



# COMMUNITY REDEVELOPMENT AGENCY

## 2013/14 Annual Report

VISUALIZE

Plan  
Redevelop  
Improve  
Transform  
Design/Build

Planning & Redevelopment  
100 State Street W.  
Oldsmar, FL 34677  
[MyOldsmar.com](http://MyOldsmar.com)

March 31, 2014

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## COMMUNITY REDEVELOPMENT AGENCY

The Oldsmar City Council shall be the Community Redevelopment Agency.  
The Community Redevelopment Agency shall have all powers enumerated  
under F.S.CH 163, PT.III, and as delegated by the  
Pinellas County Board of County Commissioners  
by Pinellas County Resolution No. 95-195.



Mayor  
Doug Bevis



Vice-Mayor  
Linda Norris



Council Member  
Jerry Beverland



Council Member  
Jim Ronecker



Council Member  
Gabby McGee

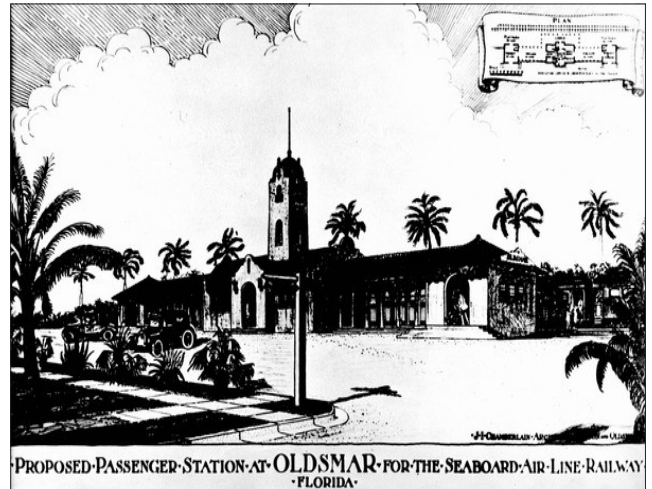


# Historical Perspective

The Community Redevelopment Agency (Agency) was formerly established in October, 1994 with the adoption of Resolution No. 94-22 by the Oldsmar City Council. As provided for in Section 163.357, Florida Statutes, the CRA Agency is comprised of the five (5) members of the Oldsmar City Council.

The Oldsmar City Council adopted Resolution 93-04 establishing a Community Redevelopment Area boundary. Resolution 95-12 and Resolution 95-24 expanded the Community Redevelopment boundary and provided for a consistent legal description of the CRA boundary.

In 1996, the Oldsmar Community Redevelopment Plan (Town Center Plan) was adopted. The primary function of the CRA under this plan is the rehabilitation, conservation, redevelopment (or combination thereof) of the designated geographic area through the implementation of the City's Community Redevelopment Plan.



Today, Oldsmar is a growing and vibrant community, yet still retains its Old Florida charm.

*Historic drawing of proposed Oldsmar Train Station (circa 1920)*

## Overview

The primary function of the Agency is the redevelopment of a designated geographic area, also called the "Town Center." This reporting period is the nineteenth year that funds have been budgeted. The 2013-14 total annual budget is \$761,620.

The Oldsmar City Council functions as the Community Redevelopment Agency Board and performs the legislative and governing duties and responsibilities of the Agency.

The Planning and Redevelopment Director performs the day to day administrative duties as the Director of the Agency under the general oversight and supervision of the City Manager, who is the registered agent for the Agency.



The City of Oldsmar Community Redevelopment Agency was established in 1994.

# Purpose of Annual Report



This report is being filed concerning the annual redevelopment activities of the Oldsmar Community Redevelopment Agency for the fiscal year 2013/14. This report is being prepared and filed consistent with Florida Statute chapter 163.356(3)(c). The notice of this report is being published in the Tampa Tribune on March 29, 2014.

The Oldsmar Community Redevelopment Agency is required by the Community Redevelopment Act to submit a progress report of the year's community redevelopment activities, including a complete financial statement of assets, liabilities, income and operating expenses (FS 163.356(3)(c)). This report is due and must be reported to the "governing body" on or before March 31<sup>st</sup> of each year.

Additionally, FS 189.418 requires the governing body of the special district (Agency) adopt a budget by resolution each fiscal year and under FS 163.387(8) provide each year an independent financial audit of its trust fund to each taxing authority. Based on this organization, the audit of the Agency's assets, liabilities, income, and expenses, as required under FS 163.356(3)(c) is included with the City's Comprehensive Annual Financial Report (CAFR) for each fiscal year. The fiscal year CAFR is normally completed and accepted by City Council at the beginning of April of each year. A copy of this audit will be made public and provided at that time to each taxing authority upon completion and acceptance.

Other supporting financial accounting data is attached to this Annual Report. Included are the Revenue Forecasting Methodology, Capital Outlay figures and the annual line item budget for the Agency.



# Progress Report

During the reporting year, a number of activities occurred consistent with the budget and the goals of the CRA. The City finalized plans for **Market Square**, located on city owned property adjacent to City Hall and issued a Request for Proposal for development of the property. The City received one proposal which was accepted by the Agency to proceed with negotiations on a development agreement for the property.

The City applied for and was awarded safety funds from FDOT for improvements to the **State Street/ State Road 580 intersection. Streetscaping, street resurfacing and sign improvements** in the CRA continue to be made as funds become available.

Other activities include creation and ongoing distribution of the **Station Area Plan Brochure** which features a concept for a Multi-modal Facility and Community Center adjacent to the Library.

During 2013, the award winning **Oldsmar Public Library** was repainted to bring out the architectural features of the building. The color scheme included deeper, vibrant tones of terra cotta and gold to keep within the architectural requirements of the Town Center Code.

