



# SEMINOLE COUNTY, FLORIDA ANNUAL REPORT TO BONDHOLDERS

For the Fiscal Year Ended September 30, 2013











# SEMINOLE COUNTY, FLORIDA ANNUAL REPORT TO BONDHOLDERS

For the fiscal year ended September 30, 2013

## **Prepared By**

Office of the Clerk of the Circuit Court and Comptroller County Finance Department











### SEMINOLE COUNTY, FLORIDA

### ANNUAL REPORT TO BONDHOLDERS

### FOR THE FISCAL YEAR ENDED

**SEPTEMBER 30, 2013** 

### **BOARD OF COUNTY COMMISSIONERS**

Robert E. Dallari - Chairman - District I

John Horan - Vice Chairman - District II

Lee Constantine - District III

Carlton D. Henley- District IV

Brenda Carey - District V

### CLERK OF THE CIRCUIT COURT AND COMPTROLLER

MARYANNE MORSE

### FINANCE DIRECTOR

Jenny Spencer, CPA, CFE

### APPOINTED OFFICIALS

**COUNTY ATTORNEY** 

**COUNTY MANAGER** 

A. Bryant Applegate, Esquire

James K. Hartmann











# SEMINOLE COUNTY, FLORIDA ANNUAL REPORT TO BONDHOLDERS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013 TABLE OF CONTENTS

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# Clerk of the Circuit Court Seminole County

April 15, 2014

To the Bondholders:

The Annual Report to Bondholders for Seminole County, Florida (the County) for the fiscal year ended September 30, 2013, is hereby submitted. It is intended to be used in conjunction with the Comprehensive Annual Financial Report (CAFR) to provide additional detailed information concerning the County's financial operations and indebtedness.

The CAFR and this Annual Report to Bondholders serve to fulfill the County's continuing disclosure obligations entered into by the County as required by the underwriters of certain outstanding bonds pursuant to Rule 15c2-12 of the Securities and Exchange Commission (SEC), which sets standards for the provision of information to County bondholders and potential purchasers of such securities in the secondary market, dealers, security analysts, rating agencies, and other interested parties. In addition, it is intended to inform the reader regarding the County's debt position as of the most recent fiscal year.

The SEC issued interpretive guidance in 1994 regarding continuing disclosure requirements under Rule 15c2-12. Since the effective date of the SEC Rule, the County has entered into undertakings in conjunction with certain issuances of bonded debt. Each undertaking commits that the County will provide annual financial information and operating data concerning the County, consistent with certain financial information and operating data found in the respective bond official statements, and provide notices of the occurrence of certain material events. This information, together with the County's CAFR, must be electronically filed with the Electronic Municipal Market Access (EMMA) system of the Municipal Securities Rulemaking Board (MSRB) following the end of each fiscal year that bonds remain outstanding. This Annual Report to Bondholders provides updated information relative to County bonded debt that was originally presented in the applicable official statements.

The County has not undertaken an independent review or investigation to determine the accuracy of information that has been obtained from sources other than the County. Certain information presented herein has been obtained from sources that are believed by the County to be reliable, but the County makes no representation or warranty with respect to the accuracy or completeness of such information. The information in this report speaks only as of the date hereof, and the County assumes no duty to update any information contained in this report.

We believe that local government should demonstrate a constructive spirit of full disclosure in communicating its financial story. We trust that the dissemination of this Annual Report to Bondholders will continue to encourage confidence and interest in the County from the investment community. We pledge to continue the past tradition of superior management, and sound fiscal policy as we carry out the responsibilities of stewards of the County's finances.

Respectfully submitted,

Maryanne Morse

Clerk of the Circuit Court and Comptroller

Jenny Sperger, CPA, CFE County Finance Director











# DEBT SUMMARY

Fiscal Year 2012- 2013











### **SUMMARY**

As of September 30, 2013, Seminole County had a total of \$341.1 million of bonded debt outstanding. The outstanding debt is secured by multiple revenue sources. The majority of outstanding debt is secured by revenues from the Water and Wastewater System.

