

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

Last Ten Fiscal Years
(amounts expressed in thousands)

Fiscal Year Ended September 30,	Real Property										Assessed Value as a Percentage of Actual Value
	Total Residential and Commercial Real Property ¹	Residential Property ¹	% Residential	Commercial Property ¹	% Commercial	Personal Property ¹	Centrally Assessed ¹	Tax Exempt Real Property ¹	Total Taxable Assessed Value ¹	Estimated Actual Taxable Value ¹	
1999	1,127,761	1,021,892	90.61%	105,869	9.39%	31,494	31	253,253	906,033	1,181,707	76.67%
2000	1,218,447	1,104,670	90.66%	113,777	9.34%	34,604	36	315,632	937,455	1,299,005	72.17%
2001	1,324,355	1,196,041	90.31%	128,314	9.69%	40,568	34	299,567	1,065,390	1,395,662	76.34%
2002	1,499,314	1,345,412	89.74%	153,902	10.26%	45,241	30	359,845	1,184,740	1,580,947	74.94%
2003	1,642,139	1,473,685	89.74%	168,454	10.26%	43,759	31	418,960	1,266,969	1,699,497	74.55%
2004	1,826,180	1,652,632	90.50%	173,548	9.50%	45,709	48	505,952	1,365,985	1,916,005	71.29%
2005	2,007,522	1,833,417	91.33%	174,105	8.67%	49,733	55	574,194	1,483,116	2,080,192	71.30%
2006	2,331,039	2,088,308	89.59%	242,731	10.41%	58,571	33	728,569	1,661,074	2,458,480	67.57%
2007	3,131,636	2,792,826	89.18%	338,810	10.82%	67,509	33	1,195,372	2,003,806	3,176,939	63.07%
2008	3,519,584	3,161,336	89.82%	358,248	10.18%	63,154	40	1,362,256	2,220,522	3,716,575	59.75%

1 Source: Seminole County Property Appraiser (www.scpaff.org)

2 Source: Seminole County Tax Collector (www.seminoletax.org)

**PROPERTY TAX RATES
DIRECT AND OVERLAPPING¹ GOVERNMENTS**

	Winter Springs			Seminole County			Overlapping Rates School District			Total Direct & Overlapping Rates
	Operating Millage	Debt Service Millage	Total City Millage	Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Debt Service Millage	Total School Millage	
1999	3.5495	0.0000	3.5495	5.1579	0.1234	5.2813	9.1020	0.8160	9.9180	19.2308
2000	3.5495	0.0000	3.5495	4.9989	0.1170	5.1159	8.7850	0.7560	9.5410	18.6884
2001	3.5400	0.0000	3.5400	4.9989	0.1083	5.1072	8.6550	0.6900	9.3450	18.4642
2002	3.7708	0.0000	3.7708	4.9989	0.2208	5.2197	8.5230	0.6390	9.1620	18.6145
2003	4.1658	0.0000	4.1658	4.9989	0.2086	5.2075	8.4790	0.5210	9.0000	18.8353
2004	4.3000	0.2500	4.5500	4.9989	0.1910	5.1899	8.2410	0.4950	8.7360	18.9379
2005	4.3000	0.2500	4.5500	4.9989	0.1721	5.1710	8.1270	0.3850	8.5120	18.6950
2006	4.6126	0.1374	4.7500	4.9989	0.2041	5.2030	7.9650	0.0000	7.9650	18.3800
2007	4.2919	0.1100	4.4019	4.9989	0.1451	5.1440	7.7530	0.0000	7.7530	17.7609
2008	3.2496	0.1022	3.3518	4.3578	0.1451	4.5029	7.4130	0.0000	7.4130	15.6835

Source: Seminole County Tax Collector (www.seminoletax.org)

Overlapping rates are those of local and county governments that apply to property owners within the City of Winter Springs.

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

**CITY OF WINTER SPRINGS
FISCAL YEAR 2008-2009**

PRINCIPAL PROPERTY TAXPAYERS

(amounts expressed in thousands)

<u>Taxpayer</u>	<u>2008</u>			<u>1999</u>		
	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Assessed Value</u>	<u>Taxable Assessed Value</u>	<u>Rank</u>	<u>Percentage of Total Taxable Assessed Value</u>
Laurel Oaks LLC	\$ 33,083	1	1.65%	-	-	-
Courtney Springs LP	21,078	2	1.05%	-	-	-
Capital Green I LLC	19,687	3	0.98%	-	-	-
Florida Power Corporation	18,646	4	0.93%	8,465	2	0.93%
United Dominion Realty Trust	11,197	5	0.56%	7,103	3	0.78%
Winter Springs Holdings, Inc.	9,137	6	0.46%	-	-	-
Levitt & Sons of Seminole County	8,307	7	0.41%	-	-	-
Tousa Homes, Inc.	7,480	8	0.37%	-	-	-
BRI 1813 Villagio Co-op, Inc.	7,156	9	0.36%	-	-	-
Baxley Robert & Annmarie TRS	6,179	10	0.31%	-	-	-
Golf Terrace, Ltd.	-	-	-	12,085	1	1.33%
Hacienda Village Co-op	-	-	-	4,973	4	0.55%
Time Warner Entertainment	-	-	-	3,538	5	0.39%
Southern Bell Telephone	-	-	-	3,094	6	0.34%
Centex Homes	-	-	-	2,938	7	0.32%
Tuskawilla Investors, Inc.	-	-	-	2,601	8	0.29%
Partners Preferred Yield, Inc.	-	-	-	2,024	9	0.22%
DR Horton, Inc.	-	-	-	2,001	10	0.22%
Totals	<u>\$ 141,950</u>		<u>7.08%</u>	<u>\$ 48,822</u>		<u>5.37%</u>