City Council adopted architectural guidelines in the Land Development Code for the **Tampa Road Corridor**. A portion of the CRA has properties that front along Tampa Road. These properties remain subject to the Town Center Code and have been utilized as examples for consistency purposes for the Tampa Road Corridor.

Additional information regarding these and other projects are described in this report.



Oldsmar's Historic Bank Building, located at 101 State Street West, was renovated in 2001 and is listed on the Florida Master Site File.

## Progress Report (continued)



### Moving forward on Oldsmar's Market Square

During 2013, the City of Oldsmar issued an RFQ for the mixed-use redevelopment of City and CRA owned property in the Community Redevelopment District. The request was for detailed proposals for the public/private development of **Market Square**.

The City owns a total of 6.1 acres consisting of 2.3 acres where the Oldsmar City Hall is located, 1.4 acres of vacant land adjacent to City Hall and 2.5 acres of property due to the closing of a large business in the CRA.

The preliminary Market Square site plan included in the RFQ was approved by City Council as the Community Redevelopment Agency in 2012. The design envisions a mixed-use redevelopment of the City owned property with a public plaza/park, and private co-development opportunities; including new retail/restaurant space, parking stalls at grade and/or a new parking structure to service the downtown area.

Although a City plaza would not generate additional Tax Increment Financing funds, it

would benefit the citizens of this City and provide a primary focus of the project; thereby guiding future development of **Market Square**. The development of these City owned properties would position the downtown to be a viable and thriving area as the market conditions improve.

A proposal was submitted in response to the RFQ and negotiations for a development agreement were entered into. An agreement that would be beneficial to the City and CRA could not be reached and negotiations were terminated.

The City intends to issue another RFQ/RFP in 2014.



## Progress Report (continued)

As part of its successful long range redevelopment program a conceptual Transit Oriented Development (TOD) alternative was prepared for the 14 acre City owned property surrounding the library. This Multi-Modal Facility and Community Center (**Station Area Plan**), adjacent to the Library along St. Petersburg Drive, is designed to include remote access to the existing CSX rail line, should short line service be implemented, connecting Pinellas to Hillsborough County. Additionally, connections to the Oldsmar trail system via overpasses across Tampa Road are being evaluated.

The conceptual site plan includes a development program that is organized to enhance and support the existing Library building. Proposed one-story retail/office buildings are located along St. Petersburg Drive from the existing Library northward to the State Street intersection. Plan elements include a multi-modal transit station, and a 19,000 SF community center surrounded by commercial mixed use development.

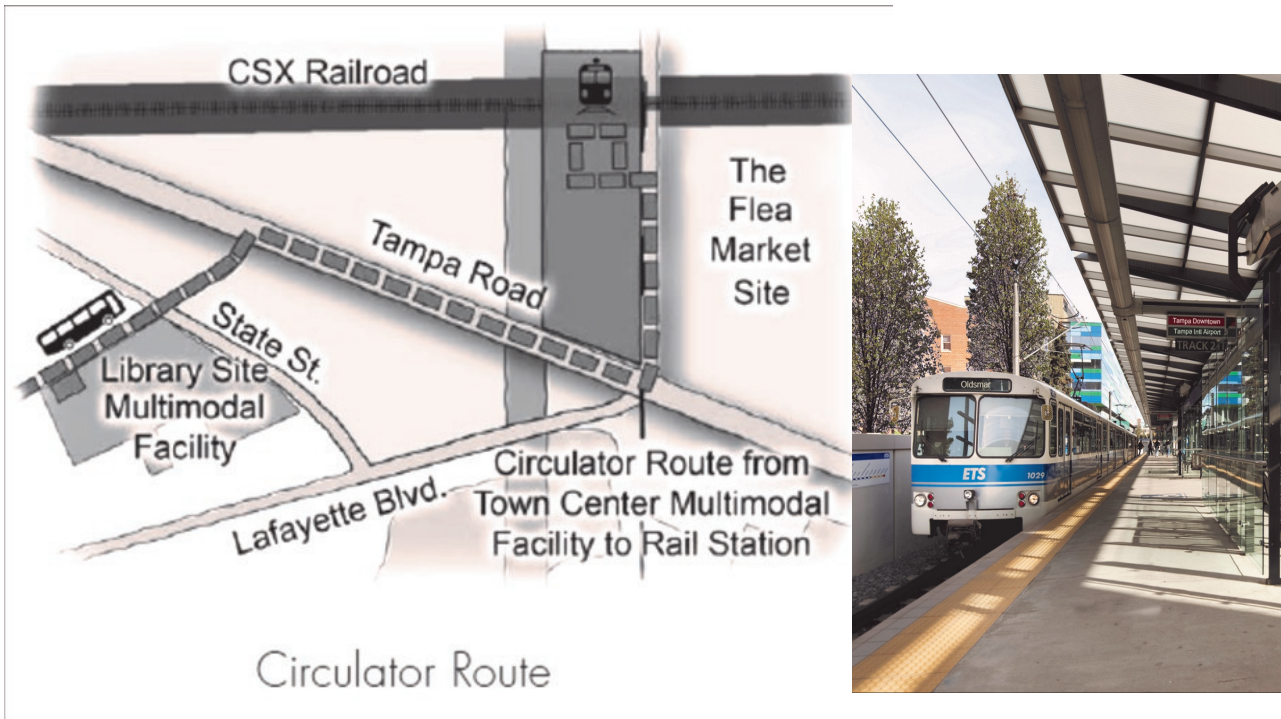
This type of TOD project would increase Oldsmar's visibility as a community destination, focus redevelopment to areas where planning facilities have been programmed, and reinforce the importance of transit systems for enhancing redevelopment opportunities within the Town Center and citywide connections.



Oldsmar is positioning to make the dreams of today the reality of tomorrow.