### **Revenue Pledged for County Bonds**

### **Governmental Activities**

**Sales Tax** – The State levies a 6 percent sales tax of which a portion of net proceeds is transferred to the Local Government Half-Cent Sales Tax Clearing Trust Fund for distributions by the Department of Revenue pursuant to Section 218.61 of the Florida Statutes. The County's Sales Tax Bonds are secured by half-cent sales tax revenue.

### **Business-type Activities**

### **Enterprise Fund:**

Water and Wastewater Revenues – The County owns and operates a combined water and wastewater treatment system, associated distribution, collection and effluent disposal facilities. The County's Water and Sewer Bonds are secured by a pledge of net revenues derived from the ownership and operation of the system and connection fees.











# **SUMMARY OF BONDED DEBT OUTSTANDING**

Issue	Outstanding Principal as of 9/30/13
Governmental Activities:	
Revenue Bonds	
Special Obligations	
Sales Tax Revenue Bonds, Series 2005A	\$ 30,005,000
Sales Tax Revenue Refunding Bonds, Series 2005B	\$ 37,155,000
	\$ 67,160,000
Business Type Activities:  Revenue Bonds	
Enterprise Funds	
Water & Sewer Revenue Refunding & Improvement Bonds, Series 1992	\$ 6,400,000
Water & Sewer Revenue Refunding & Improvement Bonds, Series 2005	\$ 38,710,000
Water & Sewer Revenue Bonds, Series 2006	\$ 153,665,000
Water & Sewer Revenue Bonds, Series 2010A	\$ 4,445,000
Water & Sewer Revenue Bonds, Series 2010B(1)	\$ 70,705,000
	\$ 273,925,000
Total Bonded Debt Outstanding	\$ 341,085,000

(1) Federally Taxable - Build America Bonds - Direct Subsidy











### **Sales Tax Bonds**

The \$35,365,000 Sales Tax Revenue Bonds, Series 2005A were issued to finance the renovation and expansion of the County's John E. Polk Correctional Facility.

The \$39,700,000 Sales Tax Revenue Refunding Bonds, Series 2005B were issued to advance refund the Series 2001 Bonds maturing in the years 2012 through 2031. The Sales Tax Bonds are secured by half-cent sales tax revenue.

Below is a summary of the debt service for the Sales Tax Bonds outstanding at September 30, 2013:

Fiscal Year	Principal	Interest	Total Debt Service
2013-14			
	\$2,110,000	\$3,267,874	\$5,377,874
2014-15	2,200,000	3,183,474	5,383,474
2015-16	2,280,000	3,099,644	5,379,644
2016-17	2,370,000	3,007,400	5,377,400
2017-18	2,480,000	2,892,763	5,372,763
2018-19	2,605,000	2,772,688	5,377,688
2019-20	2,725,000	2,646,556	5,371,556
2020-21	2,855,000	2,513,294	5,368,294
2021-22	2,995,000	2,373,556	5,368,556
2022-23	3,145,000	2,225,550	5,370,550
2023-24	3,295,000	2,070,106	5,365,106
2024-25	3,460,000	1,907,138	5,367,138
2025-26	3,625,000	1,734,525	5,359,525
2026-27	5,625,000	1,553,588	7,178,588
2027-28	5,895,000	1,281,675	7,176,675
2028-29	6,180,000	996,638	7,176,638
2029-30	6,490,000	680,713	7,170,713
2030-31	6,825,000	348,925	7,173,925
TOTAL	\$67,160,000	\$38,556,104	\$105,716,104











### **Water and Sewer Bonds**

The \$5,255,000 Water and Sewer Revenue Bonds, Series 2010A, \$70,705,000 Water and Sewer Revenue Bonds, Series 2010B (Build America Bonds), and \$154,385,000 Water and Sewer Revenue Bonds, Series 2006 were issued to finance the cost of acquisition, construction and installation of certain additions and improvements to the water and wastewater system.

