacation, sick leave, or doctor appointments. Unused PTO will be paid to employees upon separation from City service at 100% after completion of six (6) months of continuous employment. For governmental activities, compensated absences are generally liquidated by the General Fund. A liability for these amounts is reported in the general fund only if they have matured, for example, due to employee retirements.

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

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 is 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 expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The City has one item that qualifies for reporting in this category, a deferred credit on debt refunding. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Net Position Flow Assumption

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

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Flow Assumptions

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

Fund Balance Policies

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

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

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

Estimates

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

New Accounting Standards

In fiscal year 2021, the City has not implemented any new accounting standards with a material effect on the City's financial statements.

NOTE 2 RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position - governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that "long-term liabilities including bonds payable, are not due and payable in the current period and therefore are not reported in the funds." The details of this difference are as follows:

Bonds payable	\$ 8,900,000
Add: Issuance premium (to be amortized over life of debt)	10,517
Add: Deferred credit on refunding (to be amortized over life of debt)	2,273
Note payable	2,447,944
Compensated absences	127,896
	<u>\$ 11,488,630</u>

B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities

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

NOTE 3 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

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

1. On or before the first Commission meeting in August, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them for all of the City's funds.
2. Public hearings are conducted at the City Hall to obtain taxpayer comments. Prior to September 30, the budget is legally enacted through passage of a resolution.
3. The City cannot legally exceed the budget; however, the City Manager is authorized to transfer budgeted amounts within a department. Any revisions that change the total expenditures of any department must be approved by the City Commission. The legal level of budgetary control is the department level.
4. Formal budgetary integration is employed as a management control device during the year for all of the City's funds.
5. Budgeted amounts presented in the accompanying financial statements have been adjusted for legally authorized revisions of the annual budget during the year. Encumbrance accounting is not employed. Unexpended and unencumbered appropriations lapse at the end of the fiscal year and are reappropriated in the ensuing year.

Expenditures in Excess of Appropriations

The physical environment solid waste department, and debt service of the General Fund contained expenditures in excess of appropriations for the fiscal year ended September 30, 2021.

NOTE 4 CASH AND INVESTMENTS

Following are the components of the City's cash and investments at September 30, 2021:

Cash	\$ 8,574,184
Investments	35,835
	<u>\$ 8,610,019</u>

Deposits

All of the City's deposits are at institutions which are Qualified Public Depositories pursuant to Florida Statutes. Therefore, all bank deposits are entirely insured or collateralized by the Federal Depository Insurance Corporation (FDIC) and the Bureau of Collateral Securities, Division of Treasury.

Investments

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the City's own data in measuring unobservable inputs.

The City's investment policies are governed by State Statutes and City ordinances. City ordinance allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized investments are:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds;
3. Savings accounts and certificates of deposit in state-certified qualified public depositories;
4. The Florida Municipal Investment Trust, administered by the Florida League of Cities, Inc.
5. U.S. Government Agency Securities and U.S. Treasury Bills, Notes and Bonds;
6. Overnight bank sweep accounts.

The SBA is not a registrant with the Securities and Exchange Commission (SEC); however, the State of Florida does provide regulatory oversight. The Board has adopted operating procedures consistent with the requirements for a 2a-7 fund for the Florida Prime Fund; therefore, the pool net asset value per share can be used as fair value for financial reporting. The SBA does not impose any limitations or restrictions on withdrawals; however, under certain conditions involving a material impact on liquidity or operations of the fund, the SBA may limit withdrawals for a period of up to 15 days. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 4 CASH AND INVESTMENTS (CONTINUED)

Investments made by the *City of Belle Isle* at September 30, 2021 are summarized below. In accordance with GASB 31, investments are reported at amortized cost, which approximates fair value.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
Florida PRIME	\$ 35,835	AAAm	49 days

Credit Risk

The City's investment policy limits credit risk by restricting authorized investments to those described above.

Custodial Credit Risk

In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2021, all of the City's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2021, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

The City's investment policy requires diversification, but does not specify limits on types of investments.

Interest Rate Risk

The City's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The City manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 5 PROPERTY TAX

Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on October 1 and payable by March 31. The County bills and collects property taxes. Collections of the property taxes by the county and remittance of them to the City are accounted for in the general fund. City property tax revenues are recognized when levied to the extent that they result in current receivables.

The City is permitted by the Municipal Finance Law of the State to levy taxes up to \$10 per \$1,000 of assessed valuation for general governmental services other than the payment of principal and interest on long-term debt and in unlimited amounts for the payment of principal and interest on long-term debt. The combined tax rate to finance general governmental services for the year ended September 30, 2021, was 4.4018 per \$1,000, which means the City has a tax margin of 5.5982 per \$1,000 and could raise up to \$4,702,412, before discount, additionally each year from the present assessed valuation of \$839,986,403 before the limit is reached.

NOTE 6 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Increases/ Transfers	Decreases/ Transfers	Ending Balance
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Land	\$ 2,632,190	\$ 867,405	\$ -	\$ 3,499,595
Construction in progress	-	29,782	-	29,782
Total capital assets, not being depreciated	2,632,190	897,187	-	3,529,377
Capital Assets, Being Depreciated:				
Buildings	7,776,433	1,190,495	-	8,966,928
Improvements	2,448,140	277,212	(21,892)	2,703,460
Machinery & equipment	2,316,530	64,354	(213,254)	2,167,630
Intangibles	75,768	-	(14,481)	61,287
Infrastructure	10,475,284	14,500	(1,482)	10,488,302
Total capital assets being depreciated	23,092,155	1,546,561	(251,109)	24,387,607
Less Accumulated Depreciation for:				
Buildings	(1,848,602)	(220,430)	-	(2,069,032)
Improvements	(985,171)	(151,907)	16,638	(1,120,440)
Machinery & equipment	(1,280,250)	(229,629)	193,948	(1,315,931)
Intangibles	(55,232)	(5,382)	14,481	(46,133)
Infrastructure	(4,757,134)	(481,113)	1,483	(5,236,764)
Total accumulated depreciation	(8,926,389)	(1,088,461)	226,550	(9,788,300)
Total capital assets being depreciated, net	14,165,766	458,100	(24,559)	14,599,307
Governmental activities capital assets, net	\$ 16,797,956	\$ 1,355,287	\$ (24,559)	\$ 18,128,684

Depreciation was charged to functions/programs of the City as follows:

Governmental Activities:	
General government	\$ 278,095
Public safety	131,471
Physical environment	678,895
Total depreciation expense, governmental activities	\$ 1,088,461

NOTE 7 RETIREMENT PLANS

Employees Defined Contribution Plans

The City is a participant in the Florida Municipal Pension Trust Fund, a multiple employer 401(a) defined contribution plan. The plan is established and administered by and can be amended under the authority of the Florida League of Cities, Inc. All full-time employees are eligible to participate in the plan the first full month from date of hire. As soon as an employee is eligible to participate in the plan, contributions are made by the City. Under this plan, the City contributes 17.5% of eligible wages for police officers and 14% for all other eligible employees. The contribution rate is established by the City Commission. Employees do not participate in the plan funding. Employees are 100% vested upon completion of one year of service. No fixed benefits are paid or payable upon retirement. At September 30, 2021, there were 28 participants in the plan.

During the year ended September 30, 2021, the City contributed \$303,009 to the plan and forfeitures of \$8,524 were used to reduce the City's contribution. The City has no unfunded liability under this plan.

Deferred Compensation Plan

The City also participates in the Florida Municipal Pension Trust Fund 457(b) Deferred Compensation Plan, a multiple employer plan created in accordance with Internal Revenue Code Section 457 (the 457 Plan). The 457 Plan, available to all full-time employees immediately upon employment, permits participants to defer a portion of their current salary until future years. The plan is established and administered by, and can be amended under the authority of the Florida League of Cities, Inc. The City is not required and does not contribute to the 457 Plan. At September 30, 2021, there were 17 active plan participants. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

All assets of these plans are held in trust for the exclusive benefit of plan participants and their beneficiaries, and are not accounted for in the City's financial statements.

NOTE 8 OTHER POSTEMPLOYMENT BENEFITS

Pursuant to Resolution 10-15, the City has elected not to make continuation of group health insurance through the City's current provider available to retirees and eligible dependents.

NOTE 9 LONG-TERM DEBT

Long-term debt activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Deductions	Ending Balance	Due Within One Year
Revenue bonds	\$ 9,180,000	\$ -	\$ (280,000)	\$ 8,900,000	\$ 290,000
Unamortized premium	12,621	-	(2,104)	10,517	-
Revenue note	2,551,281	-	(103,337)	2,447,944	106,371
Compensated absences	140,552	127,896	(140,552)	127,896	12,790
	<u>\$ 11,884,454</u>	<u>\$ 127,896</u>	<u>\$ (525,993)</u>	<u>\$ 11,486,357</u>	<u>\$ 409,161</u>

NOTE 9 LONG-TERM DEBT (CONTINUED)

Revenue Bonds - Public Offering

On September 27, 2016, the City issued \$935,000 of FMLC Refunding and Improvement Revenue Bonds, Series 2016 with interest rates ranging from 2.0% to 4.0% to refund FMLC Revenue Bonds, Series 2006. The \$935,000 loan is secured by a covenant to appropriate in the annual budget the amount of non-ad valorem revenues to satisfy repayment. In the event of default, the lender may declare all principal and accrued interest to be due and payable immediately.

Total principal and interest remaining on the Series 2016 Bonds as of September 30, 2021 is \$534,863. For the year ended September 30, 2021, total principal and interest paid was \$110,273.

In October 2012, the City of Belle Isle issued Charter School Lease Revenue Bonds, Series 2012, in the amount of \$9,625,000. The proceeds of the Bonds were used to finance the costs of acquisition of charter school facilities located within the City of Belle Isle. The City is leasing these facilities to the City of Belle Isle Charter Schools, Inc. (the "Charter Schools") pursuant to the Lease Agreement dated October 1, 2012. The Charter Schools are obligated to make base rent payments under the Lease in a total amount sufficient to pay all sinking fund installments of the 2012 Bonds until maturity in 2042. Under the Lease, all Charter School revenues are pledged to the payment of base rent to the City. See Note 13 for further discussion of Lease. The average annual debt service on these Bonds is \$700,000 per year. These Series 2012 Bonds are limited obligations of the City of Belle Isle payable solely out of the pledged revenues and neither the property, the full faith and credit, nor the taxing power of the City, is pledged as security for the payment of the Bonds. In the event of default, the bondholders may declare all principal and accrued interest to be due and payable immediately. Additionally, the bond trustee may terminate the charter school lease and re-let the property to another tenant.

Total principal and interest remaining on the Series 2012 Bonds as of September 30, 2021 is \$15,324,825. For the year ended September 30, 2021, principal and interest paid was \$698,200 and total pledged revenue for the year was \$1,047,373.

Revenue Notes - Direct Borrowing

On September 25, 2020, the City issued \$2,551,281 of Capital Improvement Revenue Notes, Series 2020 with interest rate of 2.08%. The proceeds of the Note are to be used to finance the costs of acquisition and improvement of property located within the City of Belle Isle for a future purpose. Additionally, funds may be used for stormwater improvements within the City. The \$2,551,281 loan is secured by a covenant to appropriate in the annual budget the amount of non-ad valorem revenues to satisfy repayment and that the loan shall only be used for payment of the costs of the projects. In the event of default, the lender may declare all principal and accrued interest to be due and payable immediately.

Total principal and interest remaining on the 2020 Note as of September 30, 2021 is \$2,988,483. For the year ended September 30, 2021, total principal and interest paid was \$157,288.