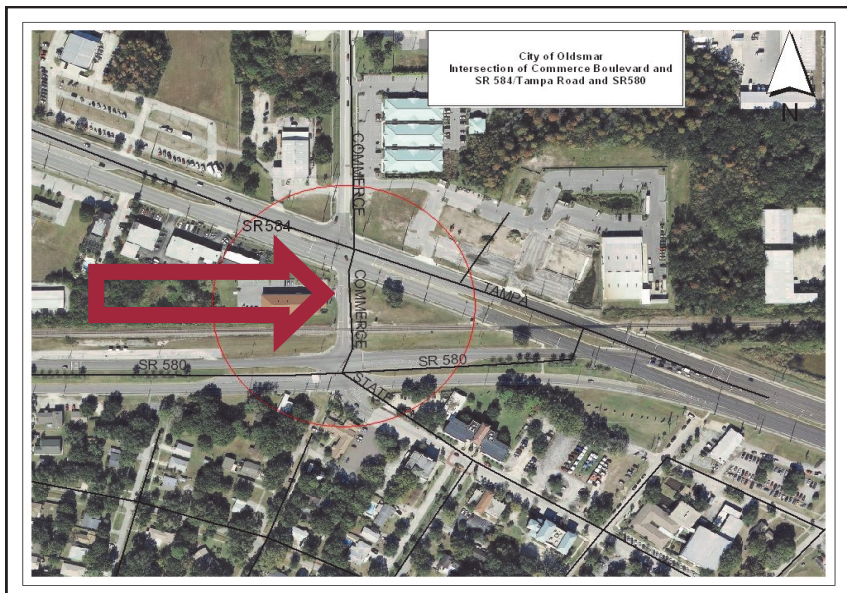
## Progress Report (continued)

As the Hub of Tampa Bay, Oldsmar's vision would provide a variety of residential, office, retail, civic and entertainment options to attract visitors and residents to this CRA portion of the City. Providing pedestrian-friendly connections, electric automobile charging stations, and frequent transit service will enable people to move easily within Oldsmar. Connections to the Town Center, as well as other portions of the Tampa Bay region, will attract tourists from afar.



Downtown redevelopment is moving forward.

The City applied for and was awarded safety funds from the Florida Department of Transportation for design and construction improvements to the **State Street/State Road 580 intersection**. The City will be closing a portion of Commerce Boulevard and eliminate intersections between SR 580 and SR 584/ Tampa Road with access from State Street West and Commerce Blvd.





# Progress Report (continued)

The CRA Board adopted a **CRA Business Incentive Grant Program** designed to stimulate and leverage investment by businesses in the CRA by making available funds for start-up costs or retrofitting interiors of existing structures. The program is only for interior improvements on structures with non-residential uses which remain a part of the structure/ property.

Generally, qualified improvements must be for necessary rehabilitation or retrofitting that enhance and increase the functionality of the building for its intended/permitted use.

Projects must represent permanent improvements that would remain despite lease terminations or sale of properties. The City of Oldsmar will match 50% of the amount spent on materials only for improvements up to a maximum of a \$5,000 match.



CRA Business Incentive Grant Program

## Home Improvements



The **Paint-up, Fix-up** grant program has continued to assist property owners within the CRA to improve their home's appearance.

The program provides a 50% reimbursement of costs, up to \$1,000 to qualified homeowners, that need to complete exterior beautification such as exterior painting, replacing windows, doors or roofs and other similar home improvements, in addition to hazard mitigation projects. Since program implementation, 27 applications have been approved.

Continued membership in the **Florida Redevelopment Association** provides resources for redevelopment efforts and access to other communities with CRAs.

The specific goals for the CRA continue to be to enhance the Town Center's business appeal through continuing streetscape improvements, market the Town Center to attract additional retail, office and residential development, and to preserve the Town Center's unique small town character while maintaining its potential for business activity.

## Other Activities



The City and, at times, businesses continue to hold events along State Street. Every spring, the Rotary Club of Oldsmar/East Lake holds its annual 5K, 10K and 1 mile **Armadillo Wellness Run/Walk**.

The **Senior Center** sits adjacent to the Council Chambers. Weekly events include a diverse agenda of things to do such as billiards, socials, bridge and art classes.



The **Oldsmar Historical Society Museum** is located within the Old Historic Bank Building; which also currently serves as the home of the Upper Tampa Bay Chamber of Commerce and Council Chamber. This unique Museum provides visitors the opportunity to roam and explore the monthly displays and learn about the history of Oldsmar. **Historical Walking Tours** are offered throughout the year to highlight various architecture, homes and interesting local history found within the CRA.



The City continues to offer other activities for residents and visitors in the downtown area, such as **craft fairs**, **used book sales** at the Library, local **art shows** in City Hall, and **street events**.