The \$40,655,000 Water and Sewer Revenue Refunding Bonds, Series 2005 were issued to refund a portion of the 1999 Bonds.

The \$79,185,000 Water and Sewer Revenue Refunding and Improvement Bonds, Series 1992 were issued to refund the outstanding 1989, 1987, and 1985 bond issues. The Water and Sewer Bonds are secured by net revenues of the water and wastewater system.











# **Water and Sewer Bonds (Continued)**

Below is a summary of the debt service for the Water and Sewer bonds outstanding at September 30, 2013:

			Total Debt
Fiscal Year	Principal	Interest (1)	Service
2013-14	\$5,060,000	\$14,644,844	\$19,704,844
2014-15	5,340,000	14,364,404	19,704,404
2015-16	5,625,000	14,082,848	19,707,848
2016-17	5,895,000	13,809,411	19,704,411
2017-18	6,185,000	13,522,698	19,707,698
2018-19	6,485,000	13,221,553	19,706,553
2019-20	6,800,000	12,904,641	19,704,641
2020-21	7,115,000	12,592,986	19,707,986
2021-22	7,440,000	12,266,036	19,706,036
2022-23	7,805,000	11,899,076	19,704,076
2023-24	8,195,000	11,513,636	19,708,636
2024-25	8,595,000	11,108,761	19,703,761
2025-26	9,025,000	10,683,011	19,708,011
2026-27	9,470,000	10,235,961	19,705,961
2027-28	9,940,000	9,756,727	19,696,727
2028-29	10,435,000	9,253,796	19,688,796
2029-30	10,950,000	8,725,786	19,675,786
2030-31	11,495,000	8,171,828	19,666,828
2031-32	12,065,000	7,589,718	19,654,718
2032-33	12,665,000	6,978,748	19,643,748
2033-34	13,290,000	6,337,490	19,627,490
2034-35	13,950,000	5,664,692	19,614,692
2035-36	14,645,000	4,958,534	19,603,534
2036-37	15,370,000	4,217,266	19,587,266
2037-38	16,015,000	3,226,977	19,241,977
2038-39	16,685,000	2,195,130	18,880,130
2039-40	17,385,000	1,120,116	18,505,116
TOTAL	\$273,925,000	\$255,046,673	\$528,971,673

(1) Does not take into account Build America Bonds Subsidy











# DISCLOSURE TABLES











# **SPECIAL OBLIGATION BONDS**

# **SALES TAX**

# <u>Table</u>

- I Sales Tax Collections
- II Local Government Half-Cent Sales Tax Distributions
- III Half Cent Sales Tax Distributions and Debt Service Coverage
- IV Half Cent Sales Tax Revenue Bonds Debt Service Requirements











# **SALES TAX**

### **TABLE I**

SEMINOLE COUNTY, FLORIDA SALES TAX COLLECTIONS LAST TEN FISCAL YEARS (amounts in thousands)

FISCAL YEAR	co _	TOTAL DLLECTIONS STATE (1)	PERCENT CHANGE	COL	TOTAL LECTIONS OUNTY (1)	PERCENT CHANGE	DISTRIBUTION FACTOR	TAX	LF-CENT RECEIPTS COUNTY	PERCENT CHANGE
2013	\$	20,003,376	6.63%	\$	375,411	5.50%	61.81%	\$	21,307	4.54%
2012	\$	18,760,274	5.63%	\$	355,824	6.22%	61.97%	\$	20,382	6.36%
2011	\$	17,759,945	5.54%	\$	334,990	1.79%	62.02%	\$	19,163	0.69%
2010	\$	16,827,460	-0.99%	\$	329,088	-4.07%	61.96%	\$	19,031	-2.20%
2009	\$	16,995,365	-12.31%	\$	343,038	-16.09%	61.76%	\$	19,459	-14.61%
2008	\$	19,380,648	-9.96%	\$	408,806	-12.70%	61.67%	\$	22,788	-8.41%
2007	\$	21,523,533	-2.16%	\$	468,253	-8.05%	61.92%	\$	24,880	-8.37%
2006	\$	21,999,527	7.23%	\$	509,254	12.42%	62.13%	\$	27,153	6.07%
2005	\$	20,515,650	13.48%	\$	452,997	23.91%	62.11%	\$	25,600	13.62%
2004	\$	18,079,313	10.25%	\$	365,579	7.47%	62.10%	\$	22,531	5.05%

<sup>(1)</sup> Communications Service Tax included in 2004 through 2007. As of 2008, Communications Service Tax is no longer included.