Revenue bonds and revenue note outstanding at year end are as follows:

Governmental Activities	Interest Rates and Dates	Maturity	Original Amount	Balance September 30, 2021
Charter school lease revenue Bonds, Series 2012	5.50% - 6.00% (4/1 & 10/1)	10/1/2042	\$ 9,625,000	\$ 8,400,000
FMLC refunding revenue Bonds, Series 2016	2.00% - 4.00% (4/1 & 10/1)	10/1/2026	\$ 935,000	500,000
Total revenue bond				8,900,000
Capital improvement revenue Note, Series 2020	2.08% (4/1 & 10/1)	10/1/2040	\$ 2,551,281	2,447,944
Total				\$ 11,347,944

NOTE 9 LONG-TERM DEBT (CONTINUED)

Annual debt service requirements to maturity are as follows:

Year Ending September, 30	Revenue Notes		Revenue Bonds	
	Principal	Interest	Principal	Interest
2022	\$ 106,371	\$ 50,917	\$ 290,000	\$ 515,450
2023	108,584	48,705	300,000	500,925
2024	110,842	46,446	315,000	486,725
2025	113,148	44,141	335,000	471,825
2026	115,501	41,787	350,000	455,663
2027 - 2031	614,559	171,884	1,450,000	2,029,200
2032 - 2036	681,188	105,255	1,940,000	1,538,700
2037 - 2041	597,751	31,404	2,600,000	881,999
2042	-	-	1,320,000	79,200
	<u>\$ 2,447,944</u>	<u>\$ 540,539</u>	<u>\$ 8,900,000</u>	<u>\$ 6,959,687</u>

Line of Credit

The City entered into a revolving line of credit agreement with a financial institution on July 19, 2012 for the amount of \$750,000. The interest rate is the Wall Street Journal prime rate plus 0.5% floating with a floor of 4.5% (5.00% at September 30, 2021). Repayment terms are interest only due monthly with maturity date of October 19, 2023. The line of credit is unsecured. At September 30, 2021, the City had no balance outstanding and \$750,000 available on the line of credit to draw down.

NOTE 10 RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; job-related illnesses or injuries to employees; and natural disasters. Risk of loss from the above is transferred by the City to various commercial insurers through the purchase of insurance. There has been no significant reduction in insurance coverage from the previous year. There have been no settlements in excess of insurance coverage in any of the prior three fiscal years.

NOTE 11 CONTINGENCIES

During the ordinary course of its operations, the City is a party to various claims, legal actions, and complaints. In addition, although the outcome of these lawsuits is not presently determinable, in the opinion of the City's management and legal counsel, these matters are not anticipated to have a material financial impact on the City.

NOTE 12 RELATED PARTIES

The City has authority to appoint 2 seats (out of a total of 9) to the Board of Directors of the City of Belle Isle Charter Schools Inc. (see Notes 9 & 13). The City has no ability to impose its will upon the Charter Schools and the Charter Schools are not fiscally accountable to the City. Therefore, the Charter Schools are not considered component units of the City.

NOTE 13 LEASE AGREEMENT

On October 1, 2012, the Charter Schools entered into an educational facilities lease agreement with the City of Belle Isle. Pursuant to the Lease, the Charter Schools are obligated to make payments of "Incremental Rent" to the City. Annual incremental rent shall equal \$700 multiplied by the total enrolled students for the schools, with minimum rent equaling the debt service requirements for the year. The Charter Schools must also meet certain requirements and covenants under the lease agreement, including maintaining a "Debt Service Coverage Ratio" of at least 1.20 and maintaining 45 days cash and unrestricted available funds on hand. These covenants were met during the year ended September 30, 2021. The City received rent of \$1,047,373 during the year ended September 30, 2021. The City's budget for FYE 2022 includes annual rent to be received of \$1,037,341 based on an estimated student count of 1482. The estimated future minimum payments to be received by the City are as follows:

<u>Fiscal Year Ending</u>	<u>Amount</u>
2022	\$ 1,040,200
2023	1,040,200
2024	1,040,200
2025	1,040,200
2026	1,040,200
2027 - 2031	5,201,000
2032 - 2036	5,201,000
2037 - 2041	5,201,000
2042	1,040,200
	<u>\$ 21,844,200</u>

Following is a schedule of cost and accumulated depreciation of capital assets under the operating lease:

Land, buildings, and equipment	\$ 9,041,456
Accumulated depreciation	(1,773,814)
Capital assets held for lease	<u>\$ 7,267,642</u>

Required Supplementary Information

City of Belle Isle, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance**Budget and Actual - General Fund**

Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts, Budgetary Basis	Variance with Final Budget - Positive
	Original	Final		
Revenues:				
Taxes:				
Property taxes	\$ 3,524,598	\$ 3,524,598	\$ 3,535,115	\$ 10,517
Franchise fees and utility taxes	446,000	556,100	560,621	4,521
Licenses and permits	150,000	191,463	189,613	(1,850)
Intergovernmental	1,606,000	1,897,782	1,926,576	28,794
Fines and forfeitures	382,500	236,260	239,862	3,602
Charges for services	760,946	746,229	752,465	6,236
Investment income	3,000	1,000	1,038	38
Miscellaneous	28,000	31,122	44,826	13,704
Total revenues	6,901,044	7,184,554	7,250,116	65,562
Expenditures:				
Current:				
General Government:				
Legislative	40,500	40,500	36,607	3,893
Executive	2,550	2,550	2,088	462
Finance and administrative	491,090	522,201	518,272	3,929
Other general government	586,400	643,730	624,587	19,143
Total general government	1,120,540	1,208,981	1,181,554	27,427
Public Safety:				
Law enforcement	2,293,830	2,366,661	2,338,681	27,980
Fire control	1,681,919	1,675,679	1,675,679	-
Total public safety	3,975,749	4,042,340	4,014,360	27,980
Physical Environment:				
Roads and streets	678,771	514,168	504,208	9,960
Solid waste disposal	666,486	666,486	668,081	(1,595)
Total physical environment	1,345,257	1,180,654	1,172,289	8,365
Debt Service:				
Principal	177,670	181,000	198,337	(17,337)
Interest	61,182	63,000	69,224	(6,224)
Total debt service	238,852	244,000	267,561	(23,561)
Total expenditures	6,680,398	6,675,975	6,635,764	40,211
Excess (deficiency) of revenues over expenditures	220,646	508,579	614,352	105,773
Other Financing Sources (Uses):				
Sale of general capital assets	-	46,999	47,000	1
Total other financing sources (uses)	-	46,999	47,000	1
Net change in fund balance	220,646	555,578	661,352	105,774
Fund balance, beginning	2,536,904	2,536,904	2,536,904	-
Fund balance, ending	\$ 2,757,550	\$ 3,092,482	\$ 3,198,256	\$ 105,774

The governmental funds' budgets are prepared on a budgetary basis, whereby the City may include a portion of the prior year's fund balance represented by unappropriated liquid assets remaining in the fund as a budgeted revenue in the succeeding year. The results of operations on a GAAP basis do not recognize the fund balance allocation as revenue as it represents prior periods' excess of revenues over expenditures. Also, the City does not budget for financing activities relating to the acquisition of capital assets or refunding of debt. For the year ended September 30, 2021, there were no differences between GAAP basis and budgetary basis.

"This Section Intentionally Left Blank"

**Combining and Individual Fund
Statements and Schedules**

Debt Service Fund

This fund was established to account for the lease revenue received from the Charter Schools. The lease revenue is used to pay the debt service on the Series 2012 Lease Revenue Bonds issued by the City in October 2012, as well as to provide common area maintenance and improvements for the leased properties.

The Stormwater Fund

This fund is used to account for stormwater management operations and related capital improvements.

Capital Improvement Fund

This fund was established to account for the use of the proceeds of the Capital Improvement Revenue Note, Series 2020, for the acquisition of land and the construction of improvements as allowed by the Note.

City of Belle Isle, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance**Budget and Actual - Debt Service Fund**

Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts, Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Investment income	\$ 10,000	\$ -	\$ 3	\$ 3
Charges for services	1,040,141	1,040,141	1,047,373	7,232
Total revenues	1,050,141	1,040,141	1,047,376	7,235
Expenditures:				
Current:				
Physical environment	251,138	323,688	322,371	1,317
Debt Service:				
Principal	185,000	185,000	185,000	-
Interest	515,000	515,000	513,200	1,800
Total expenditures	951,138	1,023,688	1,020,571	3,117
Excess (deficiency) of revenues over expenditures	99,003	16,453	26,805	10,352
Net change in fund balance	99,003	16,453	26,805	10,352
Fund balance, beginning	1,340,994	1,340,994	1,340,994	-
Fund balance, ending	\$ 1,439,997	\$ 1,357,447	\$ 1,367,799	\$ 10,352

City of Belle Isle, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance**Budget and Actual - Stormwater Fund**

Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts, Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ -	\$ 225,357	\$ 225,358	\$ 1
Charges for services	411,671	391,087	394,832	3,745
Investment income	2,300	1,000	981	(19)
Total revenues	413,971	617,444	621,171	3,727
Expenditures:				
Current:				
Physical environment	405,180	377,867	365,028	12,839
Debt Service:				
Principal	20,668	19,000	-	19,000
Interest	10,795	10,000	-	10,000
Total expenditures	436,643	406,867	365,028	41,839
Excess (deficiency) of revenues over expenditures	(22,672)	210,577	256,143	45,566
Net change in fund balance	(22,672)	210,577	256,143	45,566
Fund balance, beginning	(36,802)	(36,802)	(36,802)	-
Fund balance, ending	\$ (59,474)	\$ 173,775	\$ 219,341	\$ 45,566

City of Belle Isle, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance**Budget and Actual - Capital Improvement Fund**

Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts, Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final		
Expenditures:				
Capital Outlay	\$ -	\$ 2,057,900	\$ 2,057,899	\$ 1
Total expenditures	-	2,057,900	2,057,899	1
Excess (deficiency) of revenues over expenditures	-	(2,057,900)	(2,057,899)	1
Net change in fund balance	-	(2,057,900)	(2,057,899)	1
Fund balance, beginning	2,500,000	2,500,000	2,500,000	-
Fund balance, ending	<u>\$ 2,500,000</u>	<u>\$ 442,100</u>	<u>\$ 442,101</u>	<u>\$ 1</u>

Nonmajor Special Revenue Funds

**Transportation Impact Fee
Special Revenue Fund**

This fund is used to account for collected impact fees on new development which are restricted for use in funding road construction directly related to new growth.

**Law Enforcement Education
Special Revenue Fund**

This fund is used to account for revenues received pursuant to Florida Statutes which imposes a \$2.00 court cost against persons convicted for violations of criminal statutes. Funds must be used to educate and train law enforcement personnel.

Nonmajor Capital Projects Fund

**Capital Equipment Replacement
Fund**

This fund is used to account for replacements of capital equipment used by the city.

	Special Revenue Funds			Capital Projects Fund	Total Nonmajor Governmental Funds
	Transportation Impact Fee	Law Enforcement Education	Total Special Revenue Funds	Capital Equipment Replacement Fund	
Assets:					
Cash and cash equivalents	\$ 149,888	\$ 15,995	\$ 165,883	\$ 19,016	\$ 184,899
Total assets	<u>\$ 149,888</u>	<u>\$ 15,995</u>	<u>\$ 165,883</u>	<u>\$ 19,016</u>	<u>\$ 184,899</u>
Liabilities:					
Accounts payable	\$ 5,250	\$ -	\$ 5,250	\$ -	\$ 5,250
Total liabilities	<u>5,250</u>	<u>-</u>	<u>5,250</u>	<u>-</u>	<u>5,250</u>
Fund Balances:					
Restricted for:					
Transportation impacts	144,638	-	144,638	-	144,638
Law enforcement education	-	15,995	15,995	-	15,995
Assigned	-	-	-	19,016	19,016
Total fund balances	<u>144,638</u>	<u>15,995</u>	<u>160,633</u>	<u>19,016</u>	<u>179,649</u>
Total liabilities and fund balances	<u>\$ 149,888</u>	<u>\$ 15,995</u>	<u>\$ 165,883</u>	<u>\$ 19,016</u>	<u>\$ 184,899</u>

Combining Statement of Revenues, Expenditures, and Changes in Fund Balance**Nonmajor Governmental Funds**

Year Ended September 30, 2021

	Special Revenue Funds			Capital Projects Fund	
	Transportation Impact Fee	Law Enforcement Education	Total Special Revenue Funds	Capital Equipment Replacement Fund	Total Nonmajor Governmental Funds
Revenues:					
Impact fees	\$ 4,290	\$ -	\$ 4,290	\$ -	\$ 4,290
Fines and forfeitures	-	3,247	3,247	-	3,247
Investment earnings	982	1,079	2,061	885	2,946
Total revenues	5,272	4,326	9,598	885	10,483
Expenditures:					
Current:					
Public safety	-	6,094	6,094	-	6,094
Physical environment	47,400	-	47,400	-	47,400
Total expenditures	47,400	6,094	53,494	-	53,494
Excess (deficiency) of revenues over expenditures	(42,128)	(1,768)	(43,896)	885	(43,011)
Net change in fund balances	(42,128)	(1,768)	(43,896)	885	(43,011)
Fund balances, beginning	186,766	17,763	204,529	18,131	222,660
Fund balances, ending	\$ 144,638	\$ 15,995	\$ 160,633	\$ 19,016	\$ 179,649