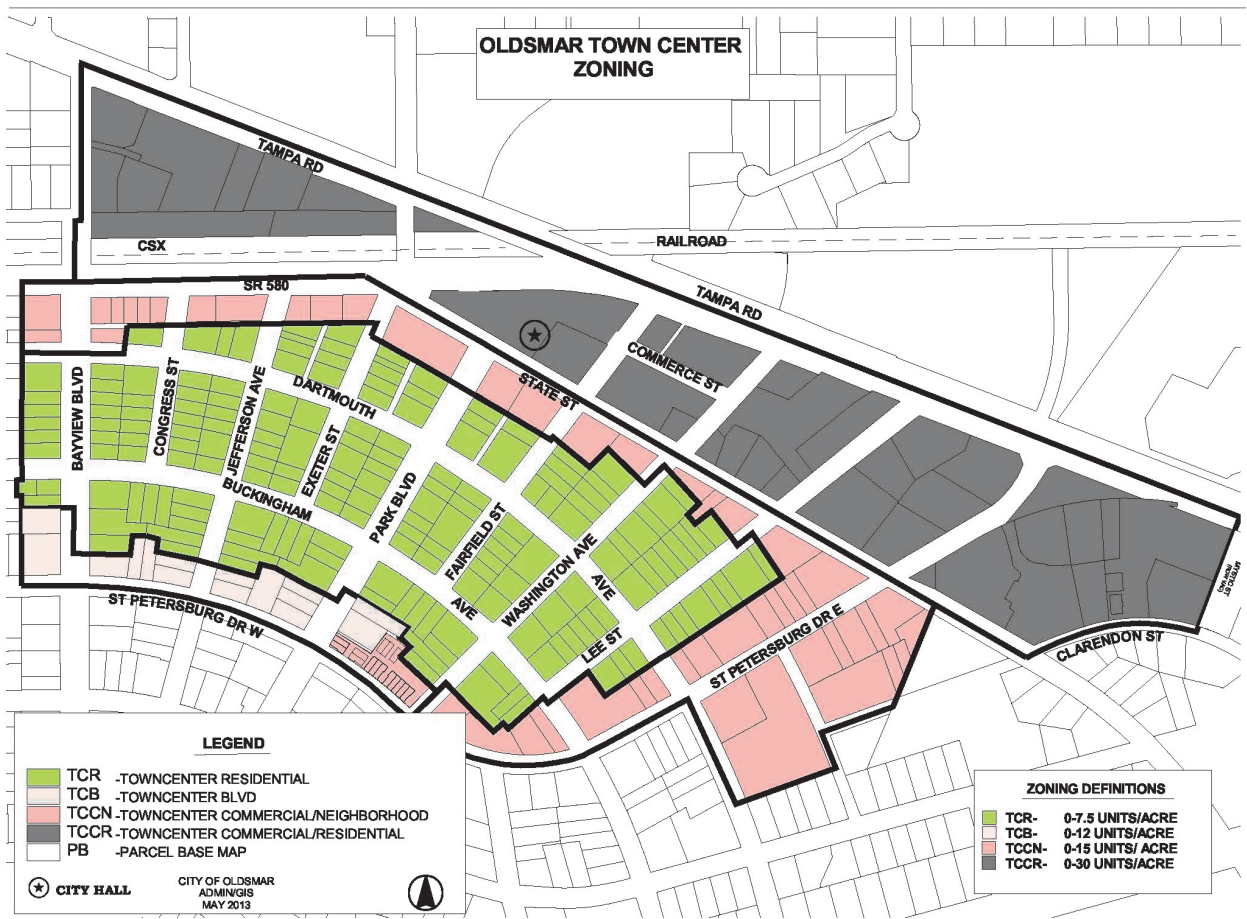
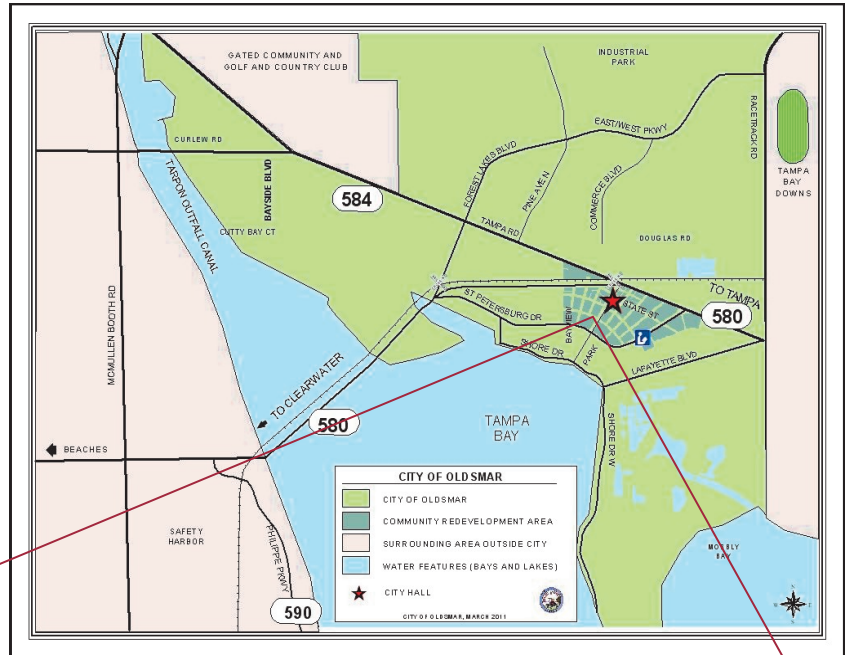
**Oldsmar Cares** is an all-volunteer organization that provides local residents food, clothing and other forms of aid. Through assistance with the City, they service over 1,500 requests for those in need.



All of these improvements, projects and activities that are discussed have been completed or are in the planning stages and are consistent with the parameters and intent of the Town Center Plan as adopted by the Community Redevelopment Agency.



# Location Map of CRA



Architectural requirements are in place within the Community Redevelopment Area.

# Financial Data

2013/14 Annual Operating Budget; Revenue Forecast Methodology

2. Capital Improvement Budget—Community Redevelopment

FY 2013/14 Annual Operating Budget—Community Redevelopment  
Agency Fund

Community Redevelopment Agency Fund  
Annual Budget for the Fiscal Year Ending September 30, 2014

Balance Sheet—Governmental Funds, September 30, 2013

6. Statement of Revenues, Expenditures and Changes in Fund Balances for  
the Year ended September 30, 2013

7. Budgetary Comparison Schedule  
Major Governmental Fund—Community Redevelopment Agency  
Special Revenue Fund  
for the Year Ended September 30, 2013

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The Community Redevelopment Agency (CRA) was established in October 1994.