Source: State of Florida Department of Revenue











# **SALES TAX (CONTINUED)**

### TABLE II

LOCAL GOVERNMENT HALF-CENT SALES TAX DISTRIBUTIONS
Fiscal Year 2013-14 Estimate

	HALF-CENT BALES TAX	DISTRIBUTION FACTOR
County Municipalities:	\$ 21,901,968	61.96%
Altamonte Springs	2,599,086	7.35%
Casselberry	1,624,775	4.60%
Lake Mary	859,211	2.43%
Longwood	838,805	2.37%
Oviedo	2,131,412	6.03%
Sanford	3,333,148	9.43%
Winter Springs	2,060,946	5.83%
Total Estimate	\$ 35,349,351	100.00%

Source: 2013 Local Government Financial Information Handbook - Office of Economic and Demographic Research (edr. state.fl.us)











# **SALES TAX (CONTINUED)**

### **TABLE III**

SEMINOLE COUNTY, FLORIDA HALF-CENT SALES TAX DISTRIBUTIONS AND DEBT SERVICE COVERAGE

FISCAL YEAR	_	ALES TAX REVENUE	MAXIN	OMBINED JUM ANNUAL T SERVICE	DEBT SERVICE COVERAGE <u>RATIO</u>
2013	\$	21,307,281	\$	7,178,588	2.97:1
2012	\$	20,382,420	\$	7,178,588	2.84:1
2011	\$	19,163,085	\$	7,178,588	2.67:1
2010	\$	19,030,857	\$	7,178,588	2.65:1
2009	\$	19,458,951	\$	7,178,588	2.71:1
2008	\$	22,787,521	\$	7,178,588	3.17:1
2007	\$	24,879,717	\$	7,178,588	3.47:1
2006	\$	27,152,816	\$	7,178,588	3.78:1
2005	\$	25,599,807	\$	5,147,400	4.97:1
2004	\$	22,531,320	\$	5,147,400	4.38:1











# **SALES TAX (CONTINUED)**

### **TABLE IV**

HALF-CENT SALES TAX REVENUE BONDS DEBT SERVICE REQUIREMENTS

FISCAL <u>YEAR</u>	5	ITSTANDING SALES TAX BT SERVICE
2014 2015 2016 2017 2018 2019-2023 2024-2028 2029-2031	\$	5,377,874 5,383,474 5,379,644 5,377,400 5,372,763 26,856,644 30,447,030 21,521,275
TOTAL DEBT SERVICE INTEREST	\$	105,716,104 (38,556,104)
PRINCIPAL DUE	\$	67,160,000











# **ENTERPRISE BONDS**

### **WATER AND SEWER**

# <u>Table</u>

- V Historical Results of Operations and Debt Service Coverage
- VI Schedule of User Classifications, Rates, Demand and Flows
- VII Historical Total System ERCs and Flows
- VIII Summary of Ten Largest Retail Customers
- IX Capital Improvement Program











# **WATER AND SEWER**

### **TABLE V**

SEMINOLE COUNTY, FLORIDA
HISTORICAL RESULTS OF OPERATIONS AND DEBT SERVICE COVERAGE
(amounts expressed in thousands)
September 30,