City of Belle Isle, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance**Budget and Actual - Transportation Impact Fee Fund**

Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts, Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Impact fees	\$ 3,000	\$ 3,000	\$ 4,290	\$ 1,290
Investment income	2,300	1,000	982	(18)
Total revenues	5,300	4,000	5,272	1,272
Expenditures:				
Current:				
Physical environment	35,000	64,500	47,400	17,100
Total expenditures	35,000	64,500	47,400	17,100
Excess (deficiency) of revenues over expenditures	(29,700)	(60,500)	(42,128)	18,372
Net change in fund balance	(29,700)	(60,500)	(42,128)	18,372
Fund balance, beginning	186,766	186,766	186,766	-
Fund balance, ending	\$ 157,066	\$ 126,266	\$ 144,638	\$ 18,372

City of Belle Isle, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance**Budget and Actual - Law Enforcement Education Fund**

Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts, Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Fines and forfeitures	\$ 1,500	\$ 1,500	\$ 3,247	\$ 1,747
Investment income	2,300	1,000	1,079	79
Total revenues	3,800	2,500	4,326	1,826
Expenditures:				
Current:				
Public safety	6,200	6,200	6,094	106
Total expenditures	6,200	6,200	6,094	106
Excess (deficiency) of revenues over expenditures	(2,400)	(3,700)	(1,768)	1,932
Net change in fund balance	(2,400)	(3,700)	(1,768)	1,932
Fund balance, beginning	17,763	17,763	17,763	-
Fund balance, ending	\$ 15,363	\$ 14,063	\$ 15,995	\$ 1,932

City of Belle Isle, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance**Budget and Actual - Capital Equipment Replacement Fund**

Year Ended September 30, 2021

	Budgeted Amounts		Actual Amounts, Budgetary Basis	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Investment income	\$ -	\$ 884	\$ 885	\$ 1
Total revenues	-	884	885	1
Excess (deficiency) of revenues over expenditures	-	884	885	1
Net change in fund balance	-	884	885	1
Fund balance, beginning	18,131	18,131	18,131	-
Fund balance, ending	<u>\$ 18,131</u>	<u>\$ 19,015</u>	<u>\$ 19,016</u>	<u>\$ 1</u>

Statistical Section

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

Contents

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Financial Trends

36

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Capacity

41

These schedules contain formation to help the reader asses the government's most significant local revenue source, the property tax.

Debt Capacity

45

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

There are no limitations placed upon the amount of debt the *City of Belle Isle* may issue by either the City Charter or the City's Code of Ordinances or by Florida Statutes.

The *City of Belle Isle* has no general obligation bonds outstanding.

Demographic and Economic Information

48

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information

50

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

City of Belle Isle, Florida
Net Position by Component
 Last Ten Fiscal Years
 (accrual basis of accounting)

b.

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Governmental Activities:										
Net investment in capital assets	\$ 7,312,195	\$ 6,040,624	\$ 7,244,583	\$ 7,530,107	\$ 8,475,455	\$ 6,012,551	\$ 6,819,323	\$ 8,560,971	\$ 8,518,272	\$ 8,172,436
Restricted	951,727	3,166,639	2,579,822	3,369,730	3,574,581	1,180,583	1,084,890	464,127	578,578	785,388
Unrestricted	1,072,755	1,146,711	1,618,370	2,092,715	2,608,122	2,380,829	1,359,354	2,283,889	2,377,681	3,089,376
Total governmental activities net position	\$ 9,336,677	\$ 10,353,974	\$ 11,442,775	\$ 12,992,552	\$ 14,658,158	\$ 9,573,963	\$ 9,263,567	\$ 11,308,987	\$ 11,474,531	\$ 12,047,200

City of Belle Isle, Florida
Changes in Net Position
 Last Ten Fiscal Years
 (accrual basis of accounting)

b.

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Expenses										
Governmental Activities:										
General government	\$ 836,317	\$ 1,425,899	\$ 1,184,379	\$ 1,181,293	\$ 1,326,981	\$ 2,000,529	\$ 2,281,821	\$ 1,028,547	\$ 1,333,531	\$ 1,238,951
Public safety	2,262,930	2,425,114	2,544,994	2,623,288	2,669,212	2,827,193	3,152,637	3,502,256	3,669,342	4,108,254
Physical environment	1,240,441	1,294,967	1,268,403	1,262,891	1,273,663	1,491,093	1,591,156	2,199,798	2,245,131	2,451,847
Human Services	5,938,563	6,579,138	8,307,234	8,579,049	9,161,001	-	-	-	-	-
Interest on long-term debt	82,149	594,659	628,992	616,652	644,253	585,303	560,511	570,192	592,145	579,866
Total governmental activities expense	\$ 10,360,400	\$ 12,319,777	\$ 13,934,002	\$ 14,263,173	\$ 15,075,110	\$ 6,904,118	\$ 7,586,125	\$ 7,300,793	\$ 7,840,149	\$ 8,378,918
Program Revenues										
Governmental Activities:										
Charges for Services:										
General government	\$ 18,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public safety	20,800	38,077	40,943	54,125	56,471	92,006	119,566	235,533	150,349	355,192
Physical environment	750,586	822,231	853,785	847,737	1,040,533	1,252,569	1,056,529	1,128,850	1,238,589	1,325,819
Human services	143,114	152,388	180,380	190,147	199,136	-	-	-	-	-
Interest on long-term debt	-	698,135	862,972	928,900	957,249	963,674	984,844	1,018,908	1,036,641	1,047,373
Operating grants and contributions	560,001	771,226	436,178	384,248	368,188	236,272	279,947	1,443,033	334,030	596,427
Capital grants and contributions	377,504	304,156	608,518	619,626	384,035	7,934	5,000	401,166	61,366	11,786
Total Governmental Activities Program:										
Revenues	\$ 1,870,983	\$ 2,786,213	\$ 2,982,776	\$ 3,024,783	\$ 3,005,612	\$ 2,552,455	\$ 2,445,886	\$ 4,227,490	\$ 2,820,975	\$ 3,336,597
Total governmental activities net expense	\$ (8,489,417)	\$ (9,533,564)	\$ (10,951,226)	\$ (11,238,390)	\$ (12,069,498)	\$ (4,351,663)	\$ (5,140,239)	\$ (3,073,303)	\$ (5,019,174)	\$ (5,042,321)
General Revenues and Other Changes in Net Position:										
Governmental Activities:										
Taxes:										
Property taxes	\$ 2,386,130	\$ 2,392,337	\$ 2,479,107	\$ 2,506,520	\$ 2,574,866	\$ 2,711,321	\$ 2,912,422	\$ 3,104,093	\$ 3,370,685	\$ 3,535,115
Franchise and utility taxes	395,910	409,916	410,408	405,135	388,501	395,702	410,481	416,555	454,588	560,621
Intergovernmental-unrestricted	6,647,812	7,725,730	8,995,459	9,784,811	10,611,076	1,366,176	1,441,977	1,516,204	1,280,834	1,447,019
Investment income and Miscellaneous	27,841	49,285	155,053	91,701	160,661	63,298	64,963	81,871	78,611	72,235
Total governmental activities	\$ 9,457,693	\$ 10,577,268	\$ 12,040,027	\$ 12,788,167	\$ 13,735,104	\$ 4,536,497	\$ 4,829,843	\$ 5,118,723	\$ 5,184,718	\$ 5,614,990
Change in Net Position:										
Governmental Activities	\$ 968,276	\$ 1,043,704	\$ 1,088,801	\$ 1,549,777	\$ 1,665,606	\$ 184,834	\$ (310,396)	\$ 2,045,420	\$ 165,544	\$ 572,669

City of Belle Isle, Florida
Governmental Activities Tax Revenues by Source
Last Ten Fiscal Years
(accrual basis of accounting)

	<u>Property Tax</u>	<u>Franchise Fees and Utility Tax</u>	<u>Total</u>
2012	\$ 2,382,619	\$ 388,468	\$ 2,771,087
2013	2,392,337	409,916	2,802,253
2014	2,479,107	410,408	2,889,515
2015	2,506,520	405,135	2,911,655
2016	2,574,866	388,501	2,963,367
2017	2,711,321	373,060	3,084,381
2018	2,912,422	384,446	3,296,868
2019	3,104,093	416,555	3,520,648
2020	3,370,685	454,588	3,825,273
2021	3,535,115	560,621	4,095,736

City of Belle Isle, Florida
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
General Fund:										
Nonspendable	\$ 171,605	\$ 1,815	\$ 1,353	\$ 520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Assigned	719,039	532,657	-	-	303,662	202,394	490,772	-	-	-
Unassigned	224,677	543,735	1,641,803	2,130,022	2,245,970	2,284,723	982,369	2,371,023	2,536,904	3,192,006
Total general fund	\$ 1,115,321	\$ 1,078,207	\$ 1,643,156	\$ 2,130,542	\$ 2,549,632	\$ 2,487,117	\$ 1,473,141	\$ 2,371,023	\$ 2,536,904	\$ 3,198,256
All Other Governmental Funds:										
Nonspendable	\$ 61,250	\$ 277,303	\$ 153,226	\$ 123,979	\$ 113,381	\$ -	\$ -	\$ 1,790	\$ -	\$ -
Restricted	895,277	2,889,336	3,387,740	4,206,811	4,542,011	2,133,139	1,886,604	1,421,602	4,045,523	2,189,874
Assigned	-	-	-	-	-	-	-	27,000	18,131	19,016
Unassigned	-	-	-	-	-	-	-	-	(36,802)	-
Total all other governmental funds	\$ 956,527	\$ 3,166,639	\$ 3,540,966	\$ 4,330,790	\$ 4,655,392	\$ 2,133,139	\$ 1,886,604	\$ 1,450,392	\$ 4,026,852	\$ 2,208,890

City of Belle Isle, Florida
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

b.

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Revenues:										
Taxes:										
Property	\$ 2,386,130	\$ 2,392,337	\$ 2,479,107	\$ 2,506,520	\$ 2,574,866	\$ 2,711,321	\$ 2,912,422	\$ 3,104,093	\$3,370,685	\$3,535,115
Franchise and utility	395,910	409,916	410,408	405,135	388,501	373,060	410,481	416,555	454,588	560,621
Licenses and permits	114,745	119,342	134,284	158,170	214,627	358,957	232,092	172,845	248,296	189,613
Intergovernmental revenues	7,585,317	8,692,337	10,028,321	10,766,686	11,363,299	1,610,382	1,726,924	2,965,570	1,676,230	2,151,934
Charges for services	772,144	826,483	888,487	893,399	1,051,372	890,294	895,126	2,185,075	2,138,399	2,194,670
Impact fees	7,315	29,138	4,394	14,075	11,730	104,390	31,460	4,290	1,430	4,290
Fines and forfeitures	20,296	37,733	47,943	26,365	18,411	13,576	17,417	21,081	37,454	243,109
Investment Income	6,359	4,739	1,725	4,267	14,500	20,839	19,319	29,388	20,201	4,968
Miscellaneous	40,460	742,956	1,038,364	1,032,434	1,111,915	1,006,133	1,036,488	52,483	58,410	44,826
Total revenues	11,328,676	13,254,981	15,033,033	15,807,051	16,749,221	7,088,952	7,281,729	8,951,380	8,005,693	8,929,146
Expenditures:										
General government	879,717	8,815,568	988,079	991,080	1,136,552	1,945,805	2,101,282	1,290,432	1,114,817	1,181,554
Public safety	2,273,447	2,453,318	2,547,179	2,531,847	2,577,934	2,884,526	3,289,668	3,440,099	3,612,318	4,020,454
Physical environment	860,574	1,251,898	862,239	1,179,457	2,124,541	1,259,598	2,706,740	2,626,584	2,155,709	1,907,088
Human services	6,092,366	6,852,622	8,913,168	8,981,368	9,418,861	-	-	-	-	-
Debt Service:										
Principal	575,355	298,326	339,634	250,210	285,919	235,356	303,916	556,597	324,831	383,337
Interest and fiscal charges	91,309	1,035,251	630,970	617,878	645,508	575,093	570,311	575,998	596,981	582,424
Capital outlay	-	-	-	-	-	-	-	-	9,977	2,057,899
Total expenditures	10,772,768	20,706,983	14,281,269	14,551,840	16,189,315	6,900,378	8,971,917	8,489,710	7,814,633	10,132,756
Excess Revenues Over Expenditures	555,908	(7,452,002)	751,764	1,255,211	559,906	188,574	(1,690,188)	461,670	191,060	(1,203,610)
Other Financing Sources:										
Sale of general capital assets	-	-	-	-	-	-	-	-	-	47,000
Line of credit	-	-	-	-	-	-	250,000	-	-	-
Capital lease	-	-	87,512	21,999	-	-	179,677	-	-	-
Bonds/Notes issued	-	9,625,000	100,000	-	1,081,000	-	-	-	2,551,281	-
Premium on bonds	-	-	-	-	21,036	-	-	-	-	-
Payment to refunded bond escrow	-	-	-	-	(918,250)	-	-	-	-	-
Total other financing sources	-	9,625,000	187,512	21,999	183,786	-	429,677	-	2,551,281	47,000
Net change in fund balance	\$ 555,908	\$ 2,172,998	\$ 939,276	\$ 1,277,210	\$ 743,692	\$ 188,574	\$ (1,260,511)	\$ 461,670	\$ 2,742,341	\$ (1,156,610)
Debt service as a % of noncapital expenditures										
	6.52%	11.54%	7.47%	6.61%	6.70%	12.75%	12.39%	16.34%	12.96%	12.56%

Assessed Value and Estimated Value of Taxable Property

Last Ten Fiscal Years

b.

