

STATISTICAL SECTION

The statistical schedules differ from other financial statement presentations because they generally disclose more than one fiscal year and may present non-accounting data, such as social and economic data and financial trends of the City.

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**STATISTICAL SECTION
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CITY OF WINTER SPRINGS, FLORIDA

GOVERNMENT - WIDE EXPENSES BY FUNCTION

Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>General Government</u>	<u>Public Safety</u>	<u>Physical Environment</u>	<u>Culture and Recreation</u>
1995	*	*	*	*
1996	*	*	*	*
1997	*	*	*	*
1998	*	*	*	*
1999	*	*	*	*
2000	*	*	*	*
2001	*	*	*	*
2002	5,177,508	6,838,109	2,746,869	1,629,128
2003	4,639,843	7,870,237	2,765,010	1,746,602
2004	5,420,691	8,702,799	8,779,414	1,988,881

* Data not available prior to the implementation of GASB 34.

<u>Interest on Long-term Debt</u>	<u>Water and Sewer</u>	<u>Development Services</u>	<u>Stormwater</u>	<u>Loss on Disposition of Capital Assets</u>	<u>Total</u>
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
856,851	5,438,325	-	529,080	-	23,215,870
1,404,081	5,508,169	551,529	630,418	61,462	25,177,351
764,363	5,716,912	744,511	670,922	-	32,788,493

CITY OF WINTER SPRINGS, FLORIDA

GOVERNMENT - WIDE REVENUES

Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Charges For Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Taxes</u>	<u>Intergovernmental</u>
1995	*	*	*	*	*
1996	*	*	*	*	*
1997	*	*	*	*	*
1998	*	*	*	*	*
1999	*	*	*	*	*
2000	*	*	*	*	*
2001	*	*	*	*	*
2002	10,316,290	111,003	945,286	9,275,951	4,783,271
2003	12,013,963	24,973	2,327,936	9,822,413	5,228,541
2004	13,186,302	5,411,505	4,471,245	10,460,399	3,243,038

* Data not available prior to the implementation of GASB 34.

<u>Investment Income & Miscellaneous</u>	<u>Total</u>
*	*
*	*
*	*
*	*
*	*
*	*
*	*
546,134	25,977,935
635,467	30,053,293
586,681	37,359,170

CITY OF WINTER SPRINGS, FLORIDA

GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION

Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>General Government</u>	<u>Public Safety</u>	<u>Physical Environment</u>
1995	1,524,584	3,556,352	1,011,424
1996	1,522,378	3,684,567	1,153,694
1997	1,950,449	4,108,319	1,084,121
1998	2,591,811	4,725,544	1,159,944
1999	2,726,281	5,355,195	1,119,185
2000	3,039,087	5,807,995	1,762,780
2001	3,483,821	6,407,678	1,923,892
2002	4,996,156	6,616,299	3,638,893
2003	4,611,253	8,004,429	4,070,977
2004	4,860,732	8,034,575	7,992,775

(1) This schedule includes expenditures of the General Fund, Special Revenue Funds, Debt Service Funds, and Capital Project Funds.

<u>Culture and Recreation</u>	<u>Capital Outlay</u>	<u>Debt Service</u>	<u>Total (1)</u>
706,716	1,114,097	1,078,491	8,991,664
753,557	1,516,789	1,012,325	9,643,310
814,125	2,454,088	963,044	11,374,146
843,115	2,705,800	967,605	12,993,819
1,042,556	1,792,208	2,057,757	14,093,182
1,200,702	4,347,463	978,819	17,136,846
1,301,005	1,111,782	1,477,381	15,705,559
1,928,853	4,909,258	1,553,083	23,642,542
2,635,168	362,081	2,057,487	21,741,395
1,693,526	4,752,276	2,506,610	29,840,494