WATER AND SEWER FUND									
Description	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>		<u>2006</u>
Operating Revenues Charges for Services and Other (1)	\$ 48,879	\$ 50,127	\$ 51,330	\$ 43,824	\$ 41,673	\$ 41,638	\$ 43,553	\$	36,966
Rate Stabilization - (funded) used							(2,900)	_	
Total Operating Revenues	\$ 48,879	\$ 50,127	\$ 51,330	\$ 43,824	\$ 41,673	\$ 41,638	\$ 40,653	\$	36,966
Operating Expenditures Total Operating Expenditures (2)	\$ 22,652	\$ 21,971	\$ 21,843	\$ 21,236	\$ 23,344	\$ 24,182	\$ 23,168	\$	21,596
Net Revenues	\$ 26,227	\$ 28,156	\$ 29,487	\$ 22,588	\$ 18,329	\$ 17,456	\$ 17,485	\$	15,370
Total Connection Fees	\$ 2,522	\$ 1,247	\$ 1,942	\$ 1,112	\$ 1,687	\$ 2,910	\$ 4,749	\$	4,311
Net Revenue and Connection Fees Available for Debt Service	\$ 28,749	\$ 29,403	\$ 31,429	\$ 23,700	\$ 20,016	\$ 20,366	\$ 22,234	\$	19,681
Total Debt Service	\$ 19,707	\$ 19,704	\$ 19,708	\$ 17,261	\$ 14,721	\$ 14,719	\$ 13,226	\$	6,957
<u>Debt Service Coverage</u> Net Revenues Only (1.10x required)	1.33	1.43	1.50	1.31	1.25	1.19	1.32		2.21
Net Revenues and Connection Fees (1.25x required)	1.46	1.49	1.59	1.37	1.36	1.38	1.68		2.83

<sup>(1)</sup> Does not include Construction Fund interest, connection fees or grants in accordance to bond covenants.

<sup>(2)</sup> Does not include interest or depreciation.











# WATER AND SEWER (CONTINUED)

### **TABLE VI**

SEMINOLE COUNTY FLORIDA SCHEDULE OF USER CLASSIFICATIONS, RATES, DEMAND AND FLOWS SEPTEMBER 30, 2013

### SEMINOLE COUNTY TOTAL CUSTOMER BASE

			Basic		
		Connection	Monthly	Volumetric Charges	per
User Classification (1)	ERCs	Fees (3)	Charge (3)	1,000 Gallons (3)	
•					
WATER					
Single Family	41,990	\$ 1,053.50	\$ 11.80	0-10,000	\$1.00
Multi Family (1-2 Bed)	,	\$ 827.75 /ERC	\$ 9.25 /ERC	10,001-15,000	\$1.65
Multi-Family (3+ Bed)	9,747	\$ 1,008.35 /ERC	\$ 9.25 /ERC	15,001-20,000	\$2.99
Mobile Homes (1-2 Bed)	-,	\$ 827.75 /ERC	\$ 11.80 /ERC	20,001-30,000	\$4.83
Mobile Homes (3 Bed)		\$ 1,008.35 /ERC	\$ 11.80 /ERC	30,001-50,000	\$6.93
Commercial	8,131	\$ 3.01 /gallon	\$ 11.80 /ERC	50,001-Over	\$9.39
Totals	59,868	,	,	,	,
Irrigation		\$ -	\$ 11.46 /ERC	0-10,000	\$1.65
S .				10,001-20,000	\$2.99
				20,001-30,000	\$4.83
				30,001-50,000	\$6.93
				50,001-Over	\$9.39
SEWER					
Single Family (2)	29,791	\$ 2,229.00	\$ 18.75		\$4.26
Multi Family (1-2 Bed)	20,701	\$ 1,857.50	\$ 15.92 /ERC		\$4.26
Multi-Family (3+ Bed)	9,747	Ψ 1,001.00	\$ 15.92 /ERC		\$4.26
Mobile Homes (1-2 Bed)	0,7 17		\$ 18.75 /ERC		\$4.26
Mobile Homes (3 Bed)			\$ 18.75 /ERC		\$4.26
Commercial	5,819	\$ 7.43 /gallon	\$ 18.75 /ERC		\$4.26
Totals	45,357	ф 7.40 /gallon	\$ 10.70 7ER6		Ψ1.20
· State	.5,557				

<sup>(1)</sup> Values for 2013 Users by Classification are in Equivalent Residential Connections (ERC).