The primary function of the CRA is the redevelopment of a designated geographic area in the City Town Center. This is the nineteenth year that funds have been budgeted, and the total budget for the fund next year is \$761,620.

Projects planned include Market Square Design Work (\$50,000), St. Petersburg Drive Resurfacing (\$175,000), Intersection Improvements at State Street and SR 580 (\$170,000), along with our annual CRA sign program (\$10,000), and other street resurfacing in the CRA (\$20,000).

The CRA will also begin repayment of a \$1,000,000 advancement used for the purchase of the Goodrich property. The annual payment is \$250,000.



**CITY OF OLDSMAR, FLORIDA  
FY 2013/14 ANNUAL OPERATING BUDGET**

**REVENUE FORECAST METHODOLOGY**

The purpose of detailing forecast methodologies for revenues is to determine the validity of the forecast over time and to utilize such information in making future forecasts.

The following are some assumptions concerning revenues which were made across all funds:

<b>FUNDS / REVENUE SOURCE</b>	<b>FORECAST METHODOLOGY</b>
Interest Income	All interest revenue is calculated on the basis of estimated average available cash balances at the estimated interest rate.
Appropriated Reserve	Funds carried forward that are available to meet commitments.

The following is information on a fund-by-fund basis for revenues forecasted in the FY 2013/14 budget:

<b>GENERAL FUND</b>	
Ad Valorem Taxes	Approved millage multiplied by tax roll, less 5% for assumed non-collection and/or discounts taken for early payment.
Franchise Fees	Historical trend analysis.
Utility Taxes	Historical trend analysis.
Communications Services Tax	State's forecast, adjusted for historical trend analysis.
Business Tax Receipts	Historical trend analysis.
Permits - All Types	Historical trend analysis.
State Revenue Sharing	State's forecast, adjusted for historical trend analysis.
Half-Cent Sales Tax	State's forecast, adjusted for historical trend analysis.
Shared Revenue from County-Library	Estimate provided by Pinellas Public Library Cooperative.
Payment in Lieu of Taxes	Contract (with inflation factor)
Other Shared Revenues	Historical trend analysis.
Recreation Fees	Departmental estimate based on current fees.
Other Charges for Services	Historical trend analysis.

## **REVENUE FORECAST METHODOLOGY (Continued)**

### **PUBLIC SAFETY IMPACT FUND**

Public Safety Impact Fee

Historical trend analysis, adjusted for projected growth in construction.

### **PARKLAND DEDICATION FUND**

Land Dedication Fees

Historical trend analysis, adjusted for projected growth in construction.

### **TRANSPORTATION IMPACT FUND**

Transportation Impact Fees

Historical trend analysis, adjusted for projected growth in industrial development.

### **COMMUNITY REDEVELOPMENT AGENCY FUND**

Ad Valorem Taxes

Approved millage multiplied by tax roll, less 5% for assumed non-collection and/or discounts taken for early payment.

Transportation Impact Fees  
(CRA)

Historical trend analysis, adjusted for projected growth in industrial development.

### **DEBT SERVICE - VETERAN'S MEMORIAL PARK**

Utility Taxes  
(Electricity)

Debt Service schedule determines payment.

### **CAPITAL IMPROVEMENT FUND**

Local Option Gas Tax

State's forecast, adjusted for historical trend analysis.

Local Infrastructure Tax  
(Penny for Pinellas)

Pinellas County's forecast, adjusted for historical trend analysis.



## **REVENUE FORECAST METHODOLOGY (Continued)**

### **WATER & SEWER OPERATING FUND**

Water Sales	Historical trend analysis.
Reclaimed Water Sales	Number of homes anticipated to be using reclaimed water, assuming the minimum rate.
Water Connection Fees	Historical trend analysis, adjusted for construction.
Fire Protection Fees	Fixed fee multiplied by projected number of square feet of business space with sprinkler system.
Return Check Charges	Historical trend analysis.
Water Meter Installations	Historical trend analysis / Community Development projections.
Penalty & Late Charges	Historical trend analysis.
Wastewater Sales	Historical trend analysis.
Sewer Connection Fees	Historical trend analysis.
Discharge Permit Fee	Fixed fee multiplied by number (and type) of businesses subject to the fee.

### **WATER & SEWER IMPACT FUND**

Water Impact Fee	Historical trend analysis, adjusted for projected growth in construction.
Sewer Impact Fee	Historical trend analysis, adjusted for projected growth in construction.

### **STORMWATER UTILITY FUND**

Stormwater Utility Fee (Residential & Commercial)	Historical trend analysis adjusted for projected growth in construction.
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### **SOLID WASTE FUND**

Charges for Services – Solid Waste	Estimate based on current rates and number of customers.
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**CITY OF OLDSMAR, FLORIDA  
FY 2013/14 ANNUAL OPERATING BUDGET**

**FUND DESCRIPTION**

The City of Oldsmar utilizes a fund structure as outlined in the accounting regulations that govern units of local government. A fund is a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. Funds are divided into various types according to the legal restrictions imposed upon them or the uses to which the funds may be put. Following is the fund structure contained in the fiscal year 2013/14 budget for the City of Oldsmar:

**I. GOVERNMENTAL FUNDS**

Accounted for on a "spending" or "financial flow" measurement focus. Accordingly, the budgeted fund balances provide an indicator of available, spendable or appropriable resources.

**A. General Fund**

The general fund of a government unit serves as the primary reporting vehicle for current government operations. The general fund, by definition, accounts for all current financial resources not required by law or administrative action to be accounted for in another fund.