<u>Fiscal Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Total * Taxable Assessed Value</u>	<u>Total Direct Tax Rate</u>	<u>Estimated Actual Taxable Value</u>	<u>Assessed Value as a Percentage of Actual Value</u>
2012	541,210,654	18,248,983	559,459,637	4.4018	561,857,096	99.57%
2013	543,214,623	18,057,560	561,272,183	4.4018	562,034,022	99.86%
2014	562,918,210	18,467,610	581,385,820	4.4018	584,568,215	99.46%
2015	585,089,524	17,762,519	602,852,043	4.4018	603,075,188	99.96%
2016	595,651,703	17,857,310	613,509,013	4.4018	614,146,295	99.90%
2017	620,289,033	17,137,421	637,426,454	4.4018	637,008,672	99.93%
2018	660,858,252	23,410,913	684,269,165	4.4018	684,329,205	99.99%
2019	703,209,512	26,794,880	730,004,392	4.4018	731,373,629	99.81%
2020	763,905,552	29,388,882	793,294,434	4.4018	794,985,303	99.79%
2021	807,261,537	32,581,139	839,842,676	4.4018	842,860,574	99.64%

Source:

Orange County Property Appraiser

* Breakdown between residential & commercial not available

Property Tax Rates Direct and Overlapping Governments

Last Ten Fiscal Years

Fiscal Year	Direct(1)	Overlapping(2)					Total Direct & Overlapping Rates
	City of Belle Isle	Orange County	School Board	County Library	St. Johns WMD	Lake Conway MSTU	
2012	4.4018	4.4347	8.5450	0.3748	0.3313	0.4107	18.4983
2013	4.4018	4.4347	8.4780	0.3748	0.3313	0.4107	18.4313
2014	4.4018	4.4347	8.3620	0.3748	0.3283	0.4107	18.3123
2015	4.4018	4.4347	8.4740	0.3748	0.3164	0.4107	18.4124
2016	4.4018	4.4347	8.2180	0.3748	0.3023	0.4107	18.1423
2017	4.4018	4.4347	7.8110	0.3748	0.2885	0.4107	17.7215
2018	4.4018	4.4347	7.4700	0.3748	0.2724	0.4107	17.3644
2019	4.4018	4.4347	7.2990	0.3748	0.2562	0.4107	17.1772
2020	4.4018	4.4347	7.1090	0.3748	0.2414	0.4107	17.1772
2021	4.4018	4.4347	6.8570	0.3748	0.2287	0.4107	16.7077
Millage Rates (\$1 per \$1,000 of taxable value)							

(1) The direct rate is for operating millage. There is no debt service millage.

(2) Overlapping rates are those of local and county governments that apply to property owners within the City of Belle Isle.

Source: Orange County Tax Collector

City of Belle Isle, Florida
Principal Property Taxpayers
 Current Year and Nine Years Ago

b.

Taxpayer	2021			2012		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Duke Energy Florida	\$ 14,425,670	1	1.79%	\$ 3,887,868	8	0.69%
Legacy Holdings	9,845,539	2	1.22%	6,530,053	3	1.17%
Belle Isle Commons	9,529,732	3	1.18%	6,735,686	2	1.20%
Regal Marine Industries	6,750,772	4	0.84%	7,815,770	1	1.40%
Woodspring Suites	6,607,688	5	0.82%	-	-	-
Sri Balaji Hotels	5,924,849	6	0.73%	3,340,252	9	0.60%
Capital Lodging LLC	5,544,683	7	0.69%	-	-	-
Klingensmith Associates LLC	5,090,235	8	0.63%	-	-	-
McCoy Federal Credit Union	4,712,111	9	0.58%	3,241,411	10	0.58%
Marketing Business Associates	4,422,604	10	0.55%	-	-	-
Conway IG LLC	-	-	-	4,851,485	4	0.87%
McCoy Condominium Investment LLC	-	-	-	4,610,538	6	0.82%
Columbia Land & Development Corp	-	-	-	4,786,998	5	0.86%
Lee Leo Y TR	-	-	-	4,062,642	7	0.73%
	<u>\$ 72,853,883</u>		<u>9.02%</u>	<u>\$ 49,862,703</u>		<u>8.92%</u>

Source: Orange County Property Appraiser
 2012 City of Belle Isle Comprehensive Annual Financial Report

	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2012	2,462,629	2,386,130	96.89%	-	2,386,130	96.89%
2013	2,471,814	2,392,337	96.78%	-	2,392,337	96.78%
2014	2,566,675	2,479,107	96.59%	-	2,479,107	96.78%
2015	2,653,634	2,506,520	94.46%	-	2,506,520	94.46%
2016	2,702,361	2,574,866	95.28%	-	2,574,866	95.28%
2017	2,807,923	2,711,321	96.56%	-	2,711,321	96.56%
2018	3,012,280	2,912,422	96.68%	-	2,912,422	96.68%
2019	3,214,400	3,104,093	96.57%	-	3,104,093	96.57%
2020	3,493,858	3,370,685	96.47%	-	3,370,685	96.47%
2021	3,697,452	3,535,115	95.61%	-	3,535,115	95.61%

	Governmental Activities		Total Primary Government	Percentage of Personal Income ¹	Per Capita
	Revenue Bonds	Capital Leases			
2012	1,510,000	58,414	1,568,414	0.54%	257
2013	10,860,328	45,088	10,905,416	4.24%	1703
2014	10,559,326	92,966	10,652,292	3.89%	1659
2015	10,358,560	64,755	10,423,315	3.63%	1613
2016	10,181,036	11,023	10,192,059	3.89%	1558
2017	9,953,933	667	9,954,600	3.26%	1486
2018	9,711,829	116,428	9,828,257	3.10%	1415
2019	9,459,725	59,831	9,519,556	2.56%	1293
2020	11,743,902	-	11,743,902	3.11%	1592
2021	11,358,461	-	11,358,461	3.32%	1616

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

¹ See Demographic and Economic Statistics for personal income and population data. These ratios are calculated using personal income and population for the prior calendar year.

City of Belle Isle, Florida
Direct and Overlapping Governmental Activities Debt
As of September 30, 2021

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable (1)	Estimated Share of Overlapping Debt
Overlapping General Obligation Debt:			
Orange County Board of County Commissioners	-		-
Orange County School Board	-		-
St. John's River Management District	-		-
City of Belle Isle Direct Debt	11,358,461	100%	11,358,461
Total direct and overlapping debt	<u>\$ 11,358,461</u>		<u>\$ 11,358,461</u>

Note:

(1) Ratio of assessed valuation of taxable property in overlapping unit to that within the City of Belle Isle.

Fiscal Year Ended Sept 30,	2002C Revenue Bonds				2003B Revenue Bonds				2012 Lease Revenue Bonds			
	Half-Cent Sales Tax	Debt Service		Coverage	Communication Service Taxes	Debt Service		Coverage	Lease Revenue	Debt Service		Coverage
		Principal	Interest			Principal	Interest			Principal	Interest	
2012	776,496	110,000	6,800	6.65	252,981	105,000	11,816	2.17	-	-	-	-
2013	833,187	115,000	2,300	7.10	266,822	110,000	12,788	2.17	698,135	-	532,373	1.31
2014	-	-	-	-	248,568	110,000	2,888	2.20	862,972	125,000	570,400	1.24
2015	-	-	-	-	-	-	-	-	928,900	135,000	563,526	1.33
2016	-	-	-	-	-	-	-	-	957,249	140,000	555,898	1.38
2017	-	-	-	-	-	-	-	-	963,674	145,000	548,400	1.39
2018	-	-	-	-	-	-	-	-	984,844	155,000	540,425	1.42
2019	-	-	-	-	-	-	-	-	1,018,908	165,000	531,900	1.46
2020	-	-	-	-	-	-	-	-	1,036,641	175,000	522,825	1.49
2021	-	-	-	-	-	-	-	-	1,047,373	185,000	513,200	1.50

Notes:

The City made last payment on 2002C debt in 2013.

The City made last payment on 2003B debt in 2014.

	Population ²	Personal Income ¹	Per Capita Personal Income ¹	Median Age ¹	Education Level In Years of Formal Schooling ¹	Unemployment Rate ¹
2012	6,111	289,673,622	47,402	32.8	14.2	9.80%
2013	6,404	257,402,376	40,194	46.1	14.3	9.90%
2014	6,422	274,090,960	42,680	47.5	14.7	7.70%
2015	6,464	286,865,856	44,379	47.3	14.8	4.80%
2016	6,541	262,320,264	40,104	47.9	14.2	4.40%
2017	6,701	305,599,105	45,605	48.5	13.6	3.50%
2018	6,944	316,750,560	45,615	49.0	14.2	3.30%
2019	7,365	371,917,770	50,498	48.3	14.5	2.30%
2020	7,378	377,414,212	51,154	48.4	14.6	7.30%
2021	7,027	341,659,767	48,621	48.9	14.5	7.27%

¹ Orlando Economic Partnership

² Bureau of Economic and Business Research, University of Florida

Employer	2021			2012		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Regal Marine	794	1	11.30%	368	1	66.79%
Cornerstone Charter	161	2	2.29%	65	2	11.80%
McCoy Federal Credit Union	83	3	1.18%	-	-	-
Crunch Fitness	35	4	0.50%	-	-	-
City of Belle Isle	32	5	0.46%	-	-	-
Wawa	31	6	0.44%	-	-	-
Wendy's	30	7	0.43%	13	9	2.36%
Advanced Auto Parts	30	8	0.43%	-	-	-
Growing Together Pediatrics	18	9	0.26%	-	-	-
Quality Inn	15	10	0.21%	15	5	2.72%
La Petite	-	-	-	20	3	3.63%
CVS	-	-	-	16	4	2.90%
Travel Lodge	-	-	-	14	6	2.54%
Comfort Suites	-	-	-	14	7	2.54%
Best Western	-	-	-	13	8	2.36%
Tires Plus	-	-	-	13	10	2.36%
Total	1,229		17.49%	551		100.00%

Source: Bureau of Economic and Business Research, University of Florida
 2021 The City of Belle Isle has a population of 7027

Full - Time Equivalent City Government Employees by Function

Last Ten Fiscal Years

b.