CITY OF WINTER SPRINGS, FLORIDA

GENERAL GOVERNMENTAL REVENUES BY SOURCE

Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Taxes</u>	<u>Licenses And Permits</u>	<u>Inter-Governmental Revenues</u>	<u>Charges For Services</u>	<u>Fines and Forfeitures</u>
1995	4,874,118	857,024	2,020,651	132,191	154,556
1996	5,234,145	949,701	2,183,187	206,210	178,234
1997	5,406,995	990,477	2,290,120	687,152	208,667
1998	5,967,375	943,220	2,583,849	742,766	183,714
1999	6,298,975	1,762,848	2,918,244	914,748	249,206
2000	7,322,542	931,588	3,261,472	1,073,902	298,357
2001	7,791,759	758,367	3,430,537	825,621	415,896
2002	9,631,943	1,423,945	5,317,393	2,168,901	330,339
2003	10,121,036	811,442	5,918,049	2,307,260	369,024
2004	11,090,047	931,816	5,664,330	2,432,193	310,666

(1) This schedule includes revenues of the General Fund, Special Revenue Funds, Debt Service Funds, and Capital Projects Funds.

<u>Investment Income</u>	<u>Misc. Income</u>	<u>Total (1)</u>
462,256	610,659	9,111,455
429,517	595,403	9,776,397
454,922	641,202	10,679,535
447,343	737,539	11,605,806
383,955	927,367	13,455,343
597,515	13,676	13,499,052
597,612	131,010	13,950,802
447,497	129,027	19,449,045
425,172	372,552	20,324,535
343,271	243,410	21,015,733

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CITY OF WINTER SPRINGS, FLORIDA

PROPERTY TAX LEVIES AND COLLECTIONS

Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Total Tax Levy (1)</u>	<u>Current Tax Collections (2)</u>	<u>Delinquent Tax Collections (2)</u>	<u>Total Tax Collections</u>	<u>Percentage of Total Collections To Tax Levy</u>
1995	2,665,426	2,559,179	16,817	2,575,996	96.64%
1996	2,769,752	2,670,643	9,896	2,680,539	96.78%
1997	2,882,773	2,786,845	4,636	2,791,481	96.83%
1998	3,074,799	2,960,328	7,678	2,968,006	96.53%
1999	3,215,932	3,097,939	25,225	3,123,164	97.12%
2000	3,453,596	3,333,199	2,817	3,336,016	96.60%
2001	3,771,445	3,618,281	7,288	3,625,569	96.13%
2002	4,467,419	4,270,430	7,277	4,277,707	95.80%
2003	5,277,940	5,084,586	13,475	5,098,061	96.59%
2004	6,215,233 (3)	5,982,757	7,284	5,990,041	96.38%

(1) Gross taxes before discount of 1% - 4%, depending on month paid; Source: Seminole County Property Appraiser

(2) Source: Seminole County Tax Collector

(3) Includes .2500 mills of voted debt service for Central Winds General Obligation Debt

CITY OF WINTER SPRINGS, FLORIDA

ASSESSED AND ESTIMATED VALUE OF TAXABLE PROPERTY
NET OF EXEMPTIONS

Last Ten Fiscal Years
 (Amounts Expressed in Thousands)

Fiscal Year	Tax Year	Centrally Assessed and Real Property		Personal Property	
		Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value
1995	1994	882,544	882,258	22,455	22,455
1996	1995	935,813	959,556	24,141	24,760
1997	1996	992,796	1,001,788	26,362	26,601
1998	1997	1,061,983	1,061,983	27,701	27,701
1999	1998	1,127,792	1,149,603	31,494	32,104
2000	1999	1,254,009	1,264,122	34,604	34,883
2001	2000	1,324,389	1,354,181	40,568	41,481
2002	2001	1,499,344	1,534,641	45,241	46,306
2003	2002	1,642,170	1,655,413	43,759	44,112
2004	2003	1,826,228	1,869,220	45,709	46,785

Source: Seminole County Property Appraiser's Office

Exemptions Real and Personal Property	Totals		Ratio of Total Assessed to Total Estimated Actual Value
	Assessed Value	Estimated Actual Value	
196,599	708,400	904,713	78.30%
211,837	748,117	984,316	76.00%
220,230	798,928	1,028,389	77.69%
235,565	854,119	1,089,684	78.38%
253,253	906,033	1,181,707	76.67%
315,632	972,981	1,299,005	74.90%
299,567	1,065,390	1,395,662	76.34%
359,845	1,184,740	1,580,947	74.94%
418,960	1,266,969	1,699,497	74.55%
505,952	1,365,985	1,916,005	71.29%

CITY OF WINTER SPRINGS, FLORIDA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS

Last Ten Fiscal Years
 (Amounts Expressed in Millage)
 (Tax Levies per \$1,000 of Assessed Valuation)

Fiscal Year	City of Winter Springs			Seminole County			Seminole County School Board			St. John's River Water Management	
	Operating	Debt Service	Total	Operating	Debt Service	Total	Operating	Debt Service	Total	District	Total
1995	3.7626	0.0000	3.7626	5.1638	0.1984	5.3622	9.0250	1.0680	10.0930	0.4820	19.6998
1996	3.7023	0.0000	3.7023	5.1638	0.2134	5.3772	9.2690	1.0680	10.3370	0.4820	19.8985
1997	3.6083	0.0000	3.6083	5.1638	0.2251	5.3889	9.3880	0.9200	10.3080	0.4820	19.7872
1998	3.6000	0.0000	3.6000	5.1638	0.1987	5.3625	9.1560	0.8800	10.0360	0.4820	19.4805
1999	3.5495	0.0000	3.5495	5.1579	0.1234	5.2813	9.1020	0.8160	9.9180	0.4820	19.2308
2000	3.5495	0.0000	3.5495	4.9989	0.1170	5.1159	8.7850	0.7560	9.5410	0.4820	18.6884
2001	3.5400	0.0000	3.5400	4.9989	0.1083	5.1072	8.6550	0.6900	9.3450	0.4720	18.4642
2002	3.7708	0.0000	3.7708	4.9989	0.2208	5.2197	8.5230	0.6390	9.1620	0.4620	18.6145
2003	4.1658	0.0000	4.1658	4.9989	0.2086	5.2075	8.4790	0.5210	9.0000	0.4620	18.8353
2004	4.3000	0.2500	4.5500	4.9989	0.1721	5.1710	8.1270	0.3850	8.5120	0.4620	18.6950

Source: Seminole County Tax Collector's Office

CITY OF WINTER SPRINGS, FLORIDA

SCHEDULE OF TEN LARGEST TAXPAYERS

September 30, 2004

	Taxpayer	Type of Business	Taxable Assessed	
			Valuation as of 2003 Tax Roll (1)	Percentage of Total Taxable Value
1	Golf Terrace, Limited	Property Management	\$ 24,087,703	1.76%
2	Courtney Springs LP	Property Management	14,101,217	1.03%
3	Florida Power Corporation	Electric Utility	11,227,177	0.82%
4	United Dominion Realty Trust	Property Management	7,351,120	0.54%
5	Capital Green I LLC	Retail Center	6,710,895	0.49%
6	Tuscawilla Cay LLC & Tusc 54th LLC	Developer	6,024,772	0.44%
7	Hacienda Village Co-op Inc.	Property Management	4,716,908	0.35%
8	Centex Homes	Builder	4,264,991	0.31%
9	Bellsouth Telecommunications	Utility	3,582,061	0.26%
10	Bright House Networks	Utility	3,318,770	0.24%
Total taxable assessed valuation of 10 largest taxpayers			85,385,614	6.25%
Total taxable assessed valuation of other taxpayers			1,280,599,707	93.75%
Total taxable assessed valuation of all taxpayers			<u>\$ 1,365,985,321</u>	100.00%

Source: Seminole County Property Appraiser's Office

(1) The tax levy for the fiscal year ended September 30, 2004 is based on the 2003 assessed values.

CITY OF WINTER SPRINGS, FLORIDA

SPECIAL ASSESSMENT BILLINGS AND COLLECTIONS

Last Ten Fiscal Years

Tax Year	Fiscal Year	Oak Forest			Tuskawilla Lighting and Beautification (TLBD)		
		Assessments Billed	Assessments Collected (1)	Difference	Assessments Billed	Assessments Collected (1)	Difference
1999	2000	\$ -	\$ -	\$ -	\$ 459,438	\$ 442,916	\$ 16,522
2000	2001	82,651	79,689	2,962	-	232	(232)
2001	2002	82,225	80,062	2,163	459,090	446,121	12,969
2002	2003	82,678	78,809	3,869	393,704	376,256	17,448
2003	2004	83,344	80,400	2,944	391,976	377,978	13,998

(1) Includes prepayments.