**B. Special Revenue Funds**

Account for the proceeds of revenue sources that are legally restricted to expenditure for specific purposes. These are:

*Public Safety Impact Fund  
Parkland Dedication Fund  
Transportation Impact Fund  
Community Redevelopment Agency*

**C. Debt Service Funds**

Account for the accumulation of resources for payment of interest and principal on general long-term debt.

*Debt Service – Veteran's Memorial Park*



**FUND DESCRIPTION (Continued)**

D. Capital Project Funds

Account for the accumulation of funds for the purpose of constructing major projects and improvements.

***Capital Improvement Fund***

II. **PROPRIETARY FUNDS**

Accounted for on a cost of services or "capital maintenance" measurement focus. Accordingly, all assets and liabilities are included on their balance sheets and the reported fund equity provides an indication of the economic net worth of the fund. Operating statements for proprietary fund types report increases and decreases in total economic net worth.

Enterprise Funds

Account for operations that are financed and operated in a manner similar to private business enterprises. These are:

***Water & Sewer Operating Fund***

***Water & Sewer Impact Fund***

***Stormwater Utility Fund***

***Solid Waste Fund***

**CAPITAL IMPROVEMENT BUDGET  
DEPARTMENT - COMMUNITY REDEVELOPMENT**

D E P T	M N G R	C N C L	NAME AND LOCATION OF PROJECT	COST OF SIX YEAR PROGRAM	FISCAL YR 2013-14	FISCAL YR 2014-15	FISCAL YR 2015-16	FISCAL YR 2016-17	FISCAL YR 2017-18	FISCAL YR 2018-19	FIN.
2	3	3	Utility Undergrounding St Petersburg Dr Dartmouth to Park Park to Bayview	\$ 325,000			\$ 150,000		\$ 175,000		A,B
2	3	3	Streetscaping St Petersburg Dr Dartmouth to Park Park to Bayview	1,360,000			80,000	\$ 600,000	80,000	\$ 600,000	A,F
1	1	1	Downtown Sign Replacement & Upgrade	40,000	\$ 10,000	\$ 10,000	10,000	10,000			A
1	1	1	CRA Street Resurfacing	115,000	20,000	20,000	35,000	40,000			A
1	1	1	Market Square Design & Construction	1,500,000	50,000	175,000	175,000	175,000	475,000	450,000	A,B,C E,F
3	3	3	Transit Station /Terminal	2,800,000					1,400,000	1,400,000	A,B,C E,F
2	2	2	State Street/580 Intersection Improvement	900,000	170,000	730,000					A,E
3	3	3	Intersection Traffic Calming	175,000					175,000		A
1	1	1	St. Petersburg Resurfacing Bayview Blvd. To Buckingham	175,000	175,000						A, C
			Totals	\$ 7,390,000	\$ 425,000	\$ 935,000	\$ 450,000	\$ 825,000	\$ 2,305,000	\$ 2,450,000	



**City of Oldsmar, Florida**  
**FY 2013/14 ANNUAL OPERATING BUDGET**

**COMMUNITY REDEVELOPMENT AGENCY FUND**

**SERVICE PROGRAM**

The CRA's specific goals are to enhance the Town Center's business appeal through continuing streetscape improvements, market the Town Center to attract additional retail, office and residential development, and to preserve the Town Center's unique small-town character while maintaining its potential for business activity.

- Commence development of Market Square, Phase I.
- Create a marketing plan to attract businesses and promote development and redevelopment in the CRA.
- Continue the streetscape program in the CRA.
- Continue to promote Residential and Business Interior Incentive Program in the CRA.
- Research and identify funding opportunities for implementing the Station Area Plan in the CRA.

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**CAPITAL OUTLAY**

St. Petersburg Drive Resurfacing	\$175,000
State Street/SR 580 Intersection Improvement	170,000
Market Square Design/Construction	50,000
CRA Street Resurfacing	20,000
CRA Sign Replacement and Upgrade	<u>10,000</u>

<b>TOTAL</b>	<b><u>\$425,000</u></b>
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**CITY OF OLDSMAR  
ANNUAL BUDGET  
FISCAL YEAR ENDING SEPTEMBER 30, 2014**