<sup>(2)</sup> Single family and Multi family residential customers are charged a maximum sewer consumption of 15,000 gallons monthly.

<sup>(3)</sup> Rates are effective October 1, 2012.











# WATER AND SEWER (CONTINUED)

### **TABLE VII**

SEMINOLE COUNTY, FLORIDA HISTORICAL TOTAL SYSTEM ERCs AND FLOWS SEPTEMBER 30,

	2013	2012	2011	2010	2009	2008
Water ERCs	59,868	59,134	58,285	58,590	58,345	58,675
Average Daily Water Demand (MGD)	15.808	16.517	23.110	19.167	17.886	18.757
Maximum Daily Water Demand (MGD)	31.152	28.266	30.821	22.529	31.756	32.247
Sewer ERCs	45,357	43,603	43,281	44,932	44,294	44,569
Average Daily Treated Sewer Flow (MGD)	9.416	9.829	9.930	9.804	9.997	10.214

### **TABLE VIII**

SEMINOLE COUNTY, FLORIDA SUMMARY OF TEN LARGEST RETAIL CUSTOMERS SEPTEMBER 30, 2013

		WATER	% of	SEWER	% of		% of
		REVENUES	Total	REVENUES	Total	TOTAL	Total
Concord Management		\$ 104,760	0.57%	\$ 276,903	1.14%	\$ 381,663	0.89%
Colonial Grand at Town Park		72,038	0.39%	177,808	0.73%	249,846	0.58%
Regency Park at Lake Mary		70,877	0.38%	159,617	0.65%	230,494	0.54%
Elmhurst 313, LLC		47,151	0.26%	112,934	0.46%	160,085	0.37%
Cypress Springs Apartments		44,582	0.24%	113,266	0.46%	157,848	0.37%
Ballantrae Apartments		45,417	0.25%	110,058	0.45%	155,475	0.36%
Regal Pointe Apartments		44,389	0.24%	109,059	0.45%	153,448	0.36%
The Milan Condominium Association		42,094	0.23%	111,121	0.46%	153,215	0.36%
ERP Operating LP		43,874	0.24%	107,995	0.44%	151,869	0.35%
Sabet Management Co.		39,767	0.22%	102,899	0.42%	142,666	0.33%
	Totals	\$ 554,949	3.01%	\$ 1,381,660	5.67%	\$ 1,936,609	4.52%
OTHER RETAIL CUSTOMERS		\$ 17,896,031	96.99%	\$ 22,995,159	94.33%	\$ 40,891,190	95.48%
Overall Totals (1)		\$ 18,450,980	100.00%	\$ 24,376,819	100.00%	\$ 42,827,799	100.00%

<sup>(1)</sup> Does not include bulk/wholesale revenues or reconnection fees.











# WATER AND SEWER (CONTINUED)

### **TABLE IX**

SEMINOLE COUNTY, FLORIDA
CAPITAL IMPROVEMENT PROGRAM (1)
WATER AND SEWER FUND
SEPTEMBER 30,

	Actual 2013	Requested 2014	Requested 2015	F	Requested 2016	Requested 2017	Requested 2018	Totals
Potable Water Total Reclaimed Water Total	\$ 53,315,767 835.302	\$ 16,938,815 1.476,502	\$ 4,890,000 80.000	\$	5,688,000 240.000	\$ 15,519,093 40.000	\$15,809,977 6.275.876	\$ 112,161,652 8,947,680
Sewer Total	2,668,404	5,763,046	4,381,316		4,312,955	3,809,417	3,107,955	24,043,093
	\$ 56,819,473	\$ 24,178,363	\$ 9,351,316	\$	10,240,955	\$ 19,368,510	\$25,193,808	\$ 145,152,425

<sup>(1)</sup> Funding sources include system equity, water connection fees, sewer connection fees and bond proceeds.