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

**CITY OF WINTER SPRINGS
FISCAL YEAR 2008-2009**

PRINCIPAL EMPLOYERS

Employer	Fiscal Year 2007 ¹		
	Employees	Rank	Percentage of Total City Employment
Seminole County School Board	1,604	1	30.85%
City of Winter Springs	294	2	5.65%
Dearborn Electronics	140	3	2.69%
Publix (Winter Springs Town Center)	134	4	2.58%
Modern Plumbing	102	5	1.96%
Tuscawilla Country Club	100	6	1.92%
United States Post Office	49	7	0.94%
Dittmer Architectural Aluminum	45	8	0.87%
The Grove Counseling Center	40	9	0.77%
Longwood Kia / Mitsubishi	40	10	0.77%
Total	2,548		49.00%

Source: Business Organizations

Note

¹ The City of Winter Springs has an estimated employee population of 5,200 with approximately 600 business establishments as of 9/30/2007.

**CITY OF WINTER SPRINGS
FISCAL YEAR 2008-2009**

DEMOGRAPHIC AND ECONOMIC STATISTICS

Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Population¹</u>	<u>Personal Income (amounts expressed in thousands)</u>	<u>Per Capita Personal Income¹</u>	<u>Median Age¹</u>	<u>Education Level in Years of Formal Schooling¹</u>	<u>School Enrollment²</u>	<u>Unemployment Rate³</u>
1998	28,404	*	*	*	*	5,967	3.1%
1999	29,220	*	*	*	*	5,711	2.8%
2000	30,860	785,726	25,461	37.2	13.68	5,776	2.6%
2001	31,666	*	*	*	*	6,421	2.5%
2002	32,082	*	*	*	*	6,508	4.8%
2003	32,572	*	*	*	*	7,413	4.9%
2004	32,955	*	*	*	*	7,476	4.2%
2005	33,321	*	*	*	*	7,492	3.4%
2006	34,621	979,428	28,290	39.3	13.97	7,342	3.1%
2007	34,899	971,623	27,841	39.8	13.93	7,115	4.0%

* Data not available at time of printing

Note

¹ Source: Estimates from Metro Orlando Economic Development Commission (www.orlandoedc.com)

² Source: Seminole County Public Schools

³ Source: US Department of Labor, Bureau of Labor Statistics (data.bls.gov)

**CITY OF WINTER SPRINGS
FISCAL YEAR 2008-2009 BUDGET**

BUDGETED FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION

Last Ten Fiscal Years

Budgeted Full-time Equivalent Employees as of September 30,

Function	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Development Services ¹	6	6	6	8	8	10	10	10	10	5
General Government	35	36	38	36	37	41	44	44	44	45
Public Safety:										
Police										
Sworn Officers	54	54	59	59	64	64	70	70	70	70
Non sworn officers	-	-	-	-	-	-	-	-	-	-
Civilians ²	20	20	20	20	20	20.75	20.75	20.75	20.75	20.75
Fire ³										
Firefighters and officers	38	38	41	49	50	50	51	51	51	-
Civilians	1	1	1	1	2	2	2	2	2	-
Public Works	22	21	22	21	23	23	21	21	21	21
Culture and Recreation	20	20	19	20	21	32.34	33.67	35.78	36.63	34.07
Utilities	34	35	36	35	40	42	42	43	45	45
Stormwater	5	5	6	7	7	7	9	9	9	9
Total	235	236	248	256	272	292.09	303.42	306.53	309.38	249.82

Part-time Employees 22 24 24 * 23 Beginning with fiscal year 2005, part-time employees are reflected in terms of their full-time equivalent units (FTEs). Those units are included in the appropriate function totals above.

Part-time FTEs ⁴ * * * * *

Note

* Data not available

¹ Prior to fiscal year 2003, Development Services was included in Governmental activities: Public Safety: Community Development - Building.

² Police civilians include emergency communication center personnel.