**COMMUNITY REDEVELOPMENT AGENCY FUND**

<b>DETAIL SUMMARY</b>		<b>2011-12 ACTUAL</b>	<b>2012-13 BUDGET</b>	<b>2013-14 BUDGET</b>
<b>REVENUES</b>				
109-301-301000	APPROPRIATED RESERVE	-	1,394,763	110,020
109-311-311100	CURRENT AD VALOREM TAX	341,868	352,000	455,000
109-324-324320	TRANSPORTATION IMPACT FEES CRA	-	1,000	1,000
109-331-331490	FDOT HSIP GRANT	-	-	170,000
109-331-331540	CDBG GRANT	300,000	-	-
109-361-361100	INTEREST ON INVESTMENT	(209)	1,000	600
109-362-362000	RENTS AND ROYALTIES	20,590	22,200	25,000
	<b>TOTAL REVENUES</b>	<b>662,250</b>	<b>1,770,963</b>	<b>761,620</b>
<b>EXPENDITURES</b>				
109-152-552-30-31-42	APPRAISAL SERVICES	3,920	10,000	5,000
109-152-552-30-34-50	OTHER CONTRACTUAL SERVICES	19,150	31,300	20,000
109-152-552-30-40-12	TRAVEL/LODGING/MEALS	1,044	2,000	2,000
109-152-552-30-42-11	FREIGHT & POSTAGE	-	500	500
109-152-552-30-43-20	UTILITIES - ELECTRIC	6,784	6,500	6,500
109-152-552-30-46-14	MAINTENANCE - STREET LIGHTS	-	4,000	2,000
109-152-552-30-46-41	MAINTENANCE - BUILDING	6,868	15,000	15,000
109-152-552-30-47-11	PRINTING SERVICES	-	1,000	1,500
109-152-552-30-48-11	PROMOTIONAL ACTIVITIES	-	1,000	1,000
109-152-552-30-49-21	OTHER CURRENT CHGS-MISC	5,121	5,200	6,000
109-152-552-30-51-11	OFFICE SUPPLIES	175	1,500	1,000
109-152-552-30-52-50	CENTRAL SUPPLIES	43	-	-
109-152-552-30-52-99	MISCELLANEOUS SUPPLIES	-	200	100
109-152-552-30-53-14	SIGNS & SIGN MATERIALS	-	1,500	1,000
109-152-552-30-54-11	DUES & MEMBERSHIPS	1,165	3,020	3,020
109-152-552-30-54-12	SUBSCRIPTIONS	443	450	500
109-152-552-30-54-13	BOOKS/PUBLICATIONS	-	500	500
109-152-552-30-55-11	EDUCATION & TRAINING	525	1,000	1,000
109-152-552-30-83-00	INCENTIVE PROGRAM	1,000	18,300	20,000
	<b>TOTAL OPERATING</b>	<b>46,237</b>	<b>102,970</b>	<b>86,620</b>
109-152-552-60-61-11	LAND	-	1,450,300	-
109-152-552-60-62-95	MARKET SQUARE DESIGN/CONSTRUCTION	35,508	77,693	50,000
109-152-552-60-63-22	ST PETERSBURG DR RESURFACING	-	-	175,000
109-152-552-60-63-85	CRA SIGN PROGRAM	9,895	10,000	10,000
109-152-552-60-63-94	STATE STREET/580 INTERSECTION IMPRV	-	100,000	170,000
109-152-552-60-63-97	CRA STREET RESURFACING IMPRVMTS	115,618	30,000	20,000
109-152-552-60-63-98	CRA STREETSCAPING IMPROVEMENTS	450,602	-	-
	<b>TOTAL CAPITAL OUTLAY</b>	<b>611,623</b>	<b>1,667,993</b>	<b>425,000</b>
109-152-552-70-71-00	DEBT SERVICE-INTERFUND LOAN	-	-	250,000
	<b>TOTAL DEBT SERVICE</b>	<b>-</b>	<b>-</b>	<b>250,000</b>
	<b>TOTAL EXPENDITURES</b>	<b>657,861</b>	<b>1,770,963</b>	<b>761,620</b>



## CITY OF OLDSMAR, FLORIDA

## BALANCE SHEET - GOVERNMENTAL FUNDS

September 30, 2013

	General	Capital Improvement	Special Revenue Fund Community Redevelopment	Debt Service Fund Veteran's Memorial	Other Governmental Funds	Total
<b>ASSETS</b>						
Cash, pooled cash and cash equivalent	\$ 1,702,199	\$ 983,961	\$ 338,243	\$ 139,864	\$ 833,110	\$ 3,997,377
Investments	3,496,246	-	-	-	-	3,496,246
Receivables						
Accounts and other	109,900	-	-	-	-	109,900
Due from other funds	1,050,000	-	-	-	-	1,050,000
Due from other governments	1,123,150	-	-	-	4,839	1,127,989
Inventories	47,703	-	-	-	-	47,703
Prepaid items	62,168	-	-	-	-	62,168
<b>TOTAL ASSETS</b>	<b>\$ 7,591,366</b>	<b>\$ 983,961</b>	<b>\$ 338,243</b>	<b>\$ 139,864</b>	<b>\$ 837,949</b>	<b>\$ 9,891,383</b>
<b>LIABILITIES AND FUND BALANCES</b>						
Accounts payable	\$ 534,495	\$ 3,939	\$ 7,218	\$ -	\$ 91,658	\$ 637,310
Retainages payable	125,480	-	-	-	-	125,480
Accrued items	282,552	-	-	-	-	282,552
Due to other governments	-	-	-	-	31,287	31,287
Due to other funds	-	-	1,000,000	-	50,000	1,050,000
Deferred revenue	175,162	-	-	-	-	175,162
<b>TOTAL LIABILITIES</b>	<b>1,117,689</b>	<b>3,939</b>	<b>1,007,218</b>	<b>-</b>	<b>172,945</b>	<b>2,301,791</b>
<b>FUND BALANCES</b>						
Nonspendable						
Inventory	47,703	-	-	-	-	47,703
Prepaid items	62,168	-	-	-	-	62,168
Advances to other funds	1,050,000	-	-	-	-	1,050,000
Restricted for:						
Capital projects	-	807,745	-	-	-	807,745
Debt service	-	-	-	139,864	-	139,864
Fire suppression	-	-	-	-	170,998	170,998
Transportation improvements	-	-	-	-	70,200	70,200
Committed to:						
Capital projects	983,342	24,277	-	-	423,806	1,431,425
Assigned to:						
Insurance	539,294	-	-	-	-	539,294
Appropriated reserve	1,500,000	148,000	-	-	-	1,648,000
Unassigned	2,291,170	-	(668,975)	-	-	1,622,195
<b>TOTAL FUND BALANCES</b>	<b>6,473,677</b>	<b>980,022</b>	<b>(668,975)</b>	<b>139,864</b>	<b>665,004</b>	<b>7,589,592</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 7,591,366</b>	<b>\$ 983,961</b>	<b>\$ 338,243</b>	<b>\$ 139,864</b>	<b>\$ 837,949</b>	<b>\$ 9,891,383</b>