Function	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
General Government	4	6	5	5	5	5	5	5	5	5
Public Safety	-	-	-	-	-	-	-	-	-	-
Fire	-	-	-	-	-	-	-	-	-	-
Public Works	2	2	2	2	2	2	3	3	3	3
Parks and Recreation	-	-	-	-	-	-	-	-	-	-
Police Department	14	16	16	16	16	17	17	21	21	21.3
Total	20	24	23	23	23	24	25	29	29	29.3

Function	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Government:										
Building permits	1450	1020	1107	502	899	650	1017	1030	824	970
Rental licenses issued	*	175	219	262	157	319	201	252	511	368
Occupational licenses issued	*	*	100	178	185	244	150	221	243	141
Lien searches processed	*	*	*	*	*	*	*	215	192	215
Employees paid	39	41	41	40	38	38	43	43	40	37
AP checks issued	*	*	*	*	*	*	*	837	768	788
Code violations	*	*	*	*	*	*	*	751	714	561
Public Safety										
Calls for service	*	*	*	*	*	*	*	5912	5796	5730
Case reports	*	*	*	*	*	*	*	292	683	800
Arrests	*	*	*	*	*	*	*	168	106	328
Traffic citations	*	*	*	*	*	*	*	486	1339	2140
Marine citations	*	*	*	*	*	*	*	142	162	472
Parking citations	48	24	34	18	14	39	20	63	425	311
DUI citations	*	*	*	*	*	*	*	8	25	37
Information reports	*	*	*	*	*	*	*	10	19	27
Crash reports	*	*	*	*	*	*	*	90	79	142
Trespass reports	*	*	*	*	*	*	*	29	38	56
Advance training attended	*	*	*	*	*	*	*	29	17	3
Highways & Streets										
Streets paved (miles)	25.00	25.00	25.00	25.00	25.00	0.00	0.01	1.50	0.00	26.24
Sidewalks/bike paths built or repaired (feet)	1200.00	2200.00	2200.00	474.00	212.50	2289.00	922.50	2554.00	49.00	107.00
Public Works										
Work orders processed	*	*	*	*	*	*	*	60	93	90

* Data not available
 Source: City Departments

Function	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Number of employees	*	*	*	*	*	*	*	29	32	32
Public Safety										
Police stations	1	1	1	1	1	1	1	1	1	1
Police vehicles	*	*	*	*	*	*	*	22	23	23
Patrol vessels	*	*	*	*	*	*	*	2	2	2
Police officers	*	*	*	*	*	*	*	17	18	18
Highways & Streets										
Streets, paved (miles)	25.00	25.00	25.00	25.00	25.00	25.00	26.24	26.24	26.24	26.24
Streets, unpaved (miles)	0.03	0.03	0.03	0.03	0.03	0.03	1.00	1.00	1.00	0.15
Street lights	740	740	740	740	740	740	741	701	703	705
Parks and Recreation										
Parks	3	3	3	3	3	3	10	10	10	10
Public Works										
Stormwater pump stations	*	*	*	*	*	*	*	1	1	1

* Data not available
 Source: City Departments

Internal Control and Compliance Section

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

The Honorable Mayor and City Commissioners
City of Belle Isle, 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, each major fund, and the aggregate remaining fund information of the *City of Belle Isle, Florida*, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated April 28, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the *City of Belle Isle, Florida'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 a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control 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 of Belle Isle's* financial statements are free of material misstatement, we performed tests on its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement. 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 noted certain matters that we have reported to management of the City of Belle Isle in a separate letter dated April 28, 2022.

City's Response to Findings

The *City of Belle Isle, Florida's* response to the finding identified in our audit is included in this report. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of the Report

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

McDiarmid Davis

Orlando, Florida
April 28, 2022

MANAGEMENT LETTER

Honorable Mayor and City Commission
City of Belle Isle, Florida

Report on the Financial Statements

We have audited the financial statements of the *City of Belle Isle, Florida*, as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated April 28, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; 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, which are dated April 28, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address the recommendation made in the preceding annual financial audit report except as noted below:

Tabulation of Uncorrected Audit Findings		
Current Year Finding #	FY 2020 Finding #	FY 2019 Finding #
ML 21-01	ML 20-01	ML 19-01

Official Title and Legal Authority

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

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not the *City of Belle Isle, Florida* has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the *City of Belle Isle, Florida* 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 of Belle Isle, Florida*. It is management's responsibility to monitor the *City of Belle Isle, Florida*'s financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. See Appendix A.

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 which 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 Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the City Commission, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
April 28, 2022

ML 21-01 Segregation of Duties

Criteria

Effectively designed internal control requires adequate segregation of duties.

Condition

During our audit, we noted that the design of internal controls included adequate segregation of duties. However, due to the small organization size, the position responsible for the review function for items such as payroll and bank reconciliations is not a part of the finance department.

Cause

The design of internal control relies upon a position that is typically held by an individual with no accounting background or expertise.

Effect

Even though there is adequate segregation of duties in the design of internal control, misstatements could occur, whether due to fraud or error, and may not be identified or corrected in a timely manner.

Recommendation

The review function should be assigned to an individual with the appropriate level of expertise.



CITY OF BELLE ISLE, FLORIDA

1600 Nela Avenue
Belle Isle, Florida 32809
(407) 851-7730 • FAX (407) 240-2222
www.cityofbelleislefl.org

b.

Management Response to Auditor's Management Letter Recommendations to Improve Financial Management Fiscal Year Ending September 30, 2021

April 28, 2022

We have reviewed the management letter issued by the independent auditor, McDirmit Davis, LLC, in connection with their audit of the City of Belle Isle for the fiscal year ending September 30, 2021. The following is our response to the recommendations to improve financial management:

ML21-01 Segregation of Duties

We have reviewed the recommendation to assign the review function of items such as payroll and bank reconciliations to an individual with the appropriate level of expertise. We have continued to deal with limited staff size and not having an additional person to fulfill the recommended role but we are looking to add an additional staff member in the Finance Department in the upcoming year and hope to be able to work towards correcting this issue.


Bob Francis
City Manager


Tracey Richardson
Finance Director

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

The Honorable Mayor and City Commissioners
City of Belle Isle, Florida

We have examined City of Belle Isle, Florida's (the City) compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2021. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, City of Belle Isle, Florida complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

McDermitt Davis

Orlando, Florida
April 28, 2022



CITY OF BELLE ISLE, FL

CITY COUNCIL WORKSHOP

Held in City Hall Chambers 1600 Nela Avenue Belle Isle, FL 32809

Tuesday, June 7, 2022, * 6:30 pm

MINUTES

Present was:

Nicholas Fouraker, Mayor
 District 1 Commissioner – Ed Gold
 District 2 Commissioner – Anthony Carugno
 District 3 Commissioner – Karl Shuck
 District 4 Commissioner – Randy Holihan
 District 5 Commissioner – Beth Lowell
 District 6 Commissioner – Stan Smith

Absent was:

District 7 Commissioner – Jim Partin

1. Call to Order

Mayor Fouraker called the meeting to order at 6:45 pm, and the Clerk confirmed quorum.

Also present were City Manager Francis, Attorney Langley, Chief Houston, Public Works Director Adkins, and Admin Assistant Peacock.

City Manager Francis said he sent an invitation to the Budget Committee members and welcomed them to the Workshop (Nash Shook, Kevin Pierre, Gregg Platt, and Jackie Hoevenaar).

2. New Business

a. Goal Setting Budget Discussion – FY 2023/2024

City Manager Francis provided a list of goals he has heard from the Council and the Mayor over the past year. Mr. Francis presented an overview of the following,

1. Hiring a consultant to start reviewing the City Comprehensive Plan
2. Hire a consultant for Traffic Improvements
 - a. *Council consensus was to move forward with a consultant for Comp Plan review. They discussed hiring a traffic consultant before moving forward with the Comp Plan update and providing a cost estimate for discussion.*
3. Sidewalk Repair and Maintenance
4. Belle Isle's Centennial Celebration
 - a. *Council discussed hiring an event planner for the celebration to assist the Special Events Committee with a cost increase in the line item for the 2023/2024 budget.*
5. Social Media Employee or Company
 - a. *Council discussed hiring an employee vs. a consultant or hiring within.*
6. Police Facility/EOC/City Hall
 - a. *Council discussed employee growth and future needs as the City continues to grow, including having all departments in one facility – a municipal complex.*
7. Stormwater Projects
8. Real Estate Acquisition
 - a. *Council noted that the Comp Plan review might address some issues/questions on acquisition. An option discussed is to have the Budget committee review and recommend to Council creative uses on how the City can utilize funds for future allocations.*

9. Parks

- a. *Council discussed an opportunity to start a committee for Public Works to gather feedback and ideas for updating our city parks. The committee can recommend that Council begin allocating funds for beautification and upgrades (i.e., playground equipment, drinking fountains, Dog Park, and parking).*

10. CCA Expansion

11. 10-year Paving Program/CIP

12. 10-year Sidewalk Program

13. Noise Abatement

- a. *Council discussed opening communications with GOAA to work with the Noise Abatement Committee to address some airport noise. Council consensus was to draft a letter to the Director of GOAA with reasonable asks to request Belle Isle a seat on the Noise Abatement Committee.*

14. Lake Conway – Improve Safety

3. Adjournment

There being no further business, Mayor Fouraker called for a motion to adjourn.

The motion passed unanimously at 8:30 pm.



CITY OF BELLE ISLE, FL CITY COUNCIL MEETING

Held in City Hall Chambers 1600 Nela Avenue Belle Isle, FL 32809

Wednesday, July 13, 2022, * 6:30 pm

MINUTES

Present was:

Nicholas Fouraker, Mayor
District 1 Commissioner – Ed Gold
District 2 Commissioner – Anthony Carugno
District 3 Commissioner – Karl Shuck
District 5 Commissioner – Beth Lowell
District 6 Commissioner – Stan Smith
District 7 Commissioner – Jim Partin

Absent was:

District 4 Commissioner – Randy Holihan

1. Call to Order and Confirmation of Quorum

Mayor Fouraker called the meeting to order at 6:30 pm, and the Clerk confirmed quorum.

Also present were City Manager Francis, Attorney Chumley, Chief Houston, Public Works Director Adkins, and City Clerk Yolanda Quiceno.

2. Invocation and Pledge to Flag – Vice Mayor Jim Partin, District 7

Vice Mayor Partin gave the invocation and led the pledge to the flag.

Mayor Fouraker called for a motion to excuse Comm Holihan from tonight's meeting.

Comm Gold moved to excuse Comm Holihan from the meeting.

Comm Lowell seconded the motion, which passed unanimously, 6:0.

Mayor Fouraker recognized and welcomed OC Commissioner Mayra Uribe and Supervisor of Elections Bill Cowles.

Mayor Fouraker reordered the agenda items and opened item 6a for discussion.

3. Presentations

CCA Board Request to Demolish the Lancaster House

Mayor Fouraker summarized the CCA Board's request to demolish the Lancaster House. Upon review, staff confirmed that the City is working under the old lease agreement because the new lease has not been ratified because the bonds have not been redeemed. He added that it was the opinion of the staff and City Attorney that this item is tabled to allow for the City Manager, Vice Mayor Partin to meet with Billy Morgan, and Chairman Brooks to discuss and agree to a compromise that works for all parties. Attorney Chumley read, for the record, Section 7.1 of the new CCA Lease referencing demolition of the property.

Comm Carugno moved to deny the request from the CCA Board to demolish the Lancaster House.

Vice Mayor Partin seconded the motion.

Comm Shuck asked about the terms of the old lease on demolition and if the City could include a deadline for completion. Attorney Chumley said the old lease does not specifically address demolition; however, it does state that the tenant cannot make any alternations, demolitions, or improvements without the landlord's written consent.

Comm Gold asked if the City could return to CCA and renegotiate some old lease clauses to protect our assets. Mayor Fouraker said some of the new contract language might be required by the bond Council to allow no impediment to redevelopment and expansion. Attorney Chumley said it is not uncommon for a City to renegotiate the terms of a lease. In addition, the new lease takes effect once the bonds have been redeemed.

Comm Carugno shared his comments in opposition to the demolition.

City Manager Francis stated that he would like to see those in attendance today attend the next CCA Board meeting to show them how important it is to keep the Lancaster House to the community.

The motion passed 5:1 with Comm Shuck, nay.

In summary Attorney Chumley said the Council consensus was to have the City Manager and Vice Mayor Partin meet with Billy Morgan and Chairman Brooks to discuss the lease terms and agree to a compromise that works for all parties.

After discussion, Comm Gold moved to have the City Manager, Vice Mayor Partin, and the City Attorney renegotiate the old contract terms/clause into the new lease regarding demolition.

Comm Lowell seconded the motion, which passed 4:2 with Comm Shuck and Comm Carugno, nay.

Bill Cowles, Supervisor of Elections

Supervisor of Elections Bill Cowles spoke on the following,

- New Legislative and Election Laws – Election Cards and Notice of Election mail-outs
- Election Cycle – November qualifying period Charter change
- Cost Savings – Change to 4-years terms
- Option to eliminate runoffs

Lake Conway Report – John Evertsen

Mayor Fouraker stated that the presentation for Lake Conway/Sand Bar had been postponed to a later date.

4. Consent Items

- a. Resolution 22-18 Approving Solid Waste Non-Ad Valorem Rate Increase
- b. Resolution 22-19 Approving Storm Water Non-Ad Valorem Rate Increase
- c. June Monthly Reports

Comm Gold moved to table items a and b to the next meeting to allow for further review.