Special Assessment Debt Issued:

Oak Forest June 2000 (Refinanced in June of 2004)
 TLBD May 2001

CITY OF WINTER SPRINGS, FLORIDA

LEGAL DEBT MARGIN

September 30, 2004

Neither the City of Winter Springs Charter or Code, nor the Florida State Statutes limits the amount of debt the City of Winter Springs can issue.

CITY OF WINTER SPRINGS, FLORIDA

**RATIO OF NET GENERAL OBLIGATION BONDED DEBT
TO ASSESSED VALUE AND NET GENERAL OBLIGATION
BONDED DEBT PER CAPITA**

Last Ten Fiscal Years

Fiscal Year	(1) Population	(2) Assessed Value	(3) Gross Bonded Debt	(4) Less Debt Service Fund	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt per Coverage
1995	25,673	\$ 708,400,000	\$ -	\$ -	\$ -	0.000%	\$ -
1996	26,474	748,117,000	-	-	-	0.000%	-
1997	27,466	798,928,000	-	-	-	0.000%	-
1998	28,404	854,119,000	-	-	-	0.000%	-
1999	29,220	906,033,000	-	-	-	0.000%	-
2000	30,860	972,981,000	-	-	-	0.000%	-
2001	31,666	1,065,390,000	-	-	-	0.000%	-
2002	32,082	1,184,740,000	3,400,000	23,275	3,376,725	0.285%	105
2003	32,572	1,266,969,000	3,335,000	24,260	3,310,740	0.261%	102
2004	32,955	1,365,985,000	3,270,000	53,373	3,216,627	0.235%	98

(1) Source: East Central Florida Regional Planning Council or University of Florida Bureau of Economic and Business Research

(2) Source: The Assessed and Estimated Value of Taxable Property table in this section

(3) Amount does not include special assessment bonds and revenue bonds

(4) Amount available for repayment of limited general obligation bonds, which were issued in 2002

CITY OF WINTER SPRINGS, FLORIDA

**RATIO OF ANNUAL DEBT SERVICE EXPENDITURES
FOR GENERAL OBLIGATION BONDED DEBT (1)
TO TOTAL GENERAL GOVERNMENTAL EXPENDITURES**

Last Ten Fiscal Years

Fiscal Year	Principal	Interest	(2) Total Debt Service	(3) Total General Governmental Expenditures	Ratio of Debt Service to General Governmental Expenditures
1995	\$ -	\$ -	\$ -	\$ 8,991,664	0.000%
1996	-	-	-	9,643,310	0.000%
1997	-	-	-	11,374,146	0.000%
1998	-	-	-	12,993,819	0.000%
1999	-	-	-	14,093,182	0.000%
2000	-	-	-	17,136,846	0.000%
2001	-	-	-	15,705,559	0.000%
2002	-	55,625	55,625	23,642,542	0.235%
2003	65,000	160,755	225,755	21,741,395	1.038%
2004	65,000	159,455	224,455	29,840,494	0.752%

(1) Special assessment debt with government commitment are excluded

(2) Excludes bond issuance and other costs

(3) Includes expenditures of General, Special Revenue, Debt Service and Capital Projects Funds

CITY OF WINTER SPRINGS, FLORIDA

**COMPUTATION OF DIRECT AND OVERLAPPING
GENERAL OBLIGATION DEBT**

September 30, 2004

<u>Jurisdiction</u>	Net General Obligation Debt <u>Outstanding</u>	<u>Applicable to City of Winter Springs</u>	
		<u>Percent (1)</u>	<u>Amount</u>
Seminole County	\$ 26,355,000	6.99%	\$ 1,842,215
Seminole County School Board	<u>8,970,000</u>	6.99%	<u>627,003</u>
Total Overlapping Debt	35,325,000		2,469,218
Total Direct Debt (1)	<u>3,270,000</u>		<u>3,270,000</u>
Total Direct and Overlapping Debt	<u>\$ 38,595,000</u>		<u>\$ 5,739,218</u>

(1) The City of Winter Springs has a "limited" general obligation bond that is being repaid through a levy not to exceed on quarter of one mil on all taxable property in the City.