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

## CITY OF OLDSMAR, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS

For the year ended September 30, 2013

	General	Capital Improvement	Special Revenue Community Redevelopment	Debt Service Veteran's Memorial	Other Governmental Funds	Total
<b>REVENUES</b>						
Property taxes	\$ 3,809,301	\$ -	\$ 358,146	\$ -	\$ -	\$ 4,167,447
Sales taxes	-	318,172	-	-	-	318,172
Franchise fees	1,376,347	-	-	-	-	1,376,347
Utility taxes	1,232,919	-	-	163,547	-	1,396,466
Fire insurance premium tax	115,949	-	-	-	-	115,949
Communications service tax	1,242,248	-	-	-	-	1,242,248
Business tax receipts	187,700	-	-	-	-	187,700
Licenses, permits and fees	190,606	-	-	-	-	190,606
Intergovernmental revenues	2,986,671	-	-	-	289,892	3,276,563
Charges for services	328,856	-	-	-	-	328,856
Rents and royalties	134,383	-	26,977	-	-	161,360
Fines and forfeitures	601,194	-	-	-	-	601,194
Investment income	33,992	719	659	-	1,889	37,259
Impact fees	-	-	-	-	62,797	62,797
Special assessments	15,608	-	-	-	-	15,608
Other miscellaneous	483,453	-	-	-	-	483,453
<b>TOTAL REVENUES</b>	<b>12,739,227</b>	<b>318,891</b>	<b>385,782</b>	<b>163,547</b>	<b>354,578</b>	<b>13,962,025</b>
<b>EXPENDITURES</b>						
General Government	2,110,427	-	-	-	-	2,110,427
Law Enforcement	1,762,965	-	-	-	-	1,762,965
Fire Protection	2,068,175	-	-	-	-	2,068,175
Technical Services	157,065	-	-	-	-	157,065
Transportation	956,801	-	-	-	-	956,801
Library	812,607	-	-	-	-	812,607
Parks and Recreation	1,772,133	-	-	-	-	1,772,133
Planning and Redevelopment	674,722	-	72,107	-	-	746,829
Capital Outlay	2,091,867	203,046	1,505,890	-	715,740	4,516,543
Debt Service	-	-	-	63,663	-	63,663
Interest and other fiscal charges	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>12,406,762</b>	<b>203,046</b>	<b>1,577,997</b>	<b>63,663</b>	<b>715,740</b>	<b>14,967,208</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>						
	332,465	115,845	(1,192,215)	99,884	(361,162)	(1,005,183)
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund transfers	(450,000)	-	-	-	450,000	-
Refunding bond proceeds	-	-	-	1,550,000	-	1,550,000
Payment to refunded bond escrow agent	-	-	-	(1,649,735)	-	(1,649,735)
Proceeds from sale of capital assets	50,382	-	-	-	152	50,534
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(399,618)</b>	<b>-</b>	<b>-</b>	<b>(99,735)</b>	<b>450,152</b>	<b>(49,201)</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(67,153)</b>	<b>115,845</b>	<b>(1,192,215)</b>	<b>149</b>	<b>88,990</b>	<b>(1,054,384)</b>
<b>FUND BALANCES BEGINNING</b>	<b>6,540,830</b>	<b>864,177</b>	<b>523,240</b>	<b>139,715</b>	<b>576,014</b>	<b>8,643,976</b>
<b>FUND BALANCES ENDING</b>	<b>\$ 6,473,677</b>	<b>\$ 980,022</b>	<b>\$ (668,975)</b>	<b>\$ 139,864</b>	<b>\$ 665,004</b>	<b>\$ 7,589,592</b>

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

## CITY OF OLDSMAR, FLORIDA

## BUDGETARY COMPARISON SCHEDULE

MAJOR GOVERNMENTAL FUND - COMMUNITY REDEVELOPMENT AGENCY -  
SPECIAL REVENUE FUND

For the year ended September 30, 2013

	Budgeted Amounts		Actual Amounts	Variance with
	Original	Final	(Budgetary Basis)	Final Budget
				Over
				(Under)
RESOURCES (INFLOWS)				
Ad valorem taxes	\$ 352,000	\$ 352,000	\$ 358,146	\$ 6,146
Intergovernmental revenue				-
Impact fees	1,000	1,000	-	(1,000)
Rents and royalties	22,200	22,200	26,977	4,777
Investment income	1,000	1,000	659	(341)
AMOUNTS AVAILABLE FOR APPROPRIATION	376,200	376,200	385,782	9,582
CHARGES TO APPROPRIATIONS (OUTFLOWS)				
Operating	153,270	102,970	72,107	(30,863)
Capital outlay	340,000	1,667,993	1,505,890	(162,103)
TOTAL CHARGES TO APPROPRIATIONS	493,270	1,770,963	1,577,997	(192,966)
EXCESS (DEFICIENCY) OF RESOURCES OVER CHARGES TO APPROPRIATIONS	(117,070)	(1,394,763)	(1,192,215)	202,548
FUND BALANCE - BEGINNING OF YEAR	523,240	523,240	523,240	-
FUND BALANCE - END OF YEAR	\$ 406,170	\$ (871,523)	\$ (668,975)	\$ 202,548
EXPLANATION OF DIFFERENCES BETWEEN BUDGETARY INFLOWS AND OUTFLOWS AND GAAP REVENUES AND EXPENDITURES				
SOURCES/INFLOWS OF RESOURCES				
Actual amounts (budgetary basis) "available for appropriation" from the budgetary comparison schedule.				\$ 385,782
Differences - budget to GAAP:				
None				-
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds.				\$ 385,782
USES/OUTFLOWS OF RESOURCES				
Actual amounts (budgetary basis) "total charges to appropriations" from the budgetary comparison schedule.				\$ 1,577,997
Differences - budget to GAAP:				
None				-
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds.				\$ 1,577,997





# COMMUNITY REDEVELOPMENT AGENCY

## 2013/14 Annual Report

Please direct comments or questions to:

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Plan  
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Transform  
Design/Build

VISUALIZE

March 31, 2014