Comm Smith seconded the motion, which passed unanimously 6:0.

Comm Lowell moved to approve item c on the consent agenda.

Comm Gold seconded the motion, which passed unanimously 6:0.

5. Citizen's Comments

Mayor Fouraker opened for citizen comments.

- Bob Harrell residing at 2800 Trentwood Blvd, said he heard that the reasoning for demolishing the Lancaster House is to add parking spaces. He noted that the driveway off of Waltham with the removal of the existing shed would allow for additional parking without demolishing the Lancaster House. He also commented that it is not unreasonable in this case for the landlord to revisit the lease clause on destroying and developing property.
- Corwin Littell residing at 2617 Homewood Drive, spoke on a Code Violation for an invalid Perkins Boat Decal. He cited the Code and said he was under the impression that the sticker was valid for one year from the date of purchasing. He requests dismissal of the violation and requests that the Code be revisited to address accordingly. For the record, Mr. Littell submitted a statement dated July 13, 2022. City Manager Francis said he would review and research further and get back to the resident.
- Lynn DeJarneatte residing at 6913 Matchett Road, spoke in opposition to demolishing the Lancaster House.
- Larry Miles residing at 6110 Matchett Road, spoke in opposition to demolishing the Lancaster House.
- William Morgan residing at 1916 Elizabeth Avenue, Orlando, spoke in opposition to demolishing the Lancaster House.

- Susie Mosholder residing at 1020 E Fillmore Street, Orlando, spoke in opposition to demolishing the Lancaster House.
- Gregg Platt, 2230 Nela Avenue, spoke about the sidewalk ordinance and is opposed to the language proposed in having the residents responsible for the repair and replacement. He believes the City should maintain its property and right of way.

There being no further comments, Mayor Fouraker closed citizen comments.

6. Unfinished Business

a. Ordinance 22-07: Sidewalk and Replacement Program

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 26, ARTICLE I TO CREATE NEW SECTIONS RELATED TO SIDEWALK INSTALLATION AND MAINTENANCE AND REQUIRING CERTAIN SIDEWALKS WITHIN THE RIGHT-OF-WAY TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS AND CREATING ENFORCEMENT MECHANISM FOR THE SAME; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

City Manager Francis read the Ordinance by title.

Mr. Francis said part of the current Code states that adjacent property owners are responsible for their sidewalks. The Council agreed to change the existing Code and have the resident accountable for clearing mildew, algae, debris, garbage, and obstructions. In the Ordinance, residents are not responsible for cracks, elevation, or root damage. The City will maintain, repair, and replace. Mr. Francis did agree that the 15-day time frame for removal of any obstructions should be revisited. Attorney Chumley said under general code principles, it is up to the Code Enforcement Officer/special magistrate to address and adjust the correction timeframe depending on the citation's gravity. The 15-day rule is unique if it is a safety concern or risk of harm.

Comm Gold stated he would like it all to be maintained by the City except for picking up debris and cleaning algae and mildew. He agrees with previous discussions to have the City repair all sidewalks and have a 50/50 split moving forward on repairs except for intentional damage. Mr. Francis said it might take up to next year's budget for that process to be in effect. Discussion ensued.

Comm Smith moved to approve Ordinance 22-07 as presented for the second reading.

Comm Gold seconded the motion.

The motion passed 5:1 with Comm Gold, nay

7. New Business

a. Approval to add Lieutenant (LT) to Police Pay Plan

In 2017, City Manager Francis said there was a position in the BIPD for the rank of LT. The position was never filled and therefore eliminated from the approved Department plan. In 2021 the position was added back to the rotation. The PD requests that the position be added to the pay plan as previously written.

Comm Gold moved to approve Resolution 22-21, which adds the rank of LT to the Police Pay Plan.

Comm Lowell seconded the motion, which passed unanimously 6:0.

b. Approval of Budget Committee Recommendations

City Manager Francis presented the Budget Committee's recommendation to use ARPA funds to provide a stipend to City employees to help with the increased inflation rate that has occurred nationwide. When the City Council considered bonuses last year, they were not approved. He noted that the "premium pay" under ARPA is an eligible expense. As this would be "premium pay," it will not compound over the years as a pay increase. He further requested that he, the City Manager's position, not be included in this stipend. Discussion ensued. Board member Gregg Platt spoke on the Board's recommendation and said the breakdown would help differentiate staff commitment and seniority.

Mayor Fouraker stated that he does not feel comfortable excluding the City Manager, and as a business owner, he has also had to make adjustments in their home and business. Discussion ensued. Comm Partin said he would like to see consideration for a rollback next year to put money back into the resident's pockets.

Comm Gold shared his concerns with approving the request at this time and wanted time to receive more feedback from the community. He further noted that he would like to see staff post on the website or in the newsletter the government programs available to the community that provides rental assistance for residents.

Comm Smith and Comm Shuck agreed and said they would like to recommend a prorated stipend to differentiate the length of service for discussion. Discussion ensued.

Comm Carugno moved to approve the recommendation of the Budget Committee to provide a stipend to City Employees as proposed, including the City Manager.

Comm Smith seconded the motion.

City Manager Francis thanked the Mayor and Council; however, he requested that he not be included in the stipend.

Comm Carugno amended the motion to approve the recommendation of the Budget Committee to provide a stipend to City Employees, excluding the City Manager.

Comm Smith seconded the motion, which passed unanimously 6:0.

c. Approval of Resolution 22-20 Declaring Surplus Property.

City Manager Francis read Resolution 22-20 by title.

Comm Gold moved to approve Resolution 22-20 sale of surplus property.

Comm Lowell seconded the motion, which passed unanimously 6:0.

d. Approval of Welcome Packet for New Residents

The staff will also share the information with the Orlando Realtor Association.

Comm Gold asked if staff could add the information on Building Permits and Unlicensed Contractors.

Mayor Fouraker spoke about using sponsor ads for local business owners, with a disclaimer, in the Welcome Packet to offset printing costs. Discussion ensued. Attorney Chumley said there might be some guidelines to follow not to violate first amendment rights; government speech vs. public forum.

Comm Smith moved to approve the City's Welcome Packet as discussed.

Comm Gold seconded the motion, which passed unanimously 6:0.

e. Approval of Communication Style Guide

Comm Partin moved to approve the City's Communication Style Guide.

Comm Smith seconded the motion, which passed unanimously 6:0.

8. Attorney's Report - na

9. City Manager's Report

- City Manager Francis said due to the rescheduling of the July 5 City Council meeting to July 13, he asked if the Council would like to move forward with the July 19 meeting or would the Council like to cancel it to get back on track. The next scheduled meeting will be on August 2, 2022.

Comm Lowell moved to cancel the July 19 meeting and continued with the regularly scheduled meeting on August 2, 2022.

Comm Gold seconded the motion, which passed unanimously 6:0.

a. Issues Log

Mr. Francis gave an overview of the Issues Log dated May 17, 2022. He informed the Council that he would be on vacation July 20-25, 2022.

Comm Lowell moved to extend the meeting by 15-minutes.

Comm Smith seconded the motion, which passed unanimously 6:0.

c. Chief's Report

Chief Houston reported on the following,

- Chief Houston thanked Council for approval of the premium pay for staff.
- As per Council discussion, Chief Houston announced that the City had parked spare trucks around the City as a deterrent for non-residents.
- The Agency has 2-new officers and looking to be fully staffed shortly.
- Crime is down in the City, and traffic enforcement is up.

d. Public Works Report

Derrek Adkins gave an overview of the Public Works projects. The City will start the GoGov app in August. Sol Avenue, Gilbert Park curb inlet, and the Boy Scout project are ongoing projects. He announced that he would be on vacation July 13-18, 2022.

10. Mayor's Report – na

- Mayor Fouraker gave an overview of the CCA Board meeting.
Mayor Fouraker spoke on extreme leadership by the teachers in CCA, specifically one who has assumed responsibility for 5-siblings. There is a GoFundMe account established for this family.
- He is organizing support to purchase a family van in support of this effort.

11. Items from Council

Council discussed revisiting the Fence Ordinance and the power of positive/negative Facebook posts.

12. Adjournment

There being no further business, Mayor Fouraker called for a motion to adjourn.
The motion passed unanimously at 9:10 pm.



**CITY OF BELLE ISLE, FLORIDA
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: August 2, 2022

To: Honorable Mayor and City Council Members

From: B. Francis, City Manager

Subject: Resolution 22-18, Approve Solid Waste Non-Ad Valorem Rate Increase
Resolution 22-19, Approve Stormwater Non-Ad-Valorem Rate Increase

Background: Action on these resolutions was tabled by the Council at the July 13, 2022 meeting. JJ's Waste and Recycling requested a rate increase due to rising costs of fuel, insurance, landfill fees. The City Council approved the rate increase in June 2022.

The Stormwater increase was approved by the Council as part of the Stormwater CIP which was approved in 2019.

Staff Recommendation: Approve Resolutions 22-18 and 22-19..

Suggested Motion: I move we approve Resolutions 22-18 and 22-19 for increases in Solid Waste Collection and Stormwater Assessments

Alternatives: None

Fiscal Impact: a. Increase in Non-Ad Valorem Assessment for Residential Collection from \$21.70 to \$23.50 (+\$1.80) monthly or from \$260.40 to \$282.00 (+\$21.60) annually.

b. Increase in Non-Ad Valorem Assessment for Stormwater from \$125/year to \$130/year.

Attachments: Resolutions 22-18 and 22-19

1 RESOLUTION NO. 22-18

2 A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA AUTHORIZING AN
3 INCREASE IN THE ANNUAL NON-AD VALOREM SOLID WASTE COLLECTION
4 ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE.

5
6 WHEREAS, the City of Belle Isle, Florida, provides solid waste
7 collection services to residential properties within the corporate boundaries
8 of the City by contract with private waste management companies; and

9 WHEREAS, the City has by Ordinance 09-15 levied an annual non-ad
10 valorem solid waste collection assessment against all residential developed
11 real property located within the City boundaries; and

12 WHEREAS, Chapter 28, Article V, Section 28-202 of the Belle Isle Code
13 of Ordinances provides that the amount of the solid waste service assessment
14 in any fiscal year shall be determined by the rates, fees and charges
15 established by the City solid waste agreement; and

16 WHEREAS, the City has by Ordinance 19-06 entered into a contract for
17 waste collection and recycling services with JJ's Waste and Recycling; and

18 WHEREAS, the City has by Resolution 22-17 approved a 8.3% rate
19 adjustment for the fiscal year 2022-2023; and

20 WHEREAS, the annual rate per property will increase from \$260.40 to
21 \$282.00; and

22 WHEREAS, the City desires to set the rates in order to enable the
23 Orange County Tax Collector to include and collect the same on the annual
24 property tax bills.

Now, therefore, the City Council of the City of Belle Isle, Florida hereby resolves:

Section 1. The annual non-ad valorem solid waste collection assessment for each developed residential property is \$282.00 per residence, to be effective beginning with and included on the 2022 property tax bills.

Section 2. The new assessment amount supersedes any previous assessment amount established by the City of Belle Isle, Florida.

Section 3. This Resolution shall be effective immediately upon adoption.

Adopted by the City Council on this _____ day of _____, 2022.

NICHOLAS FOURAKER, MAYOR

Attest: _____
Yolanda Quiceno, CMC-City Clerk

Approved as to form and legality
City Attorney

1 STATE OF FLORIDA

2 COUNTY OF ORANGE

3 I, YOLANDA QUICENO, CITY CLERK OF THE CITY OF BELLE ISLE, FLORIDA, do
4 hereby certify that the above and foregoing Resolution No. 22-18 was duly and
5 legally passed and adopted by the Belle Isle City Council in session
6 assembled, at which session a quorum of its members were present on the
7 _____ day of _____ 2022.

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9 _____
10 Yolanda Quiceno, CMC-City Clerk
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RESOLUTION NO. 22-19

A RESOLUTION OF THE CITY OF BELLE ISLE, FLORIDA AUTHORIZING AN INCREASE IN THE ANNUAL NON-AD VALOREM STORMWATER ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has by Ordinance 05-14 established a stormwater management system benefit area, which encompasses all real property located within the City boundaries as those boundaries may exist from time to time; and

WHEREAS, the City has by Ordinance 05-14 levied an annual non-ad valorem stormwater assessment against all developed real property located within the City boundaries; and

WHEREAS, the City Council has authorized the City Manager to develop and recommend a stormwater utility fee rate schedule for the assessment of fees, for the use of and discharge to the City's stormwater management system; and

WHEREAS, the City Manager submitted a Stormwater Capital Improvement Program (CIP) to City Council; and

WHEREAS, the City Council approved the Stormwater Capital Improvement Program on June 16, 2020; and

WHEREAS, the Stormwater Capital Improvement Program included an annual \$5 increase per ERU beginning in FY 2022; and

WHEREAS, the annual rate per ERU will increase from \$125.00 to \$130.00; and

1 WHEREAS, the City desires to set the rates in order to enable the
2 Orange County Tax Collector to include and collect the same on the annual
3 property tax bills.