³ Includes Medical Transport

⁴ FTEs - Full-time Equivalents

**CITY OF WINTER SPRINGS
FISCAL YEAR 2008-2009**

OPERATING INDICATORS BY FUNCTION

Last Ten Fiscal Years

Function	Fiscal Year									
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Police										
Auto accidents	337	384	386	383	442	495	508	505	530	444
Physical arrests	901	827	882	966	640	588	627	1,128	1,633	1,582
Criminal investigations conducted	658	515	454	614	552	437	450	591	551	291
Total calls for service	22,739	26,247	30,336	30,457	47,550	76,958	83,290	91,904	107,074	125,789
911 calls received	5,934	4,881	5,874	6,077	6,087	5,506	5,786	6,931	5,174	5,781
Evidence processed (pieces)	*	*	*	*	*	*	2,396	2,068	2,436	1,820
Highways and streets										
Streets paved (miles)	*	*	*	0.01	0.36	0.99	0.85	0.00	0.00	0.57
Streets resurfaced (square yards)	51,557	47,733	39,329	37,778	51,132	40,658	44,257	44,945	23,925	35,537
Sidewalks/bike paths built or repaired (feet)	3,457	2,801	3,932	4,323	3,226	2,345	5,371	3,834	4,159	22,112
Culture and recreation										
Games - Baseball/Softball	*	*	*	*	*	*	*	1,502	1,643	1,565
Games - Basketball	*	*	*	*	*	*	*	652	644	606
Games - Football	*	*	*	*	*	*	*	286	285	298
Games - Soccer	*	*	*	*	*	*	*	1,029	1,010	905
Senior Activities	*	*	*	*	817	769	753	899	1,651	1,154
Civic Center/Pavillion Rentals	*	*	*	*	196	*	245	267	319	379
Program Events	*	*	*	*	312	*	345	312	310	221
Water										
New connections	328	454	355	156	204	198	132	260	279	179
Number of customers	10,981	11,196	11,921	12,136	11,316	12,066	11,903	12,104	12,444	12,514
Water main breaks	*	*	*	*	*	*	6	6	16	13
Average daily consumption (gallons/per capita)	125	125	125	114	110	106	115	108	126	125
Meter reads	*	*	*	*	*	*	*	*	*	171,167
Community Development										
Total permits issued	1,839	2,178	1,997	1,773	2,182	2,846	2,834	4,217	2,805	2,405
Building inspections	3,497	8,191	3,746	4,378	7,703	16,651	16,869	16,669	15,574	9,473
Occupational licenses issued	*	*	*	*	*	*	*	*	*	1,944
Land use amendments & rezonings	*	*	*	*	*	*	*	*	*	23
License/Permit reviews	*	*	*	*	*	*	*	*	*	987
General Government										
Personnel actions processed	*	*	*	*	2,567	2,155	1,889	1,581	1,264	637
Worker's Comp Claims	43	34	42	33	10	51	45	41	40	41
Legal notices published	*	*	*	*	*	*	*	*	*	38
Payroll - Checks	*	*	*	*	4,013	3,493	1,411	301	275	312
Payroll - Direct Deposit	*	*	*	*	2,969	3,795	5,941	7,311	7,524	7,592
Receipts deposited	*	*	*	*	*	*	169,556	182,195	192,439	185,716
A/P checks issued	*	*	*	*	7,162	7,975	7,929	7,768	7,914	7,460
Purchase orders/EPO's processed	*	*	*	*	5,331	5,669	6,227	5,737	5,412	5,205

Note

* Information not available

**CITY OF WINTER SPRINGS
FISCAL YEAR 2008-2009**

CAPITAL ASSET STATISTICS BY FUNCTION

Last Ten Fiscal Years

Function	Fiscal Year									
	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
Public safety										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Fleet	*	*	*	*	*	*	*	*	75	75
Fire stations	2	2	2	2	2	2	3	3	3	3
Highways and streets										
Streets - paved (miles)	98.00	102.80	91.90	91.91	92.27	93.26	94.11	94.11	94.11	95.32
Streets - unpaved (miles)	11.00	11.00	6.70	6.67	7.10	7.25	6.40	6.40	7.16	6.40
Street lights	*	*	*	*	*	*	1,884	1,901	2,095	2,158
Traffic signals	6	6	7	7	7	8	9	9	10	10
Culture and recreation										
Park acreage	*	*	*	228	255	267.20	267.70	267.70	267.70	267.70
Parks - Community	2	2	2	5	5	5	5	5	5	5
Parks - Neighborhood	6	6	6	6	6	6	7	7	7	7
Senior Center	1	1	1	1	1	1	1	1	1	1
Community Center	1	1	1	1	1	1	1	1	1	1
Water										
Water mains (miles)	141.5	142.0	143.0	144.3	144.7	150.1	155.1	158.9	160.4	161.7
Fire hydrants	836	878	880	882	914	929	931	964	975	995
Maximum daily capacity (millions of gallons)	12	12	12	12	12	12	12	12	12	12
Deep Wells	7	7	7	7	7	7	7	7	8	8
Sewer										
Sanitary sewers (miles)	99.10	99.50	99.80	100.20	100.50	103.31	105.27	106.97	108.30	108.90
Storm sewers (miles)	*	*	*	*	*	*	*		91.01	91.56
Treatment facility capacity (millions of gallons)	4.000	4.082	4.212	4.212	4.212	4.212	4.212	4.212	4.212	4.212
Current average flow (millions of gallons)	2.000	2.032	1.813	2.179	2.179	2.343	2.285	2.297	2.243	2.209

Note

* Information not available