Source: Seminole County Finance Department
Seminole County Public School Board

CITY OF WINTER SPRINGS, FLORIDA

REVENUE BOND COVERAGE
WATER AND SEWER BONDS

Last Ten Fiscal Years

Fiscal Year	Revenues (1)	Direct Operating Expenses (2)	Net Available For Debt Service	Principal	Interest	Total	Coverage
1995	5,458,540	2,641,274	2,817,266	95,000	1,373,597	1,468,597	1.92
1996	5,269,291	2,336,777	2,932,514	415,000	1,358,416	1,773,416	1.65
1997	5,613,413	2,517,191	3,096,222	435,000	1,346,020	1,781,020	1.74
1998	5,924,112	2,696,506	3,227,606	455,000	1,405,724	1,860,724	1.73
1999	6,999,692	3,312,000	3,687,692	710,000	1,436,131	2,146,131	1.72
2000	6,511,101	3,191,228	3,319,873	750,000	1,397,292	2,147,292	1.55
2001	6,493,205	3,438,641	3,054,564	930,000	1,383,337	2,313,337	1.32
2002	6,376,430	3,840,397	2,536,033	420,000	1,251,116	1,671,116	1.52
2003	7,000,193	3,992,489	3,007,704	780,000	1,046,997	1,826,997	1.65
2004	7,895,705	4,968,307	2,927,398	805,000	1,020,472	1,825,472	1.61

(1) Revenues include investment income, connection fees, and other income

(2) Direct operating expenses excludes depreciation and interest expense but includes operating transfers out

CITY OF WINTER SPRINGS, FLORIDA

DEMOGRAPHIC STATISTICS

LAST TEN YEARS

<u>Fiscal Year</u>	<u>Population (1)</u>	<u>School Enrollment (2)</u>	<u>Seminole County Unemployment Rate (3)</u>
1995	25,673	3,297	4.0%
1996	26,474	3,390	3.3%
1997	27,466	3,988	3.1%
1998	28,404	5,967	2.6%
1999	29,220	5,711	2.6%
2000	30,860	5,776	2.6%
2001	31,666	6,421	4.1%
2002	32,082	6,508	5.0%
2003	32,572	7,413	5.1%
2004	32,955	7,476	3.9%

(1) Source: East Central Florida Regional Planning Council or University of Florida Bureau of Economic and Business Research

(2) Source: Seminole County Public School Board

(3) Source: U.S. Bureau of Labor Statistics

CITY OF WINTER SPRINGS, FLORIDA

PROPERTY VALUES AND CONSTRUCTION

LAST TEN FISCAL YEARS
(VALUES ARE IN THOUSANDS)

Year	Residential Construction (1)		Value	Commercial Construction (1)	Additions/ Alterations (1)	Total Value
	Number of Units			Value	Value	
	Single Family	Multi Family				
1995	333	1	44,425	1,200	3,555	49,180
1996	335	2	43,550	655	5,445	49,650
1997	327	0	50,428	449	3,603	54,480
1998	337	1	56,760	1,331	4,410	62,501
1999	418	42	123,290	4,898	6,580	134,768
2000	285	1	45,773	6,967	1,189	53,929
2001	163	16	31,775	3,403	1,039	36,217
2002	135	0	30,057	7,467	1,196	38,720
2003	263	0	63,120	19,800	2,274	85,194
2004	200	1	39,974	8,806	2,644	51,424

(1) Source: City of Winter Springs Building Department

CITY OF WINTER SPRINGS

MISCELLANEOUS STATISTICAL DATA

September 30, 2004

Date of Incorporation	1959
City Charter Adopted	1972
Form of Government	Commission-City Manager
Commission Composed of	5 Members
Areas of City	14.77 Square miles
Miles of Streets	100.51 miles
Fire Protection:	
Stations	3
Firefighters and Officers	50
Police Protection:	
Stations	1
Sworn Officers	64
Recreation and Culture:	
Number of Community Parks	5
Number of Neighborhood Parks	6
Number of Mini Parks	1
City Water System:	
Number of customers	11,903
Daily Average Consumption	3.782 MGD
Miles of Water Mains	155.11
Plant Capacity-All Plants	12 MGD
Deep wells	7
Number of fire hydrants	931
City Sewer System:	
Treatment Facility Charge	4.212 MGD
Current Average Flow	2.285 MGD
Miles of Sanitary Sewer Lines	105.27
Building Permits Issued-Fiscal year 2004	2,517
City Employees:	
Classified Service	234
Exempt	49