4
5 Now, therefore, the City Council of the City of Belle Isle, Florida
6 hereby resolves:

7 Section 1. The annual non-ad valorem stormwater assessment for each
8 applicable property is \$130.00 per ERU, to be effective beginning with and
9 included on the 2022 property tax bills.

10 Section 2. The new assessment amount supersedes any previous assessment
11 amount established by the City of Belle Isle, Florida.

12 Section 3. This Resolution shall be effective immediately upon
13 adoption.

14
15 Adopted by the City Council on this _____ day of _____, 2022.

16
17 _____
18 NICHOLAS FOURAKER, MAYOR

19 Attest: _____
20 Yolanda Quiceno, CMC-City Clerk

21
22 _____
23 Approved as to form and legality
24 City Attorney

1 STATE OF FLORIDA

2 COUNTY OF ORANGE

3 I, YOLANDA QUICENO, CITY CLERK OF THE CITY OF BELLE ISLE, FLORIDA, do
4 hereby certify that the above and foregoing Resolution No. 22-19 was duly and
5 legally passed and adopted by the Belle Isle City Council in session
6 assembled, at which session a quorum of its members were present on the
7 _____ day of _____ 2022.

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10 Yolanda Quiceno, CMC-City Clerk
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CITY OF BELLE ISLE, FLORIDA
CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: August 2, 2022

To: Honorable Mayor and City Council Members

From: B. Francis, City Manager

Subject: Ordinance 22-07, Sidewalks (2nd Reading and Adoption)

Background: The City Council directed that an ordinance be drafted to provide that the City repairs and replaces sidewalks with no cost incurred by the residents and/or business. Residents would be responsible to keep sidewalks clean and without obstructions.

The City Attorney drafted an ordinance that provides for both City and resident responsibilities. At the first reading, there were questions on the length of time allowed to correct any violations.

If the ordinance is adopted by the Council, the City staff will develop a policy that outlines inspections, priorities, and notification.

Staff Recommendation: Review the changes to the ordinance and if no additional changes are necessary, adopt the ordinance.

Suggested Motion: I move that we adopt Ordinance 22-07.

Alternatives: Make changes to the ordinance and adopt at a future meeting.

Fiscal Impact: TBD

Attachments: Ordinance 22-07

ORDINANCE NO. 22-07

AN ORDINANCE OF THE CITY OF BELLE ISLE, FLORIDA, AMENDING CHAPTER 26, ARTICLE I TO CREATE NEW SECTIONS RELATED SIDEWALK INSTALLATION AND MAINTENANCE AND REQUIRING CERTAIN SIDEWALKS WITHIN THE RIGHT-OF-WAY TO BE MAINTAINED BY ADJACENT PROPERTY OWNERS AND CREATING ENFORCEMENT MECHANISM FOR THE SAME; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City acknowledges that property owners, lessees, and other occupants have affirmative duties relating to the maintenance of sidewalks and unpaved right-of-ways adjoining their properties between the property boundary line and the street as may be required under Florida law and under existing provisions of the City Code of the City of Belle Isle; and

WHEREAS, the City has determined that additional maintenance obligations of adjoining property owners are desirable in the interests of the public health, safety, and welfare for pedestrians and others who traverse sidewalks within the jurisdictional limits of the City; and

WHEREAS, the City Council of the City of Belle Isle hereby finds that it is in the best interests of the public welfare, health, and safety that the City's Code of Ordinances be amended as provided herein.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF BELLE ISLE, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. City Code Amendment, Chapter 26, Article I. Chapter 26, Article I of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not referenced are not being modified):

ARTICLE I. – IN GENERAL

Sec. 26-2. - Unpaved right-of-way and sidewalk maintenance.

(a) Unless exempt pursuant to Section 26-3, property owners, lessees, or occupants of a property developed with a building or buildings shall maintain sidewalks and unpaved portions of rights-of-way adjoining their properties between the property boundary line and the street in a safe and clean condition and at a minimum shall comply with the following:

- (i) It is unlawful for any person to obstruct or cause obstruction of a sidewalk, or to permit a sidewalk bordering upon real property owned by that person to be obstructed. For the purposes of this section, obstruction means the prevention or impairment of passage on the sidewalk by pedestrians or wheelchairs and may include, but not limited to, refuse, waste, litter, debris, excess vegetation, weeds building material, tree limbs and branches growing over the sidewalk from the adjacent property, dirt, sand, excavated material, wood, rubbish,

any article or other substance or merchandise to be dropped, delivered, piled or placed in any way above or upon any sidewalk or pathway so as to obstruct the sidewalk or pathway except by special permission of the City. Such does not include barriers or fencing erected by the City or contractors during the performance of right-of-way or sidewalk maintenance or repair work; and

- (ii) Regularly mow or otherwise maintain unpaved areas in a neat and attractive condition; and
- (iii) Regularly scrub, pressure wash, clean, treat, or otherwise maintain sidewalks in a condition that is free of mold, mildew, or other deleterious conditions, which is free from discoloration and poses a reduced risk of slipping, skidding, or sliding to a reasonable person of ordinary sensibilities; and
- (iv) Prohibit and not cause new irrigation systems (supply lines or irrigation heads), trees, bushes or shrubs to be placed, planted or grown on sidewalks or in unpaved rights-of-way without the city's prior written consent, which may be in the form of a right-of-way maintenance agreement with terms acceptable to the city. It shall be a violation of this section for any person to install unauthorized irrigation systems, trees, bushes, shrubs and other landscaping within public rights-of-way without the city's prior written consent, and such items are subject to immediate removal without notice or compensation. Water distribution patterns for irrigation systems should not encroach into sidewalks or other pavement areas; and
- (v) Any landscaping or irrigation installed by a developer, homeowner's association or property owner within the right-of-way with the city's written consent, shall be maintained in a neat and attractive manner, so as not to impede or interfere with right-of-way improvements and the city's or public's use thereof, and otherwise maintained consistent with the terms and conditions of the city's written consent or applicable right-of-way maintenance agreement.
- (vi) If an entity or person having jurisdiction or responsibility over a road or public right-of-way performs any routine maintenance or road improvement within any such right-of-way (for the purposes of this article, the term "right-of-way" shall have the same meaning as the definition therefore contained in F.S. § 334.03), the property owner, agent, custodian, lessee, or occupant of the property adjoining the right-of-way shall be responsible for removing and/or relocating mailboxes, flag poles and/or any other personal items and installations located within that portion of the adjoining rights-of-way located between the property and the street, including any existing irrigation system components or other property, or he/she/it will otherwise bear the cost for any loss or repair of such items and installations. The city is not responsible for replacement, repair, or reimbursement of such installations or items.

(b) The requirements of subsection (a) are a condition of the adjacent property's driveway connection to the adjacent public road and use of the unpaved right-of-way for a mailbox serving the adjacent property. Moreover, the requirements of subsection (a) are reasonable because sidewalks are required adjacent to buildings due to ADA accessibility reasons and the sidewalk provides a pedestrian access point to such buildings.

Sec. 26-3. - Exemption: unpaved right-of-way, city maintained.

- (a) The following table is a comprehensive inventory of unpaved right-of-ways, or parts thereof, which are maintained by the City of Belle Isle:

1) <u>Hoffner Avenue N Side Right of Way</u>	<u>Hoffner Bridge east to Conway Road</u>	
2) <u>Hoffner Avenue S Side Right of Way</u>	<u>Hoffner Bridge east to Conway Road</u>	
3) <u>Gondola Avenue E Side Right of Way</u>	<u>McCoy Road north to Fulmer Road</u>	
4) <u>Overlook Road N Side Right of Way</u>	<u>Along wall to Matchett Road</u>	
5) <u>Perkins Boat Ramp</u>	<u>Entire property</u>	
6) <u>E. Wallace Street N Side Right of Way</u>	<u>Wallace Field to Fire Station 70</u>	

7) <u>E. Wallace Street N Side Right of Way</u>	<u>Randolph to Hansel</u>	
8) <u>Daetwyler Drive E Side Right of Way</u>	<u>Warren Park Road to Judge Road</u>	
9) <u>Judge Road N Side Right of Way</u>	<u>Daetwyler Drive to Conway Road</u>	
10) <u>Police Department</u>	<u>1521 Nela Avenue</u>	
11) <u>Gilbert Park</u>	<u>Entire property*</u>	
12) <u>Cove Drive Right of Way</u>	<u>Between Conway Road and Corner</u>	
13) <u>Swann Beach Park</u>	<u>Entire property*</u>	
14) <u>Cross Lake Beach</u>	<u>Entire property*</u>	
15) <u>Conway Circle Park</u>	<u>Entire property*</u>	
16) <u>Labelle Beach</u>	<u>Entire property*</u>	
17) <u>Holloway Park</u>	<u>Entire property*</u>	
18) <u>Lesser Park</u>	<u>Entire property*</u>	
19) <u>Peninsular Park</u>	<u>Entire property*</u>	
20) <u>Dewayne Drive</u>	<u>Retention Pond*</u>	
21) <u>Regal Park</u>	<u>Entire property*</u>	
22) <u>Gene Polk Park</u>	<u>Entire property*</u>	
23) <u>Trimble Park</u>	<u>Entire property*</u>	
24) <u>Nela Avenue Bridge</u>	<u>Overlook Road to Homewood Drive</u>	
25) <u>Trentwood Blvd</u>	<u>Intersection of Daetwyler</u>	
* Note: Entire Property means the ROW and the sidewalks within the park if applicable		

- (b) The inventory of city maintained unpaved right-of-ways identified in subsection (a) and the table above shall periodically be reviewed and may be amended as needed by resolution of the City Council.
- (c) The above table and map of the locations identified is filed in the office of the city clerk.
- (d) Adjacent property owners are not responsible for the maintenance of sidewalks and unpaved portions of rights-of-way pursuant to Section 26-2 for rights-of-way listed in subsection (a) above.
- (e) Adjacent property owners are not responsible for repair and replacement of buckled, uneven, cracked or damaged sidewalk segments needing concrete work unless such damage was caused by the adjacent property owner, occupants, tenants and/or their respective contractors, vendors, guests, invitees or agents. However, this subsection does not prohibit the City from adopting, enforcing and collecting assessments against property owners to offset the cost of sidewalk repair and replacement.
- (f) Property owners, lessees, and occupants of a property with a driveway connection to a public road are responsible, at their expense, for the maintenance, repair and replacement of their respective driveway connections and aprons within the right-of-way, including the repair and replacement of buckled, uneven, cracked and damaged driveway and drive aprons.

Sec. 26-4. - Responsibility for noncompliance.

The owner, lessee, and/or occupant of property upon which a violation of this article occurs, along with any agent responsible for the upkeep thereof, may be held jointly and severally liable for failure to comply with this article.

Sec. 26-5. - Enforcement; correction of violation.

- (a) Whenever a code enforcement officer finds that there appears to be a violation of this article, the code enforcement officer may initiate code enforcement action via the procedures outlined in section 14-34 of this code and as prescribed by statute. The code enforcement officer may also (or in the alternative) declare the violation a public nuisance and issue a notice of public nuisance pursuant to this section to be served upon the responsible party directing the abatement or correction of the violation within the time prescribed in the notice. For the purposes of this article, a public nuisance exists where a violation of § 26-2 creates or presents a danger to the public or otherwise impairs or impedes safe and accessible travel. Notice is deemed received on the earliest of: (a) the day the notice is hand delivered to the property owner; (b) the date the notice is posted at the property; or (c) five days after the notice is mailed to the property owner, postage prepaid. The notice of violation or notice of public nuisance must include the following information:
- (1) A sufficient description by address and/or legal description to identify the property upon which the violation exists;
 - (2) A description of the violation to be corrected and abated;
 - (3) A statement that if the described violation is not corrected and abated within the prescribed notice period, the city may cause the violation to be corrected and abated;
 - (4) That a special assessment lien will be imposed upon the property for the actual cost of any such corrective action and abatement, plus administrative expenses; and
 - (5) A preliminary nonbinding, minimum estimate of the cost of corrective action and abatement.
 - (6) The notice of violation shall further state in bold and conspicuous letters that if such violation, within the time period prescribed for correction or abatement:
 - i. Has not been corrected and abated;
 - ii. Has not been timely appealed in accordance with section 26-6; or
 - iii. Has been timely appealed but the appeal process proves unsuccessful,

Then the code enforcement officer, with approval from the city manager, may cause the violation to be corrected and abated, and the actual cost of such corrective action and abatement, plus administrative fees, shall constitute a special assessment lien on the property in accordance with section 26-7.
- (b) *Imminent health threat (first and subsequent violations).* In a case involving a condition which poses an imminent public health threat, the code enforcement officer with approval of the city manager may, without prior notice, authorize the immediate correction and abatement of the condition.
- (c) *After the fact notice.* Whenever the code enforcement officer proceeds pursuant to subsection (b) herein, an after-the-fact notice shall be provided not later than five days after the corrective action or abatement of the condition, which notice shall include the following:
- (1) A description of the conditions that were corrected and abated;
 - (2) Whether the conditions were corrected and abated without prior notice due to subsection (b), herein;
 - (3) The actual cost of the corrective action and abatement, together with administrative fees, is due to be paid within ten days of the notice;
 - (4) That the failure to pay the actual costs and administrative fees when due will result in imposition of a special assessment lien against the property; and
 - (5) That the property owner may file a notice appeal to show that the property did not contain such violation within ten days of the notice, as provided by section 26-6.

- (d) Terminated and abated. If the owner or other person in control of any property fails to abate the nuisance within time specified in the notice, the city may cause such nuisance to be terminated and abated. The city manager or city manager designee, may hire and enter into contracts with independent contractors to take corrective action and/or abate the nuisance.

Sec. 26-6. - Appeals.

- (a) Within ten days of receiving a notice of public nuisance pursuant to § 26-5, an aggrieved party may appeal the code enforcement officer's determination that a public nuisance existed or that such condition did not warrant immediate corrective action and abatement pursuant to subsection 26-5(b).
- (b) An appeal by an aggrieved party shall:
- (1) Be accompanied by a filing fee as determined by resolution of the City Council; and
 - (2) Be addressed to the city manager; and
 - (3) Be either hand-delivered to the city manager or postmarked within the ten-day period after notice is received.
- (c) Upon receipt of a timely appeal, the city manager, or city manager's designee, shall schedule a hearing date before the special magistrate.
- (d) At the hearing, the magistrate shall allow the code enforcement officer and the aggrieved party an opportunity to present evidence and to examine and cross-examine witnesses. After considering the evidence and testimony, the magistrate shall make a factual determination as to whether the property is (or was), with respect to subsection 26-5, in violation of this article. If the magistrate determines that the property is (or was) in violation of this article, he/she/it shall affirm the code enforcement officer's issuance of the notice of violation and, with respect to an appeal of action taken pursuant to subsections 26-5(a) or (b), issue an order requiring the aggrieved party to promptly abate the violation, and/or, with respect to an appeal of action taken pursuant to either subsection 26-5(b), issue an order affirming the existence of conditions warranting immediate termination or abatement of the violation(s). If the aggrieved party has not remedied the violation within 10 calendar days after the date of the magistrate's written order finding one or more violations of this article, then the city manager may cause the mowing, cleaning, repair, maintenance, or other corrective actions to the extent necessary to remedy the violation, and the property owner shall be responsible for such costs and related expenses. If the magistrate makes a factual determination that the property is not (or was not) in violation of this article, then the filing fee shall be returned to the aggrieved party, and, if the city has incurred costs in the corrective actions, the city shall bear the responsibility for such costs and reimburse the owner to the extent that the owner has paid the city for same.
- (e) Appeal of the magistrate's decision shall be filed in a timely manner with the circuit court in accordance with section 14-38 of the Belle Isle Code.

Sec. 26-7. - Liens; assessment.

- (a) After correcting a violation of this article as authorized in section 26-5, the code enforcement officer shall certify to the city clerk the actual cost incurred in remedying such violation, whereupon such cost, plus a charge equal to 100 percent of such cost to cover city administrative expenses, shall become payable within ten (10) days. If such costs are not paid within the allotted time, the city shall assess a special assessment lien and charge against the property, which shall be payable with interest at the rate of 12 percent per annum from the date of such certification until paid.
- (b) Prior to approving and recording a claim of special assessment lien pursuant to subsection (c), the city shall, by hand or certified mail, return receipt requested, deliver or send a notice of assessment of costs to the last known owner of record of the subject real property. If the assessment is not paid or arrangements satisfactory to the city have not been made to pay such assessment within ten days after notice is received, then the city may record the claim of special assessment lien.
- (c) A lien assessed pursuant to this article shall be enforceable in the same manner as a tax lien in favor of the city and may be satisfied at any time by payment thereof, including accrued interest.

Notice of such lien may be filed in the office of the clerk of the circuit court and recorded among the public records of the county.

- (d) With approval of the city manager, the city attorney is authorized and directed to institute such proceedings in the name of the city in any court having jurisdiction over such matters against any property for which a lien has been filed pursuant to this article, and the property owner shall be liable for all costs, including reasonable attorney's fees, incurred in any such action.

Sec. 26-8. - Opposing, obstructing or resisting code inspector.

No person shall oppose, obstruct or resist any code enforcement officer, code inspector or any person authorized by the code enforcement officer or code inspector in the discharge of his/her duties as provided in this article. Any code enforcement officer or code inspector shall be immune from prosecution, civil or criminal, for reasonable, good faith trespass upon property utilized or zoned for residential, professional office, commercial, or industrial use while in the discharge of duties imposed by this article.

Secs. 26-9 – 26-19. - Reserved.

SECTION 3. Codification. Section 2 of this Ordinance shall be incorporated into the Belle Isle Code of Ordinances. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Code may be freely made.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 6. Effective date. This Ordinance shall become effective immediately upon adoption by the City Council of the City of Belle Isle, Florida.

FIRST READING: _____, 2022

SECOND READING: _____, 2022

ADOPTED this ____ day of _____, 2022, by the City Council of the City of Belle Isle, Florida.

	YES	NO	ABSENT
Ed Gold	_____	_____	_____
Anthony Carugno	_____	_____	_____
Karl Shuck	_____	_____	_____
Randy Holihan	_____	_____	_____
Beth Lowell	_____	_____	_____
Jim Partin	_____	_____	_____
Stanley Smith	_____	_____	_____

CITY COUNCIL
CITY OF BELLE ISLE

Nicholas Fouraker, Mayor/Commissioner

ATTEST:

Yolanda Quiceno, City Clerk

City of Belle Isle

2023 Election Proclamation



By the authority vested in me, Nicholas Fouraker, as Mayor of the City of Belle Isle, Florida, do hereby proclaim and pronounce, as required by Ordinance No. 13-07, that a Municipal Election of the City of Belle Isle, Florida will be held Tuesday, March 14, 2023; said election to be held between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing individual Commissioners to represent Districts 1 and 7, each to serve a term of three years beginning April 4, 2023.

Each candidate for such office shall file qualification papers and pay a qualifying fee to the City Clerk of the City of Belle Isle at City Hall, located at 1600 Nela Avenue, Belle Isle, Florida, at any time after 12:00 noon on Monday, November 14th, 2022 and before 12:00 noon on Friday, November 18th, 2022.

Candidates wishing to qualify for any office of Council must do so in compliance with the City Charter. The City Charter can be viewed by visiting City Hall or the City's website at www.belleislefl.gov.

This election will be held at the following locations, respectively:

- Polling Place #9213 located at Belle Isle City Hall, 1600 Nela Avenue, Belle Isle, FL 32809
- Polling Place #9113 located at Pine Castle Lodge #368 F&M, 1216 Hoffner Avenue, Belle Isle, FL 32809.

So be it proclaimed this 2nd day of August, 2022.

Mayor Nicholas Fouraker

ATTEST: _____
Yolanda Quiceno, CMC-City Clerk

Belle Isle Issues Log

8/2/22

a.

Issue	Synopsis	Start Date	Next steps
Traffic Issues/Projects	Increased traffic in and through Belle Isle prompted the Council adopt Traffic Master Plan and work on traffic calming issue.	4/3/2017	City requested in-road lighting at Hoffner/Monet Crosswalk. County to evaluate as a pilot project. City asked County for in-road lighting at Pleasure Island/Hoffner and Randolph/Hoffner. County will review the pilot project at Monet before committing to the others. In-road lighting installed with flashing beacon at Daetwyler/Seminole crosswalk. City working with MMI for improvements to Judge Road (Gateway Landscaping and restriping). Funds budgeted in FY2022-2023 Budget to hire a consultant to assist in developing traffic plan.
Wallace Field	City purchased large area at Wallace/Matchett for open space. City zoned it for open space. City/CCA have an agreement for development including installing artificial turf, public restrooms, storage, and parking. CCA responsible for development.	2/1/2021	CCA to submit SJWMD Application for Environmental Resource Permit. SJWMD permit was approved. Waiting for CCA Engineer and designer to contact the City with next step. Site Plan is on hold at this time to determine the future use of Wallace Field. CM is requesting Council workshop to review potential sites for new City Facilities (Police/EOC/City Hall).
City acquisition of Property	Council discussed possibility of acquiring parcels within the City and directed City staff look at options on how to acquire property.	NA	Consultant provided a first draft of the cost of a new combined police/EOC/City Hall facility. CM is requesting Council workshop to review potential sites for new City Facilities (Police/EOC/City Hall). After workshop, Council directed CM to look at selected properties.
Charter School Expansion	With Lease signed, CCA is moving forward with financing. Expect to close on the financing in June. CCA expected to apply for PD zoning.	3/3/2022	Waiting for CCA Refinancing and Zoning application. Agenda item to amend the lease. Meeting set up (7/14) between City and CCA teams to discuss expansion and move forward with the CCA Master Plan (cancelled) . Waiting to reschedule

Belle Isle Issues Log

8/2/22

a.

Municipal Code Update	The City Council contracted with a planner to update the municipal code. There are sections of the BIMC that need to be updated. This is an on-going process.	4/3/2017	6 month moratorium on Artificial Turf in effect. Code Enforcement and CM met on suggestions to change the general ordinances. Preliminary Report and staff recommendation for 8/23/22 P&Z Meeting.
Comp Plan Updates	The comp plan is reviewed every 7 years to see if it needs to be updated. The City Council contracted with a planner to update the comprehensive plan.	3/1/2017	Next plan review and changes are to be done in 2024. Funds budgeted in FY2022-2023 Budget to hire a consultant to assist in developing Comp Plan update
Annexation	Council discussed the desire to annex contiguous property in order to build the tax base and possibly provide more commercial development in Belle Isle.	4/3/2017	Sienna Place is now in the City. Staff met with HOA President. CM will continue to contact Brixmor. Welcome Packet approved by Council at 7/13/22 meeting. Will start to distribute and post.
Lake Conway Issues	Residents have complained that Lake Conway is unsafe due to speeding and reckless actions by some vessels. Council would like more local control over the lake.	6/1/2019	Met with FWC Officials and Orange County Personnel on Lake issues. City and County will work toward a joint document for lake issues. County adopted Phase I of a new ordinance on May 24. Belle Isle is Phase II of the process. Presentation made to Nav Board on Sandbar exclusions and kayak trail. City requesting approval for presentation by Nav Board member for the 8/16/22 Council Meeting.
Lancaster House	CCA no longer wants Lancaster House and wants the property vacated for CCA Expansion Project. Neighbor wants house moved to her property to avoid demolition.	2/5/2019	CCA voted to request demolition of the Lancaster House. Council denied request for house demolition and directed CM, Comm. Partin, and CA to negotiate new lease terms with CCA. CCA stated they cannot change the terms of the lease while going through financing.

Belle Isle Issues Log
8/2/22

a.

ARPA Funding	American Recovery Plan Act (ARPA) funds to be received from State for funding eligible projects. FLC estimates City will receive \$3.6 million in funding over 2 years	7/20/2021	Staff reviewing additional information as it becomes available. Initial reporting period extended for three months. Continuing to move forward with projects. Final Rule from Treasury recently released. Staff will prepare new list based on the Final Rule and present to Budget Committee in February. First report sent in. Waiting on second tranche of funding (\$1.8 million).